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4750 Fallowfield Road Ottawa, Ontario Planning Rationale

Prepared for: Momac Grain Elevators Ltd.

Engineering excellence.

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**4750 FALLOWFIELD ROAD
OTTAWA, ONTARIO**

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

Prepared For:

Momac Grain Elevators Ltd.

Prepared By:



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January 28, 2026

Novatech File: 125101
Ref: R-2026-002

January 28, 2026

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

Attention: Jerrica Gilbert, Planner II – Development Review (Rural)

Reference: 4750 Fallowfield Road
Planning Rationale in Support of an Application for Minor Zoning By-law Amendment
City File No.: PC2025-0223
Our File No.: 125101

Novatech has been retained by Momac Grain Elevators Ltd. to prepare this Planning Rationale and Public Consultation Strategy in support of an application for *Zoning By-law Amendment* for their property municipally known as 4750 Fallowfield Road in Ward 21 – Rideau-Jock, Ottawa, Ontario. The herein will be referred to as the 'Subject Site'.

Momac Grain Elevators Ltd. is proposing to revise *Rural Exception 76* to permit an existing storage building on the property to be used for storage purposes by a pest control business or similar as a warehouse limited to storage. No alterations to the building envelope of the existing storage building are contemplated. City staff have suggested to amend *Rural Exception 76* to permit the use of the existing storage building. The Subject Site will remain zoned as *Rural Heavy Industrial Zone – RH*.

The existing *Rural Heavy Industrial, Rural Exception 76 – RH [76r]* zone for the Subject Site currently prohibits all uses on the property other than a "heavy industrial use limited to a grain drying facility". A Concept Plan prepared by Novatech dated January 2026 outlines the design for the Subject Site and the proposed building footprint associated with the *Zoning By-law Amendment* application.

The Planning Rationale will demonstrate how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

Yours truly,

NOVATECH



Nicole Thomson, (BES) Planning
Planner, Planning & Development

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EXECUTIVE SUMMARY

Novatech has been retained to prepare this Planning Rationale in support of an application for a *Zoning By-law Amendment* for a property municipally known as 4750 Fallowfield Road in Ward 21 – Rideau-Jock, Ottawa, Ontario (the ‘Subject Site’).

The Subject Site is an irregular shaped parcel of land situated in the community of Fallowfield. The Subject Site is currently developed with a grain drying facility and accessory storage building.

The site is zoned as *Rural Heavy Industrial, Rural Exception 76 – RH [76r]*. *Rural Exception 76* currently prohibits all uses on the property other than a “heavy industrial use limited to a grain drying facility”. A Concept Plan prepared by Novatech dated January 2026 outlines the design for the Subject Site and the proposed building footprint associated with the proposed *Zoning By-law Amendment* application.

The proposed *Zoning By-law Amendment* seeks to revise *Rural Exception 76* to permit an existing storage building on the Subject Site to be used for storage purposes by a pest control business or similar as a warehouse limited to storage. No alterations to the building envelope of the existing storage building are contemplated. The Subject Site will remain zoned as *Rural Heavy Industrial Zone – RH*.

This Planning Rationale demonstrates how the proposed development is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan (2022)*, and complies with the provisions of *Zoning By-law 2008-250*.

1.0 INTRODUCTION AND PROPOSED DETAILS

Novatech has been retained to prepare this Planning Rationale and Public Consultation Strategy in support of an application for a *Zoning By-law Amendment* for a property municipally known as 4750 Fallowfield Road in Ward 21 – Rideau-Jock, Ottawa, Ontario (the 'Subject Site').

The existing *Rural Heavy Industrial Zone, Rural Exception 76 – RH [76r]* zone prohibits all uses on the property other than a "heavy industrial use limited to a grain drying facility". A Concept Plan prepared by Novatech dated January 2026 outlines the design for the Subject Site and the proposed building footprint associated with the *Zoning By-law Amendment* application.

The proposed *Zoning By-law Amendment* seeks to propose an additional use to *Rural Exception 76* to permit an existing storage building on the Subject Site to be used for storage purposes by a pest control business or similar as a warehouse. No alterations to the building envelope of the existing storage building are contemplated. City staff have recommended to amend *Rural Exception 76* to permit use of the existing storage building. The Subject Site will remain zoned as *Rural Heavy Industrial Zone – RH*.

This Planning Rationale demonstrates how the proposed development is consistent with the *Provincial Planning Statement (2024)*, 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 is a rectangular shaped parcel of land situated in the community of Fallowfield on the southern side of Fallowfield Road. The Subject Site occupied by an approximately 111 m² storage building, grain elevators, and various site office and storage buildings accessory to the grain drying operation. The proposed *Zoning By-law Amendment* seeks to permit the use of a 111 m² storage building on site. The Subject Site has a total area of 1.83 hectares (18,265.87 m²).

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

North: To the north of the Subject Site is the Monaghan Forest Park, a hydro corridor, and two licensed bedrock quarries operated by Amrize (formerly Lafarge Canada Ltd.) and Tomlinson.

East: Directly abutting the Subject Site to the east are existing low-rise dwellings. Further east are industrial uses and Highway 416.

South: Immediately south of the Subject Site is the Valleyview Little Animal Farm and agricultural uses.

West: Immediately west of the Subject Site is a parking lot associated with the Valleyview Little Animal Farm, a hydro corridor, and agricultural uses. Further west are additional low-rise residential dwellings in the Village of Fallowfield.



Figure 1: Subject Site and surrounding uses.

