

November 14, 2025

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

Attention: **Colette Gorni, MCIP RPP**
Planner II

Reference: **100 Nipissing Court**
Planning Brief in support of Lifting of a Holding Provision Application
Our File No.: 124176

Novatech has been retained by Zena Investment Corporation to prepare a Planning Brief in support of the lifting of a 'holding' provision in the zoning for the property located at 100 Nipissing Court in Kanata (the 'Subject Site'). The following will summarize the general information about the development, provide details on the current planning framework and will demonstrate that the removal of the 'holding' provision is appropriate and good planning.

Site Details

The Subject Site is known legally as Block 1 on Plan 4M-1642 (PIN 045080176). The Subject Site is located on the southwest corner of Nipissing Court and Campeau Drive in the Kanata West Business Park. The Subject Site is currently vacant. Surrounding uses include light industrial with accessory office and logistics / distribution, as well as retail and restaurant uses located further to the east. A mineral aggregate operation is located west of the Subject Site and is separated by approximately 165 metres between property lines. The Subject Site was created through a Plan of Subdivision application, resulting in the registration of Plan 4M-1642 on November 12, 2019.

Proposed Development

The proposed development for the Subject Site is an automobile body shop. There will be a single two-storey building constructed on the Subject Site with a floorplate of approximately 1,731 square metres (18,635 square feet) and a total gross floor area of approximately 1,981 square metres (21,329 square feet). The resulting lot coverage is 14.2% of the total lot area. Parking for the new development will include 88 vehicle parking spaces (including 4 accessible parking spaces) and accommodation for a minimum of 2 bicycle parking spaces. The proposed development will include a fenced storage yard located south of the proposed building. Landscaping will be provided primarily around the exterior of the Subject Site and will consist of various species of deciduous trees as well as ground cover shrubs to provide ample visual screening.

Current Planning Framework

Official Plan

The City of Ottawa Official Plan (2022) designates the Subject Site as 'Industrial and Logistics' on land use plan Schedule B5 (Suburban (West) Transect). Section 6.4 of the Official Plan states that "*The Industrial and Logistics designation is characterized by traditional industrial land uses such as warehousing, distribution, construction, light and heavy industrial, trades, outdoor storage and other uses requiring a range of parcel sizes.*" Land uses in the 'Industrial and Logistics' designation cannot be considered sensitive land uses.

Section 6.4.1, Policy 2 of the Official Plan lists land uses that are permitted in the 'Industrial and Logistics' designation. With respect to the proposed use, Subpolicy (c) permits "*Auto service and body shops, heavy equipment and vehicle sales and service*". The proposed automobile body shop conforms to the policies of the Official Plan.

Zoning By-law

The current zoning of the Subject Site is 'Business Park Industrial Zone, Subzone 13, Exception 2166 – Holding' (IP13[2166]-h) in the City of Ottawa Zoning By-law 2008-250. The current zoning was implemented through the passing of By-law 2014-198 on October 8, 2014. The purpose of the 'Business Park Industrial Zone' is generally to accommodate mixed office, office-type uses and low impact light industrial uses in a business park setting. The proximity of the Subject Site to the nearby mineral aggregate operation has resulted in the application of Subzone 13, which specifically adds 'automobile body shop' as a permitted use (see Section 206(13)(a) of By-law 2008-250).

The current zoning has a 'holding' provision in effect which prevents permitted uses from being developed until certain criteria are met. To this point, Exception 2166 of the Zoning By-law states, "*the hold symbol may not be removed until such time as a vibration and noise study is submitted which demonstrates no impact to the adjacent quarries at 2448 Carp Road and 421 Huntmar Drive, to the satisfaction of the General Manager of Planning Growth Management Department.*"

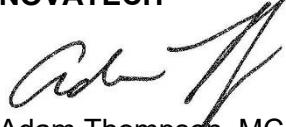
Lifting of Holding Provision

To satisfy the condition to lift the 'holding' provision, the applicant has retained Gradient Wind Engineers & Scientists to prepare a Noise and Vibration Opinion Letter. The Noise and Vibration Opinion Letter, dated November 14, 2025 concludes that, "*Under the City of Ottawa Environmental Noise Control Guidelines (ENCG) and the provincial Environmental Noise Guideline (Publication NPC-300) the proposed development is not considered a noise sensitive development, as the proposed is an industrial use.*" With respect to vibration, the Opinion Letter notes that, "*the development is not sensitive to vibrations*". As the submission of the Noise and Vibration Opinion Letter demonstrates that the automobile body shop use is compatible with the nearby mineral aggregate operation, the 'holding' provision can be removed from the zoning.

Conclusion

The proposed automobile body shop conforms to the policies of the Official Plan and is permitted in the current zoning for the Subject Site. The Noise and Vibration Opinion Letter demonstrates that the proposed use is compatible with the nearby mineral aggregate operation. The condition for lifting the 'holding' provision in the Zoning By-law has been met.

Yours truly,
NOVATECH



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