

July 21, 2018

We would like to register our concerns about this planned zoning change. The list of permitted land uses for this proposed IG zoning must take into account the fact that this is riparian land, directly abutting the Rideau River. Land uses that present risks of spillage or leaking of contaminants into the waterway or that require large impermeable surfaces, such as parking lots, that increase runoff and compound contamination risks, should not be permitted on such parcels. The list of uses proposed should be reviewed via this lens and those that present such risks should be removed. As regards this particular application, the proposed use for a car dealership should not be permitted if it is intended to store inventory on site or include a service department. The former would require a large impermeable paved surface for vehicle storage while the latter presents a risk of spills and leaks of contaminants. Even though collection and capture systems can be installed to mitigate this risk, the precautionary principle would call for only allowing such land use away from waterways in case of system failure. A showroom and sales office, with inventory storage and servicing located off site, would be an acceptable land use for this parcel.

Perhaps a land swap could be arranged to facilitate such a plan, with the proponent ceding the undevelopable riverfront section of the parcel to the City in exchange for suitable city owned land further inland.

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