The Subject Site is legally described as follows:

PT LT 20 CON 5 RF, PT 1 5R8729; EXCEPT PT 1 5R9115; NEPEAN

1.2 Proposed Development

It has been identified that the current use of the storage building on the Subject Site is not permitted. The storage building is currently occupied by a pest control business for purposes of storing equipment related to business operations. In consultation with City Staff, it is proposed to amend the Subject Site's zoning provisions to permit the current use of the existing storage building as an additional agriculture-related use. The Subject Site is zoned *Rural Heavy Industrial Zone, Rural Exception 76 – RH [76r]* in the *City of Ottawa's Zoning By-law 2008-250*. *Rural Exception 76* prohibits all uses except for a "heavy industrial use limited to a grain drying facility" on the Subject Site. The proposed Zoning By-law Amendment will revise *Rural Exception 76* to permit a warehouse to allow for the use of the existing storage building for storage purposes by a pest control business or similar as an agricultural-related use. No alterations to the building envelope of the existing storage building are contemplated.

The accompanying Zoning Confirmation Report prepared by Novatech dated January 28, 2026 provides additional details on the site-specific exceptions and proposed provisions for the Subject Site. The proposed zoning provisions will be subject to further discussions with City of Ottawa staff.

2.0 PLANNING POLICY AND REGULATORY FRAMEWORK

2.1 Provincial Planning Statement

The *Provincial Planning Statement [PPS] (2024)* came into effect on October 20, 2024 and replaces the previous *Provincial Policy Statement (2020)* that came into effect on May 1, 2020. The *PPS* provides policy direction on matters of provincial interest related to land use planning and development. It sets the policy foundation for regulating development and land use province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. 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 following is an overall review of the applicable *PPS 2024* policies.

Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

2.5 Rural Areas in Municipalities

- 1) *Healthy, integrated and viable rural areas should be supported by:*
 - a) *building upon rural character, and leveraging rural amenities and assets;*
 - b) *promoting regeneration, including the redevelopment of brownfield sites;*
 - c) *accommodating an appropriate range and mix of housing in rural settlement areas;*
 - d) *using rural infrastructure and public service facilities efficiently;*
 - e) *promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;* (emphasis added by Novatech)
 - f) *providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;*
 - g) *conserving biodiversity and considering the ecological benefits provided by nature; and*
 - h) *providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.*
- **It is proposed to revise *Rural Exception 76* to permit the existing storage building on site to be used for storage purposes by a pest control business or similar as an agriculture-related use. This proposed amendment will contribute to a range and mix of land uses in the area.**

2.6 Rural Lands in Municipalities

- 1) *On rural lands located in municipalities, permitted uses are:*
 - a) *the management or use of resources;*
 - b) *resource-based recreational uses (including recreational dwellings not intended as permanent residences);*
 - c) *residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;*
 - d) *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;* (emphasis added by Novatech)
 - e) *home occupations and home industries;*
 - f) *cemeteries; and*
 - g) *other rural land uses.*
 - 2) *Development that can be sustained by rural service levels should be promoted.*
 - 3) *Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*
 - 4) *Planning authorities should support a diversified rural economy by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.* (emphasis added by Novatech)
- **It is proposed to revise *Rural Exception 76* to permit the existing storage building on site to be used for storage purposes by a pest control business or similar as an agriculture-related use.**
 - **The PPS 2024 defines Agriculture-related use as “farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.” Based on the above definition the storage building for a pest control business is classified as an ‘Agriculture-related use’.**
 - **The pest control business provides pest control services to the agricultural use on site and the surrounding area. The storage building is an “Agriculture-related use” as the use is compatible with and supportive of the surrounding agricultural operations.**

Chapter 4: Wise Use and Management of Resources

4.1 Natural Heritage

- 1) *Natural features and areas shall be protected for the long term.*
- **The Subject Site is located outside of protected Natural Heritage features as per the *City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)*.**

4.2 Water

- 1) *Planning authorities shall protect, improve or restore the quality and quantity of water by:*
 - a) *using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*

- b) *minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*
 - c) *identifying water resource systems;*
 - d) *maintaining linkages and functions of water resource systems;* (emphasis added by Novatech)
 - e) *implementing necessary restrictions on development and site alteration to:*
 - 1. *protect all municipal drinking water supplies and designated vulnerable areas;* *and* (emphasis added by Novatech)
 - 2. *protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;* (emphasis added by Novatech)
 - f) *planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and*
 - g) *ensuring consideration of environmental lake capacity, where applicable.*
 - 2) *Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.* (emphasis added by Novatech)
- A watercourse feature is located at the rear of the Subject Site and connects to the Monaghan Drain. The proposed use of the existing storage building will not have any adverse effects on the whole of the Subject Site or nearby watercourses.
 - No alterations to the building envelope of the existing storage building are contemplated.
 - The Site Reconnaissance Memo prepared by Gemtec dated October 21, 2025 found that the pesticide storage practices at the Site appear to be consistent with regulatory intent. Pesticides are stored in a manner that minimizes environmental risk through the use of secure containment, adequate ventilation, spill prevention measures, and restricted access. Gemtec concludes that the potential for environmental impacts associated with pesticide storage at the site is low.

4.3 Agriculture

Policies of Section 4.3 will be examined in Aggregate Impact Assessment.

4.4 Minerals and Petroleum

4.4.1 General Policies for Minerals and Petroleum

- 1) *Minerals and petroleum resources shall be protected for long-term use.*

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

- 1) *Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

- There are no mineral or petroleum resources near the Subject Site.
- The proposed amendment is adjacent to properties identified with a *Bedrock Resource Area Overlay* or *Sand and Gravel Resource Area Overlay* as per the *City of Ottawa's Official Plan Schedule B9 – Rural Transect*.
- Additional Mineral Aggregate Resource policies will be examined in Section 3.0 Mineral Aggregate Impact Assessment.

