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The Marchwood Golf Course 175 and 375 March Valley Road Ottawa, Ontario Planning Rationale

Prepared for: Wesley Clover International Corporation (c/o KRP Properties Inc.)

**THE MARCHWOOD GOLF COURSE
175 AND 375 MARCH VALLEY ROAD
OTTAWA, ONTARIO**

**PLANNING RATIONALE
IN SUPPORT OF AN APPLICATION FOR
ZONING BY-LAW AMENDMENT [MINOR]**

Prepared For:



Wesley Clover



Prepared By:



Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario
K2M 1P6

May 24, 2024

Novatech File: 104065
Ref: R-2024-060

May 24, 2024

City of Ottawa
Planning, Development, and Building Services Department
110 Laurier Avenue West, 4th Floor
Ottawa, Ontario
K1P 1J1

Attention: Colette Gorni, MCIP, RPP – Planner II

**Reference: The Marchwood Golf Course
Planning Rationale in Support of an Application for Zoning By-law
Amendment [Minor]
175 and 375 March Valley Road
Approved City File No.: D07-12-04-0261 and D02-02-21-0054
Our File No.: 104065**

Novatech has been retained by Wesley Clover International Corporation 'Wesley Clover' (c/o KRP Properties Inc.) to prepare this Planning Rationale in support of an application for *Zoning By-law Amendment [Minor]* for their properties municipally known as 175 and 375 March Valley Road in Ward 4 – Kanata North, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Wesley Clover is proposing to extend the temporary golf course land use on the Subject Site for an additional period of three (3) years to allow for the continued operations of The Marchwood Golf Course. No new buildings or land uses are being proposed as part of this application.

A *Site Plan Control (City File No.: D07-12-04-0261)* application filed for the Subject Site received Site Plan Approval on June 30, 2005. Subsequent *Zoning By-law Amendment [Minor]* applications have been filed for the Subject Site to permit the temporary golf course land use for periods of three (3) years with the last application being in 2021. The *Zoning By-law Amendment [Minor] (City File No.: D02-02-21-0054)* application filed in 2021 was approved by the City of Ottawa Planning Committee on September 23, 2021 and subsequently by City Council on October 13, 2021. The temporary zoning extension for the Subject Site was adopted as *By-law 2021-335*.

This Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Policy Statement (2020)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

Yours truly,

NOVATECH



Robert Tran, M.Pl.
Planner, Planning & Development

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1.0 INTRODUCTION AND PROPOSED DETAILS

Novatech has been retained by Wesley Clover International Corporation 'Wesley Clover' (c/o KRP Properties Inc.) to prepare this Planning Rationale in support of an application for *Zoning By-law Amendment [Minor]* for their properties municipally known as 175 and 375 March Valley Road in Ward 4 – Kanata North, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Wesley Clover is proposing to extend the temporary golf course land use on the Subject Site for an additional period of three (3) years to allow for the continued operations of The Marchwood Golf Course. No new buildings or land uses are being proposed as part of this application.

A *Site Plan Control (City File No.: D07-12-04-0261)* application filed for the Subject Site received Site Plan Approval on June 30, 2005. A copy of the approved Site Plan is provided in **Appendix B**. Subsequent *Zoning By-law Amendment [Minor]* applications have been filed for the Subject Site to permit the temporary golf course land use for periods of three (3) years with the last application being in 2021. The *Zoning By-law Amendment [Minor] (City File No.: D02-02-21-0054)* application filed in 2021 was approved by the City of Ottawa Planning Committee on September 23, 2021 and subsequently by City Council on October 13, 2021. The temporary zoning extension for the Subject Site was adopted as *By-law 2021-335*.

This Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Policy Statement (2020)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

1.1 Site Description and Surrounding Uses

The Subject Site consists of two irregular shaped parcels of land situated in the community of Kanata North with frontages along March Valley Road as shown in **Figure 1**. The Subject Site has been operating as The Marchwood Golf Course since 2005 and is a 9-hole executive golf course. The Subject Site shares the existing facilities and parking lot of The Marshes Golf Club located at 320 Terry Fox Drive.

