



Agriculture and Rural Affairs Committee

Agenda

Meeting #: 04
Date: Thursday, June 1, 2023
Time: 10 am
Location: Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive, and by electronic participation
Councillors: Chair George Darouze, Vice-Chair Clarke Kelly, Councillor David Brown, Councillor Catherine Kitts, Councillor Matt Luloff

Kelly Crozier,
Committee Coordinator
(613) 580-2424, ext. 16875
Kelly.Crozier@ottawa.ca

1. Notices and meeting information for meeting participants and the public

Notices and meeting information are attached to the agenda and minutes, including: availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, June 14, 2023, in Agriculture and Rural Affairs Committee Report 4.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Wednesday, May 31, 2023, and the deadline to register to speak by email is 9:00 am on Thursday, June 1, 2023.

2. Declarations of Interest

3. Confirmation of Minutes

3.1 ARAC Minutes 3 - May 4, 2023

4. Planning, Real Estate and Economic Development Department

4.1 Zoning By-law Amendment – 40 Carlisle Circle

ACS2023-PRE-PS-0064 - Rideau-Jock (21)

Report Recommendation(s)

1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 40 Carlisle Circle, as shown in Document 1, from RR2[9r] to O1A to rezone the severed lands in conformity with the Canadian Golf and Country Club lands, and to rezone the retained parcel from RR2[9r] to RR2 to meet minimum zoning provisions, as detailed in Document 2.
2. That the Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023 subject to submissions received between the publication of this report and the time of Council's decision.

4.2 Zoning By-law Amendment – 1476 Century Road & 5758 First Line Road

ACS2023-PRE-PS-0062 - Rideau-Jock (21)

Report Recommendation(s)

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1476 Century Road & 5758 First Line Road, as shown in Document 1, to permit the existing uses, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

5. Referrals

5.1 Motion - Cash-In-Lieu of Parkland Fees - 5703 Loggers Way

Committee will be requested to consider the following Motion, referred from the City Council meeting of April 12, 2023.

WHEREAS City Council approved the new Parkland Dedication By-law (No. 2022-280) on August 31, 2022; and

WHEREAS the By-law now requires parkland conveyance or cash-in-lieu of parkland to be provided to the City before the issuance of a building permit for a new dwelling if it cannot be demonstrated that parkland dedication has been previously satisfied in accordance with the Planning Act; and

WHEREAS the By-law requires conveyance of parkland or cash-in-lieu of parkland at 5% of the gross land area for low density residential uses; and

WHEREAS 60% of the funds paid are allocated to use in the Ward in which the development is located and forty percent 40% of the funds paid will be allocated for citywide purposes; and

WHEREAS section 3(4) of the By-law permits Council to waive parkland dedication fees; and

THEREFORE BE IT RESOLVED that City Council waive the 60% of the cash-in-lieu of parkland fees required for the pending building permit at 5703 Loggers Way (being the Ward portion); and

BE IT FURTHER RESOLVED that City Council direct Staff to review the Parkland Dedication By-law to determine whether the By-law should be amended to extend the transition clauses for rural building permits outside of Villages where lands were subdivided for individual residential lot purposes prior to the new By-law coming into force and report back to the Agriculture and Rural Affairs Committee by Q3 2024.

5.2 Request to reduce Cash-in-lieu of Parkland Contribution for New Construction at 5703 Loggers Way

ACS2023-RCF-GEN-0002 - West Carleton-March (5)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend that Council receive this report for information.

6. In Camera Items

7. Open Mic Session

8. Notices of Motions (For Consideration at Subsequent Meeting)
9. Inquiries
10. Other Business
11. Adjournment

Next Meeting

Thursday, July 6, 2023.

Comité de l'agriculture et des affaires rurales

Ordre du jour

N° de la réunion : 04
Date : le jeudi 1er juin 2023
Heure : 10 h
Endroit : Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade
CentrepoinTE, et participation par voie électronique
Conseillers : George Darouze, président, Clarke Kelly, vice-président,
David Brown, conseiller, Catherine Kitts, conseillère, Matt Luloff, conseiller

Kelly Crozier,
coordonnatrice du comité
613-580-2424, poste 16875
Kelly.Crozier@ottawa.ca

1. Avis et renseignements concernant la réunion à l'intention des participants à la réunion et du public

Les avis et renseignements concernant les réunions sont joints à l'ordre du jour et au procès-verbal, y compris : la disponibilité des services d'interprétation simultanée et des mesures d'accessibilité; les procédures relatives aux réunions à huis clos; les points d'information qui ne font pas l'objet de discussions; les avis de non-responsabilité relativement aux renseignements personnels pour les correspondants et les intervenants; les avis relatifs aux procès-verbaux; les détails sur la participation à distance.