4.6 Cultural Heritage and Archaeology

- 1) *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
 - 2) *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
 - 3) *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*
 - 4) *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
- The Subject Site is not a protected heritage property.
 - The Subject Site is identified as containing “Archaeological Potential” as per the City of Ottawa’s GeoOttawa overlay. The *Zoning By-law Amendment* application is seeking to permit the use of the existing storage building to be occupied by a pest control business to store equipment. The *Zoning By-law Amendment* does not propose new construction or alterations requiring excavation or removal of any potential archaeological materials. An Archaeological Assessment will not be required as no new construction or excavation will occur as part of the amendment.

Chapter 5: Protecting Public Health and Safety

5.1 General Policies for Natural and Human-Made Hazards

- 1) *Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.*

5.2 Natural Hazards

- 1) *Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.*
- 2) *Development shall generally be directed to areas outside of:*

- a) *hazardous lands adjacent to the shorelines of the Great Lakes -St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;*
- b) *hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and*
- c) *hazardous sites.*
- 3) *Development and site alteration shall not be permitted within:*
 - a) *the dynamic beach hazard;*
 - b) *defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);*
 - c) *areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and*
 - d) *a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.*
- 4) *Planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.*

5.3 Human-Made Hazards

- 1) *Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.*
 - 2) *Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.*
- **Per Schedule C15 – Environmental Constraints in the City of Ottawa Official Plan, the property is not identified as being on a flood plain, no hazard lands associated with rivers, streams or inland lake systems are identified on the Subject Site.**
 - **The Subject Site is directed away from hazardous sites and will not create or exacerbate hazards, as per Gemtec’s Site Reconnaissance Memo dated October 21, 2025.**

The proposed *Zoning By-law Amendment* application to permit an agriculture-related use is consistent with the policies described in the *Provincial Planning Statement (2024)* as it supports an agricultural systems approach.

2.2 City of Ottawa Official Plan

The Subject Site is designated as *Agricultural Resource Area* as per the *City of Ottawa Official Plan (2022) Schedule B9 – Rural Transect*.

The applicable policies under the relevant sections of the *Official Plan* are listed below. A description of how the proposal responds to the policies then follows.

2.2.1 Strategic Directions & Cross Cutting Issues

Section 2 of the *Official Plan* provides the *Strategic Directions* for the City of Ottawa to become the most liveable mid-sized city in North America over the next century. These include five *Big Policy Moves* and six *Cross-Cutting Issues*.

The five *Big Policy Moves* provide broad policy directions and are the foundation of the *Official Plan*. The *Big Policy Moves* are:

- 1) *Achieve, by the end of the planning period, more growth but intensification than by greenfield development.*
 - 2) *By 2046, the majority of trips in the city will be made by sustainable transportation.*
 - 3) *Improve our sophistication in urban and community design and put this knowledge to the service of good urbanism at all scales, from the largest to the very small.*
 - 4) *Embed environmental, climate and health resiliency and energy into the framework of our planning policies.*
 - 5) *Embed economic development into the framework of our planning policies.*
- **It is proposed to revise *Rural Exception 76* to permit the existing storage building on site to be used for storage purposes by a pest control business or similar as an agriculture-related use. No alterations to the building envelope of the existing storage building are contemplated.**
 - **Access to local agricultural lands and uses are supportive of long-term climate and health resiliency. The *Zoning By-law Amendment* allows for the continued operation of the grain drying facility as the pest control business serves the Subject Site and surrounding area.**

These *Big Policy Moves* inform the six themes, or *Cross-Cutting Issues*, that are embedded throughout the policies and sections of the *Official Plan* and are essential to the achievement of a liveable city but are implemented through the policies in multiple sections of the *Official Plan*. The *Cross-Cutting Issues* are:

- *Intensification and Diversifying Housing Options*
- *Economic Development*
- *Energy and Climate Change*
- *Healthy and Inclusive Communities*
- *Gender and Racial Equity*
- *Culture*

Policy 2.2.1 – Intensification and Diversifying Housing Options

- The **Zoning By-law Amendment** application does not propose residential development.

Policy 2.2.2 – Economic Development

- It is proposed to revise **Rural Exception 76** to permit the existing storage building on site to be used for storage purposes by a pest control business as an agriculture-related use. The amendment allows for business operations to continue and supports a diverse local economy. No alterations to the building envelope of the existing storage building are contemplated.

Policy 2.2.3 – Energy and Climate Change

- The proposed **Zoning By-law Amendment** application seeks to revise **Rural Exception 76** to permit the use of an existing storage building on site allowing for use by a pest control business. The proposed amendment will not have an adverse effect on the surrounding area or environment as demonstrated by Gemtec's memo.
- The primary use on the Subject Site is a grain drying facility. The pest control business provides services to the grain drying facility on Subject Site and allows for continued operations.

Policy 2.2.4 – Healthy and Inclusive Communities

- The existing storage building contributes to a greater range of diversified land uses within the community and supports the existing local agricultural production on the Subject Site.

Policy 2.2.5 – Gender and Racial Equity

- It is proposed to revise **Rural Exception 76** to permit the existing storage building on site to be used for storage purposes by a pest control business or similar as an agriculture-related use. The proposed amendment is not anticipated to have any effect on Gender and Racial Equity.

Policy 2.2.6 – Culture

- No cultural spaces are identified on the Subject Site as per the City of Ottawa's GeoOttawa "Cultural Spaces" mapping overlay. The proposed amendment to permit an accessory storage use is not anticipated to have any effect on Culture.