The following describes the land uses adjacent to the Subject Site as shown in **Figure 1**.

North: Undeveloped lands and a stormwater management facility owned by Wesley Clover abut the Subject Site to the north.

East: The segment of March Valley Road which runs in a northwest to southeast direction abuts the Subject Site to the east. The Department of National Defence Connaught Range and Primary Training Centre is situated east of the Subject Site on the other side of March Valley Road.

South: The Beachburg Rail Corridor abuts the Subject Site to the south. The Marshes Golf Club and the Kanata Research Park are located further south of the Subject Site.

West: The Marshes Golf Course abuts the Subject Site to the west. The Brookside-Briarbrook-Morgan's Grant residential community and Shirley's Brook Tributary are situated further west of the Subject Site.



Figure 1: Subject Site and surrounding uses.

The Subject Site is legally described as follows:

175 March Valley Road

PT LT 8, CON 4, AS IN MH4542, LYING EAST OF MH2262 ; KANATA/MARCH

375 March Valley Road

PART OF LOTS 9 AND 10, CONCESSION 4 (MARCH) BEING PART 3 ON PLAN 4R-5753, PARTS 1, 3 AND 5 ON PLAN 4R-12847, SAVE AND EXCEPT PART 3 ON PLAN 4R-13065 AND PARTS 2, 11 TO 15 ON PLAN 4R-19329, OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVERPART 7 ON PLAN 4R-16049 AS IN LT1074164. SUBJECT TO AN EASEMENT IN FAVOUR OF THE CORPORATION OF THE CITY OF KANATA OVER PART 10 ON PLAN 4R-16049 AS IN LT1074165. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PART 7 ON PLAN 4R-16049 AS IN OC320507. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PARTS 4 TO 7 ON PLAN 4R-19329 AS IN OC320508. SUBJECT TO AN EASEMENT IN FAVOUR OF CITY OF OTTAWA OVER PARTS 3 AND 5 ON PLAN 4R-19329 AND PART 1 ON PLAN 4R-17528AS IN OC320509. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA RESEARCH PARK CORPORATION OVER PARTS 6, 8, 9, 10 AND 19 ON PLAN 4R-19329 AS IN OC423049.

1.2 Proposed Development

As previously discussed, Wesley Clover is proposing to extend the temporary golf course land use on the Subject Site for an additional period of three (3) years to allow for the continued operations of The Marchwood Golf Course. No new buildings or land uses are being proposed as part of this application.

The temporary golf course land use represents an efficient use of land resources until such time that the Subject Site is redeveloped in the future. The extension of the temporary land use on an interim basis will not hinder future employment and ancillary uses or redevelopment opportunities envisioned for the Subject Site in accordance with the *City of Ottawa Official Plan (2022)* policies.

The Marchwood Golf Course continues to serve as a compatible land use for the Kanata Research Park as well as surrounding Kanata North area.

2.0 PLANNING POLICY AND REGULATORY FRAMEWORK

2.1 Provincial Policy Statement (PPS)

The *Provincial Policy Statement (PPS) 2020* provides policy direction on land use planning and development matters of provincial interest by setting the policy foundation for regulating the development and use of land as set out in *Section 2* of the *Planning Act*. The decisions that affect all planning matters “*shall be consistent with*” relevant policy statements under the authority of *Section 3* of the *Planning Act*.

- **The temporary golf course land use has been reviewed in conjunction with the PPS and remains consistent with the applicable policies pertaining to building strong healthy communities, the wise use and management of resources, and protecting public health and safety.**

2.2 City of Ottawa Official Plan

Under the *Official Plan (2022)*, the Subject Site is designated as *Kanata North Economic District* as per *Schedule B5 – Suburban (West) Transect* as shown on **Figure 2**.