Des formats accessibles et des soutiens à la communication sont offerts sur demande.

À moins d'avis contraire, les rapports nécessitant un examen par le Conseil municipal seront présentés au Conseil le mercredi 14 juin 2023 dans le rapport 4 du Comité de l'agriculture et des affaires rurales.

La date limite pour s'inscrire par téléphone, en vue de prendre la parole devant le comité, de soumettre des commentaires par écrit ou de faire une présentation visuelle, est le mercredi

31 mai 2023, à 16 h, et la date limite pour s'inscrire par courriel, en vue de prendre la parole devant le comité, est le jeudi 1er juin 2023, à 9 h 00.

2. Déclarations d'intérêt
3. Adoption des procès-verbaux
 - 3.1 Procès-verbal 3 du CAAR - 4 mai 2023
4. Direction générale de la planification, de l'immobilier et du développement économique
 - 4.1 Modification du Règlement de zonage – 40, cercle Carlisle

ACS2023-PRE-PS-0064 - Rideau-Jock (21)

Recommandation(s) du rapport

1. **Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du Règlement de zonage no 2008-250 visant le 40, cercle Carlisle, telle que présentée dans le document 1, afin de modifier le zonage des terrains morcelés de RR2 [9r] à O1A pour qu'il corresponde à celui des terrains du Canadian Golf and Country Club, et de modifier le zonage de la parcelle conservée de RR2 [9r] à RR2 afin de respecter les dispositions minimales en matière de zonage, comme le précise le document 2.**
2. **Que le Comité de l'agriculture et des affaires rurales approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé, « Résumé des observations orales et écrites du public sur les questions assujetties aux “exigences d'explication” de la *Loi sur l'aménagement du territoire* » à la réunion du Conseil municipal prévue le 14 juin 2023, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

- 4.2 Modification du Règlement de zonage – 1476, chemin Century et 5758, chemin First Line

ACS2023-PRE-PS-0062 - Rideau-Jock (21)

Recommandation(s) du rapport

1. **Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1476, chemin Century et le 5758, chemin First Line, des biens-fonds illustrés dans le document 1, afin de permettre la présence des**

utilisations existantes, comme l'expose en détail le document 2.

2. Que le Comité de l'agriculture et des affaires rurales donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

5. Renvois

5.1 Frais relatifs aux terrains à vocation de parc – 5703, voie Loggers

Le Comité sera appelé à examiner la motion suivante, qui a été renvoyée par le Conseil municipal lors de sa réunion du 12 avril 2023.

ATTENDU QUE le Conseil municipal a approuvé le nouveau Règlement sur l'affectation de terrains à la création de parcs (no 2022-280) le 31 août 2022; et

ATTENDU QUE le Règlement exige maintenant que la cession ou le règlement compensatoire des terrains à vocation de parc soit fourni à la Ville avant la délivrance d'un permis de construire pour une nouvelle habitation s'il ne peut être démontré que l'affectation d'un parc a déjà été effectuée conformément à la Loi sur l'aménagement du territoire; et

ATTENDU QUE le Règlement exige la cession ou le règlement compensatoire des terrains à vocation de parc à hauteur de 5 % de la superficie brute du terrain pour les utilisations résidentielles de faible densité; et

ATTENDU QUE 60 % des sommes payées doivent être attribués au quartier dans lequel l'aménagement est situé, et les 40 % restants, à des fins relatives à l'ensemble de la Ville; et

ATTENDU QUE le paragraphe 3(4) du Règlement permet au Conseil de renoncer aux frais pour les terrains à vocation de parc;

PAR CONSÉQUENT, IL EST RÉSOLU QUE le Conseil municipal renonce à la portion de 60 % (destinée au quartier) des frais pour les terrains à vocation de parc requise pour le permis de construire en attente du 5703, voie Loggers;

IL EST EN OUTRE RÉSOLU QUE le Conseil municipal demande au personnel de réviser le Règlement sur l'affectation de terrains à la création de parcs afin de

déterminer s'il devrait être modifié pour étendre les dispositions de transition aux permis de construire délivrés dans le secteur rural à l'extérieur des villages, où les terres ont été subdivisées à des fins de lots résidentiels individuels avant l'entrée en vigueur du nouveau Règlement, et de présenter ses conclusions au Comité de l'agriculture et des affaires rurales d'ici le troisième trimestre de 2024.