2.2.2 Growth Management Framework

Section 3 of the *Official Plan* provides the *Growth Management Framework* for the City of Ottawa premised on the ability to provide sufficient development opportunities and an appropriate range of choices, locating and designing growth so as to increase sustainable transportation mode shares and existing infrastructure efficiently, while reducing greenhouse gas emissions.

The storage building is an agriculture-related use and supports the agri-food network of the surrounding area, including the grain drying facility in operation on the Subject Site. The use of the storage building will not hinder agricultural uses on or adjacent to the Subject Site. The pest control business operates out of the storage building as pest control services are provided frequently to the grain drying facility on site. Through basing operations on the Subject Site, the pest control business can serve the surrounding area.

2.2.3 City-wide Policies

Section 4 of the *Official Plan* sets out the city-wide policies to be considered where all new development is proposed.

4.1.7 – Protect and invest in rights of way

- 2) *The City shall protect rights of way for the street and road network shown on Schedules C4, C5, C9 and C10 and as listed in detail in Schedule C16.*

- **Fallowfield Road is designated as an Arterial – Existing as per the City of Ottawa Official Plan Schedule C9 – Rural Road Network.**

Subsection 4.5 – Cultural Heritage and Archaeology

Policy 4.5.4– Conserve sites of archaeological value

- 1) *The City shall conserve sites of archaeological value where the City's Archaeological Resource Potential Mapping Study indicates archaeological potential, an archaeological assessment will be required and reviewed as per provincial standards. Where sites of archaeological value are identified on federal lands, the National Capital Commission is the approval authority.*
- **The Subject Site is not a protected heritage property.**
 - **The Subject Site is not adjacent to a protected heritage property.**
 - **The Subject Site is identified as containing “Archaeological Potential” as per the City of Ottawa’s GeoOttawa overlay. The *Zoning By-law Amendment* application is seeking to permit the use of the existing storage building to be occupied by a pest control business to store equipment. No new construction or alterations proposed by the *Zoning By-law Amendment* application that would require excavation or removal of any potential archaeological materials. An Archaeological Assessment will not be required as no new construction or excavation will occur as part of the amendment.**

Subsection 4.7 – Drinking Water, Wastewater, and Stormwater Infrastructure

Policy 4.7.1 – Provide adequate, cost-effective drinking water, wastewater and stormwater infrastructure, and assist in meeting growth targets in the urban area

- **The Subject Site is serviced by private individual well and septic systems. The storage building does not require connection to services.**
- **An unnamed water course at the rear of the property connects to the Monaghan Drain. The proposed use of the existing storage building will not have any adverse effects on the whole of the Subject Site or nearby watercourses.**
- **The Site Reconnaissance Memo prepared by Gemtec dated October 21, 2025 found that the observed distance between the pesticide storage location and the nearby drainage swale, combined with containment measures reduces the likelihood of pesticide migration to surface water or subsurface receptors.**

Subsection 4.8 – Natural Heritage, Greenspace and the Urban Forest

Policy 4.8.1 – Protect the City's natural environment through identification of a Natural Heritage System, Natural Heritage Features and related policies

- **No natural heritage features are on or adjacent to the Subject Site.**
- **The Subject Site has no natural heritage features as per the *City of Ottawa Official Plan Schedule C11-A – Natural Heritage System (West)* of the Official Plan. The Subject Site is not located within or adjacent to the Natural Heritage System or features.**
- **The Subject Site is not identified to be within a *Flood Plain* as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Subsection 4.9 – Water Resources

Policy 4.9.3 – Restrict or limit development and site alteration near surface water features

- 1) *The minimum setback from surface water features shall be the development limits as established by a Council-approved watershed, subwatershed or environmental management plan.*
- 2) *Where a Council-approved watershed, subwatershed or environmental management plan does not exist, or provides incomplete recommendations, the minimum setback from surface water features shall be the greater of the following:*
 - a) *Development limits as established by the conservation authority's hazard limit, which includes the regulatory flood line, geotechnical hazard limit and meander belt;*
 - b) *Development limits as established by the geotechnical hazard limit in keeping with Council approved Slope Stability Guidelines for Development Applications;*
 - c) *30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land; and*
 - d) *15 metres from the existing stable top of slope, where there is a defined valley slope or ravine.*
- 3) *Lands within the minimum setback shall remain in a naturally vegetated condition to protect the ecological function of surface water features from adjacent land-use impacts, subject to the exceptions in Policies 6) and 7). Any natural vegetation that is disturbed due*

to development or site alteration activities shall be restored and enhanced, to the greatest extent possible, with native species and shall avoid non-native invasive species. Burial or complete encasement of a permanent surface water feature shall not be allowed.

- 4) The setback provided for in Policies 1) and 2) shall be implemented through the Zoning By-law, and any change in the setback shall require a Zoning By-law amendment or variance that conforms with the policies in this section of this Plan.*
- **A watercourse feature is located at the rear of the Subject Site and connects to the Monaghan Drain. Per the Site Reconnaissance Memo prepared by Gemtec dated October 21, 2025 the proposed use of the existing storage building will not affect the Subject Site or nearby watercourses, as the risk of contamination from pesticide storage is low.**
 - **The Site Reconnaissance Memo prepared by Gemtec dated October 21, 2025 found that a well vegetated drainage swale feature is approximately 20 metres east of the storage building. The distance between the storage building and the nearby drainage swale, combined with containment measures reduces the likelihood of pesticide migration to surface water or subsurface receptors.**

The Subject Site is designated as *Agricultural Resource Area* as per the *City of Ottawa Official Plan (2022) Schedule B9 – Rural Transect* as shown in **Figure 2**.