- **The Kanata North Economic District is described as a “globally significant technology innovation cluster and a major contributor to Canada and Ottawa’s respective economies”.**
- **Section 6.6.3.2, Policy 1(d) speaks to permitting a wide range of uses including residential, employment, and commercial institutional land uses within the district. For lands outside of the activity centres being March Road and Leggat Drive, the land uses should focus on employment and ancillary which include the Subject Site.**
- **The temporary golf course land use represents an efficient use of land resources until such time that the Subject Site is redeveloped in the future and does not hinder future employment and ancillary uses or redevelopment opportunities.**
- **The Marchwood Golf Course continues to serve as a compatible land use for the Kanata Research Park as well as surrounding Kanata North area.**

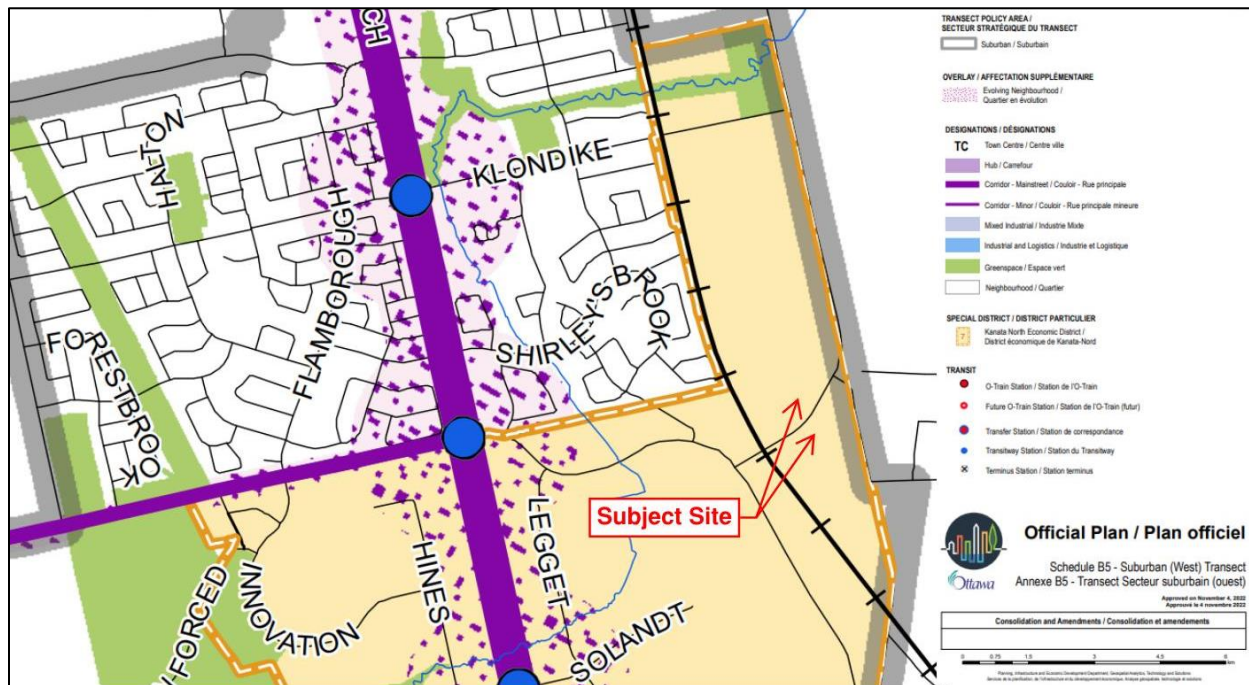


Figure 2: Excerpt from City of Ottawa Official Plan Schedule B5 – Suburban (West) Transect with Subject Site added by Novatech.

2.3 City of Ottawa Zoning By-law 2008-250

The Subject Site is currently zoned as *Business Park Industrial, Subzone 8, Urban Exception 172, Maximum Height 15 – IP8[172] H(15)* as shown in **Figure 3**.

