

**Joint Committee
Planning and Housing & Agricultural and Rural Affairs
December 17, 2025**

Approved Motion

Motion No. PHC-ARAC2025-07-20¹

Moved by R. Brockington

WHEREAS the National Capital Commission (NCC) owns properties in Ward 16 along the Walkley rail corridor between the Rideau River and Airport Parkway, commonly referred to as the Southern Corridor and McCarthy Woods, and in Ward 8 along the Beachburg rail corridor between Woodroffe Avenue and Merivale Road, commonly referred to as the Southern corridor; and

WHEREAS the Official Plan designation for the NCC-owned McCarthy Woods is a mix of Neighbourhood and Greenspace; and, the designation for the NCC-owned Southern corridor is Neighbourhood; and

WHEREAS the current zoning in Zoning By-law 2008-250 for the Southern Corridor and McCarthy Woods is Parks and Open Space, Community Leisure Facility, and Light Industrial; and, the current zoning for the Southern corridor is Minor Institutional; and

WHEREAS the first draft of the new zoning by-law proposed for McCarthy Woods Open Space Facility, Recreation, and Greenspace; and, for the Southern corridor Institutional; and

WHEREAS the NCC expressed a desire for the lands within both corridors to be designated in the new Zoning By-law as Development Reserve; and

WHEREAS a zoning designation of Development Reserve in the final draft of the new Zoning By-law in both areas are consistent with the Official Plan designation of Neighbourhood; and

¹ <https://pub-ottawa.escribemeetings.com/Meeting.aspx?Id=97890283-23be-41e9-976a-b0c03954bcd1&Agenda=PostMinutes&lang=English>

WHEREAS the proposed zoning in the first draft of the new Zoning By-law in both areas are consistent with the Neighbourhood designation of the Official Plan; and

WHEREAS a significant number of public submissions have been received from both communities requesting that the zoning for their respective areas revert to zoning designations aligned with what was proposed in Draft 1; and

WHEREAS the Baseline-Merivale Secondary Plan is currently underway and includes the Southern corridor; and

WHEREAS following the conclusion of the Baseline-Merivale Secondary Plan process, the City will initiate a Zoning By-Law amendment to implement the intent of the Secondary Plan.

THEREFORE BE IT RESOLVED that the zoning for the lands designated Neighbourhood in the Official Plan along the Walkley rail corridor for the Southern Corridor and McCarthy Woods in the new Zoning By-law revert to the zoning in line with what was shown that was proposed in the first draft of the new Zoning By-law, except for the following changes:

- lands currently zoned IL – Light Industrial in Zoning By-law 2008-250 will be zoned NMU4 – Neighbourhood Mixed-Use subzone 4 instead of GRN – Greenspace;
- the lands zoned FAC-1 – Open Space Facility Subzone 1 in the first draft of the new Zoning By-law will be zoned FAC4 – Open Space Facility Subzone 4; and
- exception [310] and the holding symbol -h will not be included in the zone codes,

as shown on the map in Document 1, attached to this motion and on file with the City Clerk; and

BE IT FURTHER RESOLVED that the zoning for the lands designated Neighbourhood in the Official Plan for the Southern corridor revert to the INZ[416]-h zone, as was shown in the first draft of the new Zoning By-law, as shown in Document

2, until such time that the Baseline-Merivale Secondary Plan has been completed and the zoning is amended to implement the secondary plan; and

BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given.

For (11) M. Luloff, T. Kavanagh, T. Tierney, R. Brockington, C. Kitts, C. Curry, C. Kelly, L. Johnson, A. Troster, D. Brown, and Isabelle Skalski

Against (4) L. Dudas, G. Gower, J. Leiper, and W. Lo

Document 1