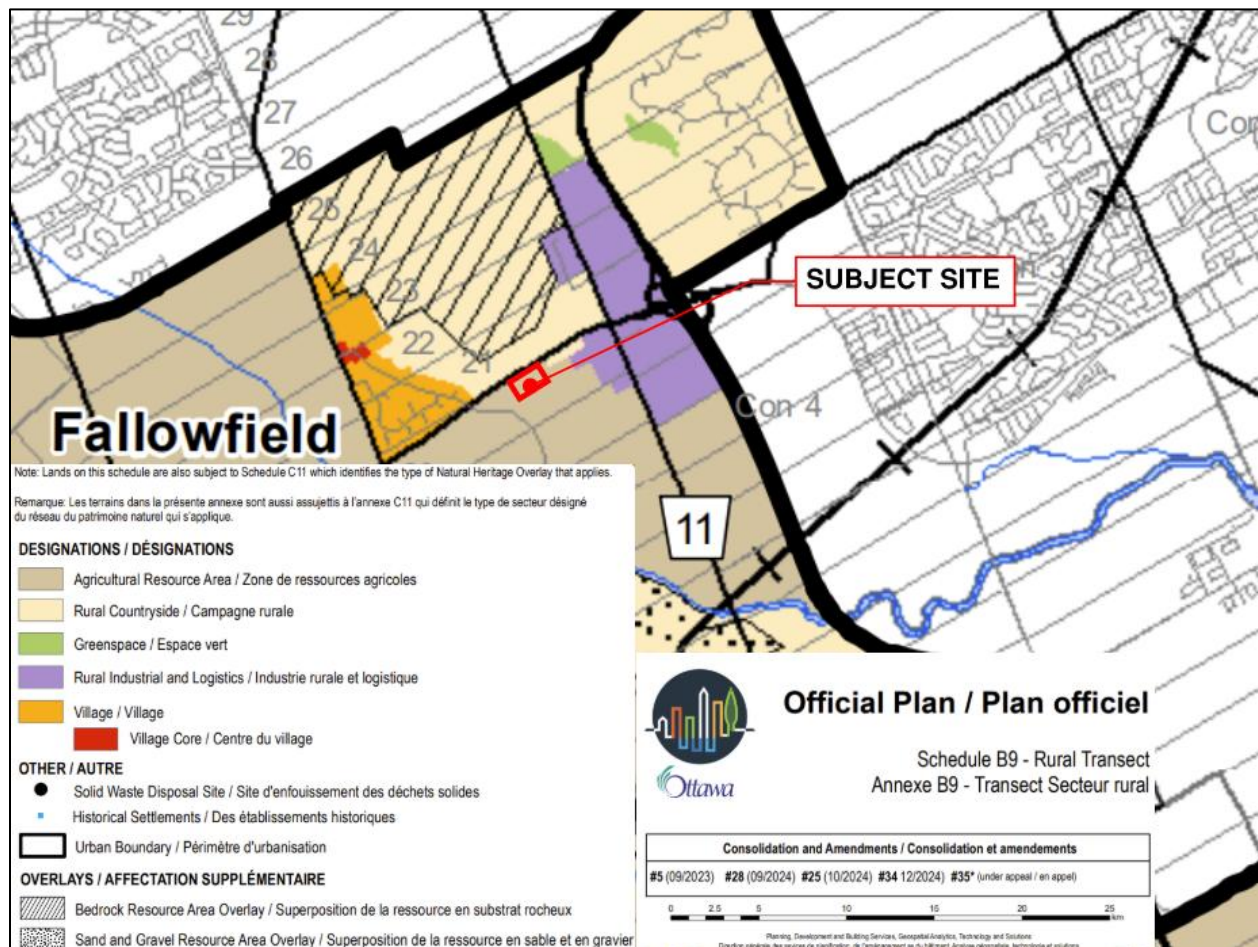


Figure 2: Excerpt from City of Ottawa Official Plan Schedule B9 – Rural Transect with Subject Site added by Novatech.

2.2.4 Transect Policy Area

As per *Section 5.5 – Greenbelt and Rural Transect areas*, the *Rural Transect* “varies in intensity from untouched natural areas and cultivated farmland to more intense development within villages and commercial industrial areas”. The *Rural Transect* provides for a range of social and economic activities with the policies intended to ensure the responsible use of resources for the protection of public health and environment while supporting economic development for rural businesses in recognizing their valuable contributions to the regional economy.

Policy 5.5.1 – Recognize a rural pattern of built form and site design.

- 2) *Development in the Greenbelt and Rural Transect areas shall:*
 - c) *Allow for uses that integrate well with the natural environment and rural area;*
 - d) *Direct high-intensity rural industrial uses to locations near highway interchanges;*

- e) *Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area;*
- **The proposed revision to *Rural Exception 76* will permit an existing storage building on the Subject Site as an agriculture-related use. No alterations to the building envelope of the existing storage building are contemplated.**
- **The use of storage building allows for the pest control business to serve and support agricultural uses both on and off site.**
- **The storage building is an agriculture-related use and will not hinder agricultural operations on the Subject Site or the surrounding area.**
- **The Subject Site is on private services. The storage building is not connected to services.**

2.2.5 Designation

Section 9.1 – Agricultural Resource Area speaks to the designation that intends to protect farmland from uses that would impede productive farming operations.