5.2 Demande de réduction de la contribution au règlement financier des frais relatifs aux terrains à vocation de parc pour un projet de construction au 5703, voie Loggers

ACS2023-RCF-GEN-0002 - West Carleton-March (5)

Recommandation(s) du rapport

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil ce qui suit prendre connaissance de ce rapport à titre d'information.

6. Points à huis clos
7. Séance à micros ouverts
8. Avis de motions (pour examen lors d'une réunion subséquente)
9. Demandes de renseignements
10. Autres questions
11. Levée de la séance

Prochaine réunion

Le jeudi 6 juillet 2023.



Notices to the public and participants regarding committee proceedings

Updated: December 30, 2022

Public notices

- Simultaneous interpretation in both official languages is available for any specific agenda item by contacting the committee coordinator at least 72 hours before the meeting date. For requests made within 72 hours of the Committee meeting, staff will endeavour to arrange simultaneous interpretation requests whenever possible.
- Accessible formats and communication supports are available, upon request to the committee coordinator or by completing the [Accessible Formats and Communication Supports Request Form](#). The City shall, upon request and in consultation with the person making the request, provide or arrange to provide accessible formats and communication supports for persons with disabilities. Accessible formats and communication supports shall be provided in a timely manner, taking into account the person's particular accessibility needs and at a cost that is no more than the regular cost charged to other persons, in accordance with the City's [Accessibility Policy](#) and its [Accessible Formats and Communication Supports Procedures](#).
- *In camera* items are not subject to public discussion or audience. Any person has a right to request an independent investigation of the propriety of dealing with matters in a closed session. A [Request for investigation of closed meeting form](#) may be obtained, without charge, online or in person from the Chair of the meeting. Requests are kept confidential pending any report by the Meetings Investigator and are conducted without charge to the Requestor.
- Items listed on the agenda under Communications and Information Previously Distributed do not form part of the regular agenda and will not be discussed by

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the Committee unless added to the agenda pursuant to Subsection 89(3) of the [Procedure By-law](#).

- **Information submitted to the Committee, including the full name of the correspondent/speaker, will form part of the public record and will be publicly accessible.** Correspondence, including personal and contact information, is distributed to the Members of the Committee, offices of Members of Council and relevant City officials and staff. The City posts audio of committee meetings online, including any oral submissions. For more information, contact the committee coordinator at the coordinates listed on the agenda.

Notices regarding minutes

- Underlining in the minutes indicates an amendment, approved by a committee, to recommendations or to a motion.
- Minutes are **draft** until confirmed by the Committee.

Hybrid meeting participation details

Meetings are held through a hybrid format with the option to participate in person or electronically in accordance with Section 238 of the *Municipal Act, 2001* as amended by the *COVID-19 Economic Recovery Act, 2020*.

Meetings in open session are open to the public and will in most cases be held at Ottawa City Hall (please refer to the agenda for the location of the meeting). Additionally, meetings will be hosted in [Zoom](#). Participants (such as Committee Members and registered speakers) may attend the meeting room, call a toll-free telephone number, or use Zoom software on a computer or mobile device.

Members of Committee and Council and required City staff

The committee coordinator will send a Zoom link and password prior to the meeting to Members of Committee and Council, and staff who are required to participate.

Other City staff, media and general public

Staff not participating in the meeting, the media and the general public must view the meeting on the [Ottawa City Council YouTube channel or on the City's agendas and minutes web portal \(eScribe\)](#). They may also attend the meeting in person in the public gallery.

In-room audience seating may have limited capacity and staff are asked to give priority to members of the media and public who wish to attend in person.

