



February 11, 2014

City of Ottawa
Planning and Growth Management Department
4th Floor
110 Laurier Avenue West
Ottawa, ON
K1P 1J1

Attention: Mr. Jeff McEwen
Program Manager, Development Review Process (Rural)

Dear Mr. McEwen,

**Re: Proposed Industrial Development: Rationale
35 Sappers Ridge
Novatech File #112034B**

Novatech Engineering Consultants Ltd. has been retained by Apex Developments to prepare and submit planning applications for the lands located at 35 Sappers Ridge (the "Subject Property") in the City of Ottawa. The applications being submitted for consideration are for Site Plan Control, Draft Plan of Condominium and the Lifting of a 30cm Reserve. This letter pertains to all three applications being filed.

The owner of the Subject Property is proposing to construct an industrial condominium project consisting of three single-storey industrial buildings. The proposed buildings will be unitized into individual condominium units for a total of 16 industrial units.

The purpose of the applications is to permit the development of the Subject Property in accordance with the current planning framework as set out in the City of Ottawa Official Plan. The proposed development has been designed to be in conformity with the applicable provisions of the City of Ottawa Comprehensive Zoning By-law (By-law #2008-250).

Site and Neighbourhood Characteristics

The Subject Property is located within the recently developed Hawthorne Industrial Park, a heavy industrial business park located southeast of the intersection of Hawthorne Road and Rideau Road in the south rural area of the City of Ottawa. The Hawthorne Industrial Park has been developed by Tomlinson Development Corporation and is currently anchored by an organic waste collection and processing facility operated by Orgaworld Canada Ltd. The Hawthorne Business Park has been approved and zoned for uses such as industrial manufacturing, warehousing, storage, construction facilities and other heavy industrial uses.

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Consulting Engineers & Planners

The lands within the business park that surround the Subject Property are mainly vacant with some areas of temporary storage of vehicles and construction equipment. Beyond the limits of the business park, land uses consist of heavy industrial and aggregate uses to the west and south, vacant lands to the north and agricultural lands to the east.

The intent for the Subject Property is to market industrial condominium units to users that would conform to the list of permitted uses under the current zoning for the business park. Attracting users that conform to the current zoning greatly reduces the potential for compatibility issues in the future.

City of Ottawa Official Plan

The City of Ottawa Official Plan designates the Subject Property as “General Rural Area”. The Official Plan states that the purpose of the “General Rural Area” designation is to permit,

“a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses”

In keeping with the intended use of the Subject Property, Policy 3.7.2 (5) of the Official Plan states,

“A zoning by-law amendment will be required where any of the following uses are proposed in General Rural Areas or by country lot subdivision as provided for in policy 7 below:

- a) New industrial and commercial uses, such as farm equipment and supply centres, machine and truck repair shops, building products yards, landscape contractors, and nurseries;*
- b) Uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater, such as salvage or recycling yards, composting or transfer facilities; concrete plants; the treatment of aggregate products; and abattoirs;”*

With respect to the first part of Policy 3.7.2 (5), the Subject Property was originally zoned for heavy industrial uses by the former City of Gloucester in April 1994. The general intent of the zoning has remained consistent for close to 20 years, including the current City of Ottawa Zoning By-law 2008-250. As the uses permitted by the current zoning conform to the intent of the General Rural Area, a further Zoning By-law Amendment is not required to permit the development of industrial uses on the Subject Property.

The Official Plan contains policies outlining the supporting documentation required for various forms of new development. With regard to transportation matters, Section 4.3, Policy 5 states,

“The City will require a transportation impact assessment report, which may be a community transportation study, transportation impact study, or transportation brief to be submitted where the City determines that the development may have an impact on the transportation network in the surrounding area. The transportation study or brief will be undertaken in accordance with the City of Ottawa Transportation Impact Assessment Guidelines. The scope of the study or brief will vary depending on the nature of the development.”

The City of Ottawa Transportation Impact Study Guidelines provides criteria to determine when a study is required in support of a development proposal. For industrial developments, proposals for over 7,000 square metres of new floor area require a Transportation Brief. With regard to the Subject Property, the proposed development includes 2297 square metres of new floor area. As the proposed new floor area is less than 7,000 square metres, a transportation impact review is not required.