Policy 9.1.2 – Support diversification of farming operations to increase local supply of goods and services in the rural regional economy

- 1) *On lands designated as Agricultural Resource Area, a variety of types, and intensities of agricultural uses and normal farm practices are permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.*
 - 2) *On-farm diversified uses and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. A Zoning By-law amendment is required for any increase to the permitted size of an on-farm diversified or agriculture-related use.*
- **The proposed revision to *Rural Exception 76* will permit an existing storage building on the property to be used for storage purposes by a pest control business. No alterations to the building envelope of the existing storage building are contemplated.**
 - **The existing storage building is an agriculture-related use, as it supports the agricultural uses on the Subject Site and in the surrounding area. The use of the storage building will not hinder or be detrimental to the agricultural operations on the Subject Site or in the surrounding area.**
 - **The Zoning Confirmation Report confirms the size of agriculture-related use complies with Zoning By-law requirements.**

2.2.6 Protection of Health and Safety

Section 10 – Protection of Public Health and Safety addresses environmental conditions that either occur naturally or not that can result in hazards to human life or health and damage or loss to property value. The environmental conditions or constraints to development may include natural hazards such as flood plains and unstable soils to hazards resulting from human activity such as contaminated sites, mine hazards, and land affected by noise. In general, “*development shall be directed away from areas of natural or human-made hazards, where there is an*

unacceptable risk to health or safety or of property damage, and shall not create new, or aggravate existing, hazards". The objectives include preventing injury, loss of life, and property damage, minimizing incompatible land uses, building resiliency to the impacts of extreme heat, and enhanced personal security through design.

Policy 10.1.1 – Natural Hazards: Flooding Hazards and Erosion Hazards.

- **The Subject Site is not identified to be within a *Flood Plain* as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.4 – Natural Hazards: Unstable soils or bedrock

- **The Subject Site is not situated within unstable slopes and does not contain any organic soils as per the *City of Ottawa Official Plan Schedule C15 – Environmental Constraints*.**

Policy 10.1.6 – Contaminated sites

- 1) *Required environmental site assessments, remedial or risk assessment/risk management activities and associated reports shall be completed in compliance with the applicable regulations and requirements, as amended, and shall be completed, signed and stamped by a Qualified Person as defined by applicable regulation. Where required, the City may use the holding provisions of the Planning Act to ensure receipt of satisfactory verification of suitable environmental condition prior to development.*
- **A Site Reconnaissance Memo was prepared by Gemtec dated October 21, 2025. The objective for the Site Reconnaissance Memo was to evaluate the potential for pesticide migration to an adjacent watercourse and to provide recommendations to mitigate environmental risks, including contamination of surface water and surrounding soils.**
 - **The Subject Site contains grain elevators and an existing storage building that is occupied by a pest control business are located on the Subject Site. The proposed *Zoning By-law Amendment* seeks to permit the additional use of the storage building to be used by a pest control business and to store pesticides was requested by City Staff.**
 - **Findings of the memo found that pesticides (in small quantities) are stored in the building within a locked and secured caged area. A floor drain is located in the central portion of the building but is capped to limit any spills from migrating into the subsurface.**
 - **A well vegetated drainage swale is 20 metres east of the storage building. It was found that the distance between the storage building and the swale, combined with the containment and management measures in place, sufficiently reduces the likelihood of pesticide migration to nearby watercourses.**
 - **Based on the observations made, the storage of pesticides on the Subject Site appear to be consistent with regulatory intent. Gemtec has found that the potential for environmental impacts associated with pesticide storage at the Site is low.**

3.0 MINERAL AGGREGATE IMPACT ASSESSMENT

As discussed during the Pre-Application Consultation with City Staff on August 28, 2025, the Subject Site is within 500 metres of two licensed bedrock quarries at 952 and 994 Moodie Road. City Staff have requested the Planning Rationale include components of a Mineral Aggregate Impact Assessment (MAIA) prepared according to the City of Ottawa's Terms of Reference, to determine whether the proposal will hinder or preclude current extraction activities or expansion in the future. As demonstrated below, the Subject Site does not propose an incompatible or sensitive use that would hinder or preclude extraction activities.

The intent of a Mineral Aggregate Impact Assessment (MAIA) is to address two key sections of the Provincial Planning Statement 2024 (PPS), excerpts below:

- 4.5.2.4 *Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.*
- 4.5.2.5 *In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*
 - a) *resource use would not be feasible; or*
 - b) *the proposed land use or development serves a greater long-term public interest; and*
 - c) *issues of public health, public safety and environmental impact are addressed.*

The two sections from the PPS are reflected in the two priorities in the City Terms of Reference:

- 1) To protect residents from the adverse effects associated with the nearby mineral aggregate extraction activities; and
- 2) To protect known high quality mineral aggregate resources from development and activities that would preclude or hinder their ability to be extracted or expansion.

Priority 1) is addressed with an assessment against Policy 4 at Section 5.6.3.2 of the City of Ottawa Official Plan (*Protect mineral aggregate operations from incompatible development*). The policy applies as the Subject Site is within 500 metres of two licensed bedrock quarries at 952 and 994 Moodie Road.

To address Priority 2), the AIA will assess lands within 500 metres of the Subject Site that are zoned for mineral extraction and are currently developed as bedrock quarries. The Official Plan sets a study area of 500 metres for a quarry.

3.1 Study Area

The Subject Site is approximately 1.83 hectares in area. There is no existing sand and gravel pit within 300 metres. There are two licensed bedrock quarries within 500 metres operated by Amrize (formerly Lafarge Canada Ltd.) and Tomlinson at 952 and 994 Moodie Drive, respectively. The lands at 952 and 994 Moodie Drive are designated as *Rural Countryside* and *Bedrock Resource Area Overlay* in *Schedule B9* of the Official Plan and are zoned *Mineral Extraction – ME*. Accordingly, the Study Area for the MAIA is 500 metres.