- The Subject Site’s existing site-specific zoning provisions permit a golf course land use on a temporary basis which lapses on June 27, 2024. It is suggested to permit the temporary golf course land use on the Subject Site for an additional period of three (3) years.
- The temporary golf course land use represents an efficient use of land resources until such time that the Subject Site is redeveloped in the future and does not hinder future employment and ancillary uses or redevelopment opportunities.
- The Marchwood Golf Course will continue to serve as a compatible land use for the Kanata Research Park as well as surrounding Kanata North area.



Figure 3: Excerpt of the Subject Site's zoning from GeoOttawa.

3.0 CONCLUSION

It is our assessment that the proposed development is consistent with the *Provincial Policy Statement (2020)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

The temporary zoning to extend the golf course land use for an additional period of three (3) years is appropriate and desirable addition to the Kanata North community and represents good planning.

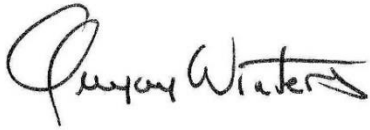
NOVATECH

Prepared by:



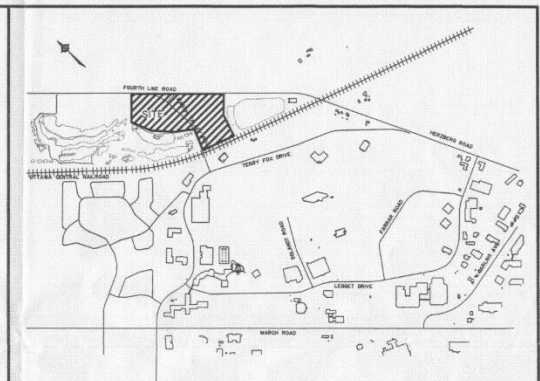
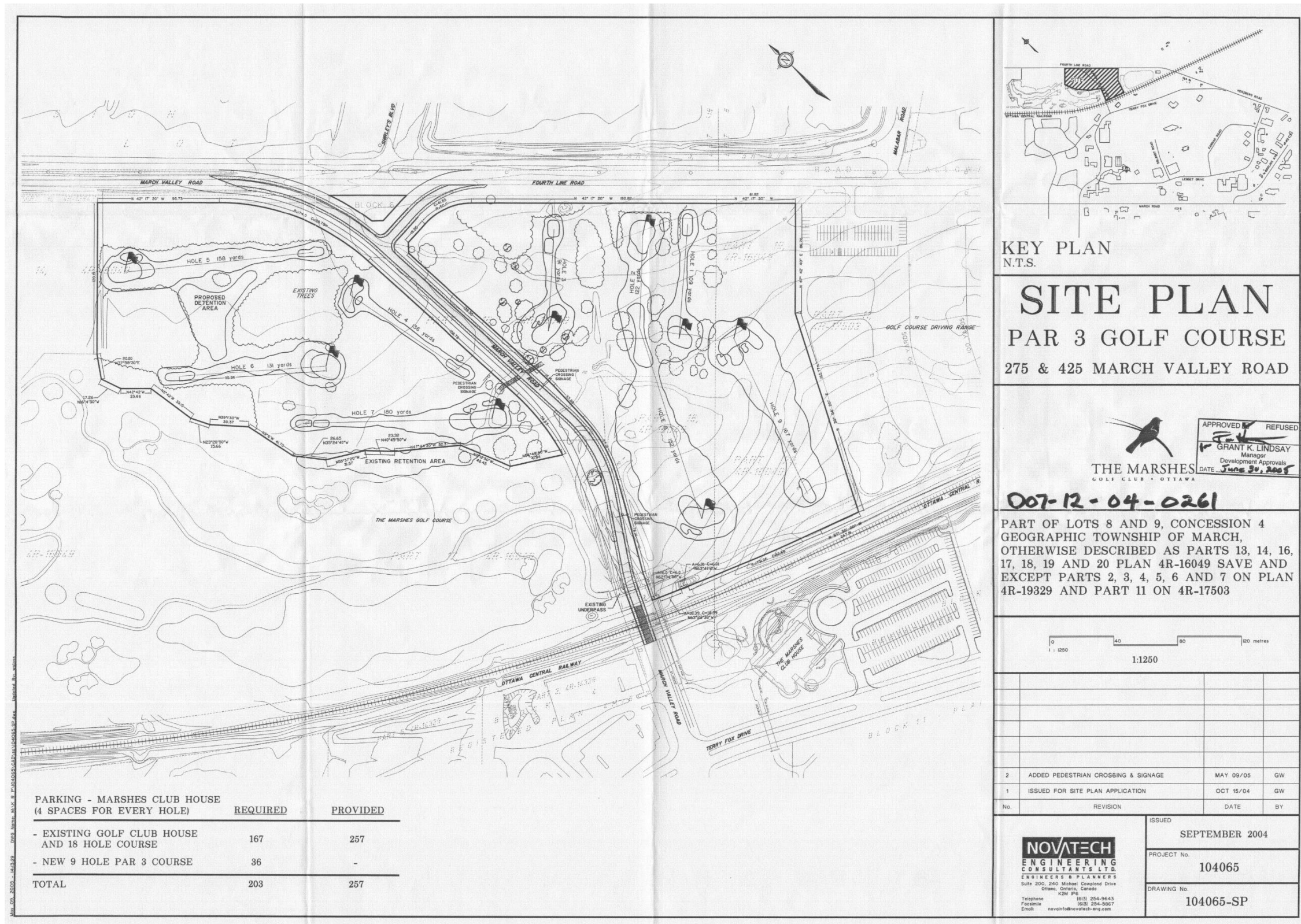
Robert Tran, M.Pl.
Planner, Planning & Development