The City of Ottawa has implemented security measures to ensure a safe and secure environment for in-person Council and Committee meetings held in the City Hall Council Chambers – Andrew S. Haydon Hall. For more information visit [Ottawa.ca](https://ottawa.ca)

Submissions to Committee

Members of the public may provide either written or oral submissions (or both) to Committee meetings.

After the submission deadlines have passed, members of the public may submit comments to the appropriate standing committee (if applicable) and/or submit written comments to Council.

Comments received **after the submission deadlines have passed** will be acknowledged by the committee coordinator and provided to all Members of Council as soon as possible prior to Council's final consideration of the item (the Council date is noted on the Committee agenda), but may not be provided to the Committee prior to its meeting.

Written comments

Members of the public may submit written comments by email to the committee coordinator, or by calling the committee coordinator to have their comments transcribed.

Both written and oral comments are given equal consideration by the Committee.

To ensure that written comments can be provided to the Committee prior to the meeting, the deadline for submitting written comments is 4:00 PM on the business day before the meeting unless otherwise noted on the agenda.

Oral comments (public delegations)

Members of the public may register, by calling or emailing the committee coordinator, to provide oral comments during the meeting. They must include their name, telephone number and email address (if available). Registration is required so that the committee coordinator may provide Zoom meeting information to the speaker.

Neither a computer, nor a video sharing device, is required to participate in the Zoom meeting. Participants may join the Zoom meeting by calling a toll-free number.

Should you wish to speak for up to five minutes during the Committee meeting, you may register with the committee coordinator by phone prior to 4:00 PM on the business day before the meeting, or by email or in person no later than one hour prior to the start time set for the meeting, unless otherwise noted on the agenda.

Please note that screen-sharing will not be enabled for participants during this meeting. Those delegates who wish to provide a visual presentation (such as PowerPoint slides) are required to register to speak and provide those materials to the committee coordinator prior to 4:00 PM on the last business day prior to the meeting unless otherwise noted on the agenda.

The committee coordinator who is moderating the meeting will share your presentation from his/her screen as you speak.

More information

For more information, please visit the [Agendas, minutes and videos](https://ottawa.ca/agendas) page at ottawa.ca/agendas.



Avis à l'intention du public et des participants concernant les délibérations des comités

Mise à jour : Le 30 décembre 2022

Avis publics

- L'interprétation simultanée est offerte dans les deux langues officielles pour toute question à l'ordre du jour; il suffit de communiquer avec le coordonnateur de comité au moins 72 heures avant la réunion. Pour les demandes soumises dans les 72 heures avant la réunion du Comité, le personnel s'efforcera de faire le nécessaire pour répondre aux demandes d'interprétation simultanée.
- Des formats accessibles et des aides à la communication sont offerts après avoir effectué une demande auprès du coordonnateur de comité ou en remplissant la [Demande de documentation de la Ville d'Ottawa en formats accessibles](#). La Ville doit, sur demande et en consultation avec la personne qui présente la demande, fournir ou prendre des dispositions pour fournir des formats accessibles et des aides à la communication pour les personnes en situation de handicap. Des formats accessibles et des aides à la communication doivent être fournis en temps opportun, en tenant compte des besoins d'accessibilité particuliers de la personne et à un coût qui n'est pas plus élevé que le coût ordinairement demandé aux autres personnes, conformément à la [Politique sur l'accessibilité](#) de la Ville d'Ottawa et ses [Procédures concernant les formats accessibles et les aides à la communication](#).
- Le public ne peut pas assister aux discussions ni aux séances sur les points à l'ordre du jour débattus à huis clos. Toute personne a le droit de demander une enquête indépendante sur la légitimité de régler certaines questions à huis clos. Il est possible de se procurer sans frais une [Demande d'enquête sur le bien-fondé d'une réunion à huis clos](#) en ligne ou en personne auprès du président de la réunion en question. Les demandes d'enquête restent

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confidentielles tant que l'enquêteur n'a pas présenté son rapport et n'entraînent aucuns frais pour le demandeur.