3.2 Review of Planning Policy Documents

3.2.1 Provincial Planning Statement 2024

The Provincial Planning Statement, 2024 (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of all land. All decisions affecting planning matters must be consistent with policies of the PPS. Mineral Aggregate Resources are specifically addressed at Section 4.5:

4.5 Mineral Aggregate Resources

4.5.1 General Policies for Mineral Aggregate Resources

- 4.5.1.1 *Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.*

4.5.2 Protection of Long-Term Resource Supply

- 4.5.2.1 *As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.*

Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

- 4.5.2.2 *Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.*

- 4.5.2.3 *Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.*

- 4.5.2.4 *Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Existing mineral aggregate operations shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. Where the Aggregate Resources Act applies, only processes under the Aggregate Resources Act shall address the depth of extraction of new or existing mineral aggregate operations. When a license for extraction or operation ceases to exist, policy 4.5.2.5 continues to apply.*

- 4.5.2.5 *In known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:*

- a) *resource use would not be feasible; or*
- b) *the proposed land use or development serves a greater long-term public interest; and*
- c) *issues of public health, public safety and environmental impact are addressed.*

The City's mechanism for addressing Sections 4.5.1 and 4.5.2 of the PPS is through Official Plan designation and zoning of resources. The designation and zoning of resources prevent sensitive uses to exist within these areas. In response to Sections 4.5.2.4 and 4.5.2.5 this MAIA assesses whether the proposed development precludes or hinders the expansion or continued use of the existing quarries at 952 and 994 Moodie Drive and assesses potential impacts of quarry operations on the Subject Site.

3.3 City of Ottawa Official Plan 2022

Existing quarries or sand and gravel operations or designated Bedrock Resource Area Overlay or Sand and Gravel Resource Area Overlay are possible constraints. Aggregate Overlays are addressed in the Official Plan (OP) at Section 5.6.3 (Aggregate Overlays) and Subsection 5.6.3.2: *Protect existing licensed mineral aggregate operations from incompatible development and minimize negative effects on neighbourhoods.*

Note that policy 3) below is applicable to Subject Site as it is within 500 metres of the Bedrock Resource Area Overlay (emphasis added by Novatech).

- 3) *New development shall not be approved within 500 metres of lands within the Bedrock Resource Area Overlay, or within 300 metres of lands within the Sand and Gravel Resource Area Overlay, unless it can be demonstrated through a mineral aggregate impact assessment that such development shall not conflict with future mineral aggregate extraction. Conflicting land uses are new sensitive land uses that interfere with mineral aggregate extraction, including but not limited to:*
 - 1. *The creation of new lots; except where the intention is to sever a lot for a dwelling existing as of July 9, 1997 and the vacant parcel that remains is rezoned to prohibit the construction of a new dwelling or lodging place;*
 - 2. *Rezoning to permit dwellings or lodging places (motels, campgrounds, nursing homes, places of assembly etc.); and*
 - 3. *Small-scale business uses where animals, equipment or employees may be adversely affected by pit or quarry activities.*

The purpose of the AIA is to assess conformity with the following applicable policy:

- 4) *New development may be approved within 500 metres of an existing licensed bedrock quarry or within 300 metres of an existing sand and gravel pit if it can be demonstrated that the existing mineral aggregate operation, and potential future expansion of the operation in depth or extent, will not be affected by the development.*

Policy 4 applies as there are two licensed bedrock quarries within 500 metres of the Subject Site. It is the only existing operation (either sand and gravel pit or bedrock quarry) within 300 metres or 500 metres of the Subject Site. The proposed *Zoning By-law Amendment* seeks to permit an existing storage building to be used for storage purposes by a pest control business. No

alterations to the building envelope of the existing storage building are contemplated. The existing storage building on the Subject Site has existed since approximately 2005. The presence of the existing bedrock quarries does not conflict with the existing storage building on the Subject Site as storage is not considered a sensitive land use. The existing storage building can co-exist with the grain drying facility on site and will not be hindered by operations. The grain elevators on the Subject Site have been in operation since the 1990s, which is the same timeframe when the quarries were established. The use of the Subject Site would not be affected by the quarry operations at 952 and 994 Moodie Drive.

3.4 Operation of the Quarry

The quarries and grain elevators on the Subject Site have both been in operation since the 1990s. The proposed *Zoning By-law Amendment* seeks to revise *Rural Exception 76* to permit the existing storage building on site to be used for storage by a pest control business. As both the Subject Site and quarries have been in operation during the same timeframe, the proposed storage use of the existing building and existing grain drying facilities on the Subject Site should not affect or hinder quarry operations at 952 and 994 Moodie Drive.

3.5 Mineral Aggregate Impact Assessment Conclusion

Consistent with the requirements of the PPS and based on the operations of the quarries, the proposed Zoning By-law Amendment will not preclude or hinder the existing extraction activities at 952 and 994 Moodie Drive. The overall Subject Site and quarries have been in operation since the 1990s, without conflict between uses and the proposed amendment to permit a storage use will not hinder or be adversely impacted by quarry operations. The proposed amendment seeks to permit the use of an existing storage building and does not propose a sensitive use on the Subject Site.

4.0 AGRICULTURAL IMPACT ASSESSMENT

As discussed during the Pre-Application Consultation with City Staff on August 28, 2025, the Subject Site is within an Agricultural Resource Area as per the *City of Ottawa Official Plan (2022) Schedule B9 – Rural Transect*. City Staff have requested this Planning Rationale include components of an Agricultural Impact Assessment (AIA) to demonstrate whether there will be impacts on the agricultural system or, where avoidance is not possible, demonstrate how impacts will be minimized and mitigated to the extent feasible. As demonstrated below, the Subject Site does not propose an incompatible or sensitive use in an agricultural resource area. The proposal is to establish an agriculture-related use being storage for a pest control business or similar that is compatible and supportive of the agricultural uses both on the Subject Site and in the surrounding area.