Reviewed by:



Greg Winters, MCIP, RPP
Director, Planning & Development

Appendix A
Approved Site Plan Drawing No.: 104065-SP, REV2
Prepared by Novatech
Dated May 9, 2005
Approved June 30, 2005



KEY PLAN
N.T.S.

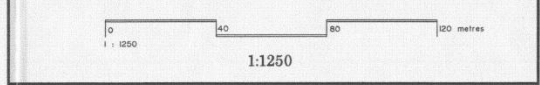
SITE PLAN
PAR 3 GOLF COURSE
275 & 425 MARCH VALLEY ROAD

APPROVED REFUSED
 GRANT K. LINDSAY
 Manager
 Development Approvals
 DATE **June 30, 2005**

THE MARSHES
 GOLF CLUB • OTTAWA

007-12-04-0261

PART OF LOTS 8 AND 9, CONCESSION 4
 GEOGRAPHIC TOWNSHIP OF MARCH,
 OTHERWISE DESCRIBED AS PARTS 13, 14, 16,
 17, 18, 19 AND 20 PLAN 4R-16049 SAVE AND
 EXCEPT PARTS 2, 3, 4, 5, 6 AND 7 ON PLAN
 4R-19329 AND PART 11 ON 4R-17503



2	ADDED PEDESTRIAN CROSSING & SIGNAGE	MAY 09/05	GW
1	ISSUED FOR SITE PLAN APPLICATION	OCT 15/04	GW

 NOVATECH ENGINEERING CONSULTANTS LTD. ENGINEERS & PLANNERS Suite 200, 240 Mitchell Cowpland Drive Ottawa, Ontario, Canada K2M 1P6 Telephone (613) 254-9643 Facsimile (613) 254-5867 Email novatech@novatech-eng.com	ISSUED
	SEPTEMBER 2004
	PROJECT No. 104065
DRAWING No. 104065-SP	

PARKING - MARSHES CLUB HOUSE (4 SPACES FOR EVERY HOLE)	REQUIRED	PROVIDED
- EXISTING GOLF CLUB HOUSE AND 18 HOLE COURSE	167	257
- NEW 9 HOLE PAR 3 COURSE	36	-
TOTAL	203	257