

File No.: D02-02-06-0087

Zoning By-law Amendment Proposal

199 and 200 Kennevale Drive,
1 55 Prem Circle,
755 Cobble Hill Drive,
300, 309 and 350 Moffatt Pond Court, and
674 Limeridge Circle

October 6, 2006

To: Concerned Community Groups (Distribution List)

Attached is a summary of a *Zoning By-law Amendment Proposal* being considered by the Planning and Growth Management Department. General information related to Zoning By-law Amendments can be obtained from the City's Web Page (http://ottawa.ca/city_services/planningzoning/17_0_en.shtml).

As part of the City's Public Notification and Consultation Policy, we would like to know your views concerning this proposal. These can be forwarded by mail using the attached comment sheet, or by phone, facsimile or e-mail as noted at the bottom of the proposal summary. Your comments will be considered in the evaluation of this proposal.

If you provide comments on this proposal, you will be included on the list of those who will receive further information on any meetings (community meetings or public meetings of the Planning and Environment Committee) where this proposal may be discussed and related to the decision that will be rendered on this application.

Please note, if a person or public body that files a notice of appeal of a decision of the City of Ottawa in respect to the Zoning By-law Amendment, does not make oral submission at the public meeting (Planning and Environment Committee meeting) or make written submissions to the City of Ottawa before the proposed Zoning By-law Amendment is passed, the Ontario Municipal Board may dismiss all or part of the appeal.

Should you have any questions, or require clarification or additional information, please call the undersigned at 613-580-2424, extension 27787.

Yours truly,



Dhaneshwar Neermul
Planning and Infrastructure Approvals Branch

c.c. Councillor Jan Harder - Bell/South Nepean (With Distribution list)

Zoning By-law Amendment Proposal Summary

File Number: D02-02-06-0087

Date: October 6, 2006

Owner: DCR Phoenix Group of Companies
Applicant/Agent: William D. Buchanan
Address: 18 Bentley Ave.
Phone: (613)723-9227x170

Site Location:

The site consists of eight different parcels, the addresses of which are 199 and 200 Kennevale Drive, 155 Prem Circle, 755 Cobble Hill Drive, 300, 309 and 350 Moffatt Pond Court, and 674 Limeridge Circle. It also includes a part of Moffatt Pond Court right-of-way.

The site is located at the corner of Strandherd Drive and Kennevale Drive, bounded by Strandherd Drive to the west, Cobble Hill Drive to the east, Prem Circle to the north, and a temporary road to the south.

Description of Site and Surroundings:

The site is approximately 3.1 ha in size and currently vacant. It is designated "General Urban Area" in the City of Ottawa Official Plan and "Commercial" in the Secondary Plan for Area 9 and 10, as per OMB order, and zoned for Residential Mixed Use (RMU) under Nepean Zoning Bylaw. Surrounding the site are vacant lands to the west and proposed residential development to the north, south and east. To the further east is the Barrhaven Community.

Details of Requested Zoning By-law Amendment Proposal:

This application is submitted in response to the OMB Decision/Order No. 1165 and OPA 61, which granted commercial development limited to 6,510 sq. m, including a gas bar, as the permitted use on the subject site.

The current zoning RMU permits residential uses such as:

- Single detached,
- Semi-detached,
- Multiple attached, and
- Rooming houses.

The applicant is proposing two different zoning for the site. The proposed zoning for lands to the north of Kennevale Drive (parcel "B" on the attached Location Map) is Commercial Automotive (CA1), which allows uses including:

- Automobile service station,
- Car wash, and
- Automobile repair garage (minor).

The proposed zoning for the lands to the south of Kennevale Drive (parcel "A" on the attached Location Map) is Commercial Community (CC) with an inclusion of a supermarket. Permitted uses include a supermarket and development comprised of one or more of the following uses:

- Bank
- Brew on premises
- Business office / medical/dental office
- Cinema
- Convenience store
- Day nursery
- Garden centre
- Kitchen and bath showroom
- Outdoor vehicle or merchandise sale
- Place of amusement
- Refreshment vehicle
- Respite care facility
- Restaurant and take-out
- Retail store
- School, school commercial, and school private
- Service and repair
- Special event outdoor sale
- Veterinary

In addition, the applicant is requesting that the minimum yards for all sides of the site be reduced to zero (0) metres.

Companion Applications:

N/A

Timelines & Approval Authority:

Please provide any comments to the undersigned by November 4, 2006. The "On Time Decision Date", i.e. the date the application will be considered by the City's Planning and Environment Committee, is tentatively December 12, 2006.