The Provincial Planning Statement, 2024 (PPS) provides policy direction on Agricultural Impact Assessments. Section 4.3 in the PPS 2024 addresses matters relating to protecting agricultural areas and permitted uses.

Policy 1 in Section 4.3.2 states that:

1. *In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.

The proposed amendment seeks to permit an existing storage building to be used for storage purposes by a pest control business or similar. The storage building will be used to store equipment related to a pest control business. The use of the storage building is an agriculture-related use as it supports both agricultural uses on site and off-site. Pest control services are provided to the grain drying facility on the Subject Site and to other agricultural uses in the surrounding area.

5.0 ZONING BY-LAW 2008-250

The Subject Site is zoned as *Rural Heavy Industrial Zone, Rural Exception 76 – RH [76r]* in the *City of Ottawa Zoning By-law 2008-250* as shown in **Figure 3**. The purpose of the *Rural Heavy Industrial – RH* zone is to: (emphasis added by Novatech)

- 1) permit the development of heavy industrial uses in areas mainly designated as General Rural Area, Village and Carp Road Corridor Rural Employment in the Official Plan;
- 2) accommodate a range of heavy industrial uses and limited service commercial uses at locations which are neither environmentally sensitive nor in close proximity to incompatible land uses; and,
- 3) regulate development in a manner that respects adjacent land uses and will have a minimal impact on the rural area.

Rural Exception 76 prohibits all uses except for “heavy industrial use limited to a grain drying facility”.

- To facilitate the use of the existing storage building as an agriculture-related use on the Subject Site, a *Zoning By-law Amendment* application will be required to revise *Rural Exception 76*.



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

Table 1: Zoning Provisions

Zoning Provisions	By-law Requirement	Proposal	Compliant (Y/N)
Principal Land Use(s)	Prohibits all uses except for “heavy industrial use limited to a grain drying facility”	Grain Drying Facility Agriculture-related use: Warehouse	NO
Min. Lot Width	50 m	161.6 m	YES
Min. Lot Area	8,000 m ²	18,265 m ²	YES
Front Yard Set Back	15 m (existing storage building)	53.1 m	YES
Interior Side Yard Setback	10 m (existing storage building)	7.7 m	YES
Rear Yard Setback	15 m (existing storage building)	33.7 m	YES
Lot Coverage	50% (existing storage building)	<50%	YES
Building Height	15 m (existing storage building)	<15 m	YES

5.1 Suggested Zoning

The Subject Site is currently zoned *Rural Heavy Industrial Zone, Rural Exception 76 – RH [76r]* in the *City of Ottawa’s Zoning By-law 2008-250*. A *Zoning By-law Amendment* application is proposed for *Rural Exception 76* to permit an existing storage building on site to be used for storage purposes by a pest control business or similar as an agriculture-related use. No alterations to the building envelope of the existing storage building are contemplated.

The Zoning By-law 2008-250 defines an agriculture-related use as:

Agriculture-related use means those farm-related uses that are intended to provide direct products and/or services to farm operations as a primary activity, are compatible with local farm operations, and are limited to:

- *non-accessory storage of farm products and farm related machinery;*
- *sorting or packing of farm products*

The definition of agriculture-related use in the Zoning By-law is more specific than the Provincial Planning Statement definition. Although the pest control business is not considered an agriculture-related use for the purposes of the Zoning By-law, it still serves the intent of an agriculture-related use by supporting the on-site and adjacent agricultural uses in the nearby area.

For the purposes of the Zoning By-law Amendment, it is recommended to add “warehouse limited to storage” as a permitted use on the Subject Site, since this is also a permitted use in the underlying Rural Heavy Industrial zone.

The accompanying Zoning Confirmation Report prepared by Novatech dated January 28, 2026 provides more details on the site-specific exceptions and proposed provisions for the Subject Site.

6.0 PUBLIC CONSULTATION STRATEGY

The public consultation strategy for the Subject Site will involve a variety of methods as follows:

- The City will be posting signage on the Subject Site which provides members of the public with details of the proposed development and means of contacting the file lead to provide comments and/or questions.
- Digital copies of all required supporting studies and plans will be made available for public viewing through the City of Ottawa's Development Applications webpage (<https://devapps.ottawa.ca/en/>).
- Community organization(s) will be notified of the details of the proposed development through a 'heads up' by City of Ottawa staff.

7.0 CONCLUSION

It is our assessment that the proposed Minor Zoning By-law Amendment application to revise *Rural Exception 76* is consistent with the *Provincial Planning Statement (2024)*, conforms to the *City of Ottawa Official Plan* and complies with the provisions of *Zoning By-law 2008-250*.

The proposed Zoning By-law Amendment application will permit the existing storage building on site to be used by a pest control business or similar as an agriculture-related use.

The storage building is an agriculture-related use according to the PPS 2024 because the storage building is a "*related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.*" The storage building is compatible with and supportive of the agricultural uses on the Subject Site and in the surrounding area.

The proposed Zoning By-law Amendment is consistent with Mineral Aggregate Resource policies of the PPS as this application does not propose to permit a sensitive use that would hinder or preclude extraction activities.

The Subject Site does not propose an incompatible or sensitive use in the agricultural resource area. The Zoning By-law amendment application proposes to permit a warehouse limited to storage as an agriculture-related use that is supportive of and compatible with the on and off-site agricultural uses.

The proposed Zoning By-law Amendment contributes to a greater range of uses on the site

The existing grain drying facility on site complies with the Zoning By-law. The proposed Zoning By-law Amendment will amend *Rural Exception 76* to allow for the use of the storage building on the Subject Site as a warehouse.

Based on the foregoing, the proposed Zoning By-law Amendment represents good planning.

NOVATECH

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