With regard to servicing requirements, the Subject Property is located outside of the Public Service Area of the City of Ottawa. For developments proposed to be on private water and wastewater systems, Policy 4.4.2 (1) of the Official Plan states,

“Anywhere development is proposed on the basis of private individual services and requires an application for an Official Plan or Zoning By-law amendment or involves a plan of subdivision, plan of condominium, severance or site plan approval, the City will require sufficient information with the application to assess the likelihood that:

- a) Sufficient quantity of groundwater exists on site to service the development;*
- b) A water well can be constructed on the proposed lot(s) that will not be impacted by identified potential sources of groundwater contamination in the area;*
- c) The quality of the groundwater meets or exceeds the Ontario Drinking Water Standards, Objectives and Guidelines;*
- d) The operation of the on-site wastewater system on the new lot(s) will not adversely impact on a well to be constructed on the proposed lot(s) and on the wells of neighbouring properties;*
- e) The development is within the reserve capacity of the municipal sewage system for hauled sewage.”*

To address this policy, the Site Plan application submission includes a Development Servicing Study and Stormwater Management Report (Ref# 2013-039), prepared by Novatech Engineering Consultants Ltd., dated June, 2013 and a Hydrogeological Evaluation, prepared by Houle Chevrier Engineering, dated August 2013. These reports conclude that the proposed development can be adequately serviced by way of a shared drilled well and on-site septic system. These on-site private services will be owned and managed by a registered condominium corporation. The Hydrogeological Evaluation prepared by Houle Chevrier Engineering concludes that the available groundwater is of sufficient quality and quantity to service the proposed development.

With regard to stormwater management, Policy 4.7.6 (1) of the Official Plan requires that all site plan applications be supported by a stormwater site management plan. To satisfy this requirement and in support of the site plan application, a Development Servicing Study and Stormwater Management Report (Ref# 2013-039) has been prepared by Novatech Engineering Consultants Ltd., dated June, 2013. This report concludes that stormwater management can be accommodated through proposed on-site ditches and existing off-site ditches.

Section 4.11 of the Official Plan provides policy direction related to the compatibility of new developments. The proposed development is consistent with the existing uses and built form that are adjacent to the Subject Property.

Ottawa Zoning By-law (#2008-250)

The Subject Property is zoned 'RH' (Rural Heavy Industrial) in the City of Ottawa Zoning By-law (#2008-250). The preamble to Section 221 provides a description of the form of development intended for the Rural Heavy Industrial Zone. The preamble states,

"The purpose of the RH – Rural Heavy Industrial Zone is to permit:

- 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."*

The proposed development has been designed in accordance with the zoning provisions of the Rural Heavy Industrial Zone with respect to, but not limited to, setbacks to buildings, building heights, lot coverage, floor space index and parking. Details on the compliance with zoning provisions are provided on the submitted Site Plan.

The Rural Heavy Industrial Zone permits a wide variety of employment-related uses that can be located on the Subject Property. The proposed development is intended for general heavy industrial uses, which require parking at a rate of 0.8 spaces per 100 square metres of floor area. Using this parking rate, the required parking is calculated as:

$$(2297.2 \text{ m}^2 \text{ (proposed floor area)} / 100) \times 0.8 \text{ parking spaces} = 18 \text{ spaces}$$

The proposed development includes 61 parking spaces, including two accessible parking spaces. The parking spaces being provided over the minimum required by the Zoning By-law will ensure that all potential future users have ample supply of parking and will reduce the potential for overflow on-street parking.

The zoning by-law requires that loading spaces be provided for various uses. Section 113(2) of By-law 2008-250 states,

“Where more than one use is located in a building or on a lot, vehicle loading spaces must be provided for each use in accordance with the rate set out in Table 113A.”

The proposed development consists of units that range in size from 132.8 m² to 158.4 m². For uses that have less than 350 m² of gross floor area, no loading spaces are required. The Site Plan has no identified loading spaces, which conforms to the Zoning By-law. Lanes at the rear of each building will provide sufficient opportunity for short-term loading and unloading when required.

The proposed Site Plan conforms to the general intent of the Rural Heavy Industrial Zone. The Site Plan also complies with the applicable performance standards of the Rural Heavy Industrial Zone, including building setbacks, parking requirements and loading requirements.

Conclusion

The proposed development for the Subject Property is consistent with the policies of the City of Ottawa Official Plan. The use proposed is permitted by the “General Rural Area” designation applicable to the Subject Property. The policies related to the review of development applications have been addressed through the submission of supporting documentation to applications for Site Plan Control and Plan of Condominium.

The proposed development for the Subject Property has been designed in accordance with the provisions required by the City of Ottawa Comprehensive Zoning By-law. The Site Plan application conforms to the applicable requirements of the Zoning By-law without the need for amendments or variances to the Zoning By-law.

Yours truly,
NOVATECH ENGINEERING CONSULTANTS LTD.



Adam Thompson, MCIP RPP
Planner