Dhaneshwar Neermul

City of Ottawa

Planning and Growth Management Department

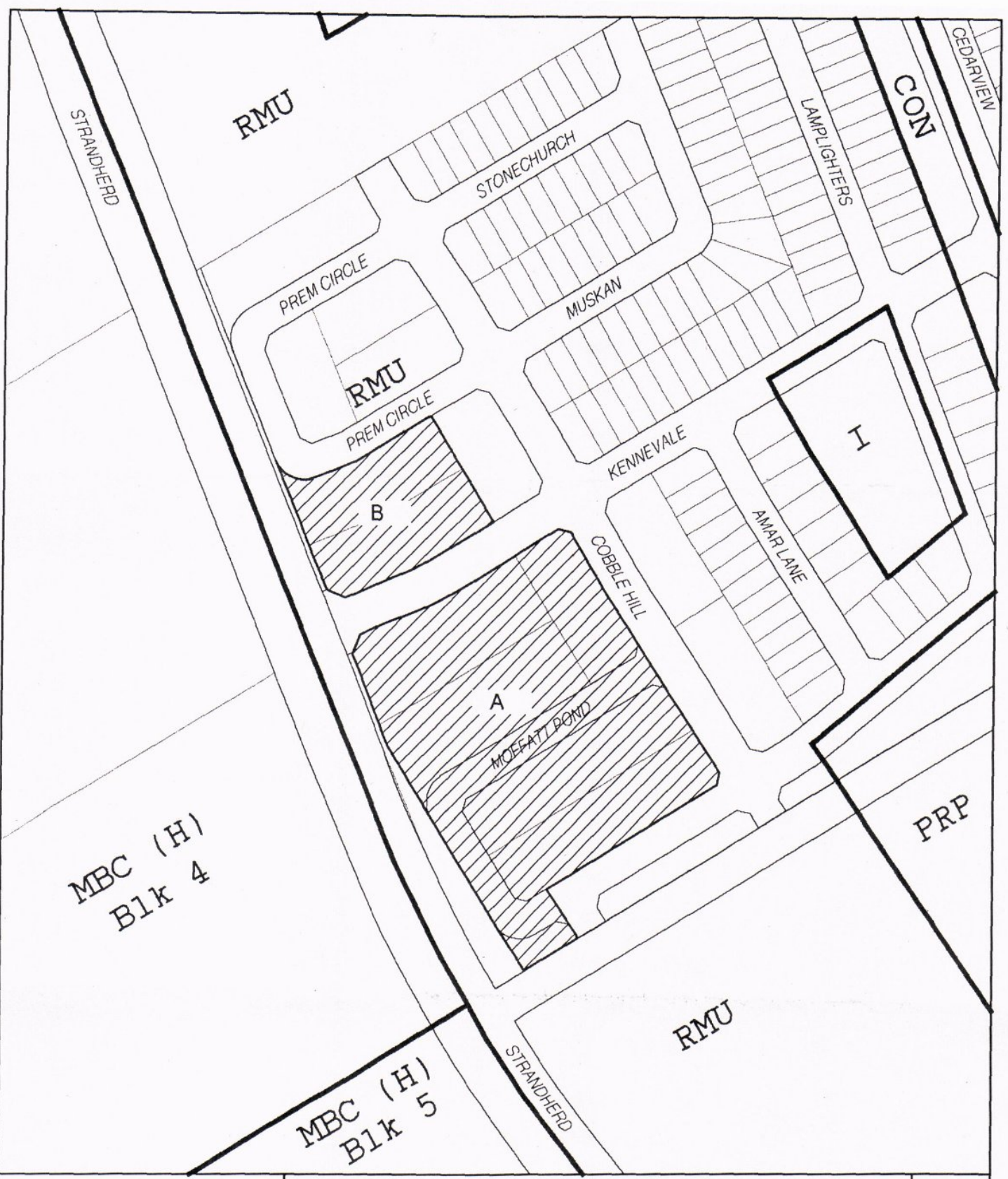
110 Laurier Avenue West, 4th floor

Ottawa, ON

613-580-2424, ext.27787

Facsimile: 613-580-2576

Dhaneshwar.Neermul@ottawa.ca



Produced by Planning and Growth Management Department

002-02-06-0087

06-1700



LOCATION MAP / Plan d'identification ZONING

KEY PLAN / Schema de zonage

155 PREM CIRCLE

199, 200 KENNEVALE DRIVE

300, 309, 350 MOFFATT POND COURT

ÉCHELLE

N.T.S.



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COMMENT SHEET Zoning By-law

Amendment Proposal

RE: 199 and 200 Kennevale Drive, 155 Prem Circle,
755 Cobble Hill Drive, 300, 309 and 350 Moffatt Pond
Court, and 674 Limeridge Circle

FILE: D02-02-06-0087

Comments:

I/we DO NOT WANT to be notified of any **public meeting(s)** that may be held where this proposal will be discussed.

I/we DO NOT WANT to be notified of the **decision** regarding this application.

Comment Sheet Completed By: _____
(PLEASE PRINT NAME) Company
Name: _____ Date: _____
Address: _____ City: _____ Postal Code: _____
Phone: _____

FORWARD COMMENTS BY November 4, 2006

FORWARD COMMENTS TO:

Dhaneshwar Neermul
City of Ottawa
Planning and Growth Management Department
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Ottawa, ON K1P 1U1 613-580-2424,
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