- Les points énumérés à l'ordre du jour sous « Communications » et « Information distribuée auparavant » ne font pas partie de l'ordre du jour ordinaire et ne seront donc pas traités par le Comité, à moins qu'ils ne soient ajoutés à l'ordre du jour en vertu du paragraphe 89(3) du [Règlement de procédure](#).
- **L'information envoyée au Comité, y compris le nom complet des correspondants/présentateurs, sera versée aux dossiers publics et sera accessible au public.** La correspondance, coordonnées et renseignements personnels compris, est transmise aux membres du Comité, aux bureaux des membres du Conseil et aux cadres et employés de la Ville concernés. La Ville publie en ligne la version audio des réunions de comités, y compris les observations verbales. Pour en savoir plus, communiquez avec le coordonnateur de comité dont les coordonnées sont indiquées dans l'ordre du jour.

Avis relatifs aux procès-verbaux

- Le soulignement dans les procès-verbaux indique une modification, approuvée par un comité, de recommandations ou d'une motion.
- Les procès-verbaux sont **préliminaires** jusqu'à ce qu'ils soient approuvés par le Comité.

Participation aux réunions hybrides – détails

Les réunions se déroulent en format hybride, en vue d'offrir la possibilité aux participants d'y assister en personne ou par voie électronique, conformément à l'article 238 de la *Loi de 2001 sur les municipalités*, telle que modifiée par la *Loi de 2020 visant à favoriser la reprise économique face à la COVID-19*.

Les réunions en séance publique sont ouvertes à tous et se tiennent généralement à l'hôtel de ville d'Ottawa (veuillez consulter l'ordre du jour pour connaître le lieu exact de la réunion). La réunion est également présentée sur [Zoom](#). Les participants (tels que les membres des comités et les intervenants inscrits) peuvent y assister en personne, en téléphonant à un numéro sans frais ou en utilisant le logiciel Zoom sur un ordinateur ou un appareil mobile.

Membres du Comité et du Conseil, et personnel municipal tenu de participer à la réunion

Le coordonnateur de comité enverra un lien Zoom et un mot de passe avant la réunion aux membres du comité et aux membres du Conseil ainsi qu'au personnel municipal tenu de participer.

Autres employés municipaux, médias et public

Les employés qui ne participent pas à la réunion, les médias et le public peuvent suivre la réunion sur la [chaîne YouTube du Conseil municipal d'Ottawa](#) ou dans le [portail Web des ordres du jour et des procès-verbaux de la Ville \(eScribe\)](#). La participation en personne est également possible dans la galerie des spectateurs.

Les places assises peuvent être limitées. Nous prions donc le personnel de bien vouloir donner la priorité aux membres des médias et du public qui souhaitent assister à la réunion.

Pour les participants en personne, veuillez noter que la Ville d'Ottawa a mis en place des mesures de sécurité pour assurer un environnement sûr et sécuritaire pour les réunions en personne tenues dans la salle du Conseil de l'hôtel de ville - Salle Andrew S. Haydon. Pour plus d'informations, visitez Ottawa.ca.

Commentaires présentés au Comité

Le public peut formuler des commentaires par écrit ou de vive voix (ou les deux) lors des réunions du Comité.

Passé les échéances pour les soumissions, le public peut soumettre ses commentaires au comité permanent concerné (s'il y a lieu) ou au Conseil.

Les commentaires reçus **une fois les échéances passées pour les soumissions** seront traités par le coordonnateur du comité, puis transmis à tous les membres du Conseil dès que possible avant l'examen final du point par le Conseil (la date de la réunion du Conseil étant notée sur l'ordre du jour du comité), mais il se pourrait qu'ils ne soient pas communiqués au comité avant sa réunion.

Commentaires écrits

Les commentaires peuvent être envoyés au coordonnateur de comité par courriel ou en communiquant avec lui par téléphone pour que ces commentaires soient transcrits. **Les commentaires écrits et oraux reçoivent la même attention du Comité.**

Afin que les commentaires écrits puissent être communiqués au comité avant la réunion, l'échéance pour soumettre des commentaires par écrit est au plus tard à 16 h le jour ouvrable précédant la réunion, sauf indication contraire dans l'ordre du jour.

Commentaires oraux (intervenants du public)

Il est possible de s'inscrire auprès du coordonnateur de comité, par téléphone ou courriel, pour prendre la parole durant la réunion. Pour ce faire, l'intervenant doit fournir son nom, son numéro de téléphone et son adresse électronique (si possible).

L'inscription est requise pour recevoir les informations relatives à la réunion Zoom.

Il n'est pas obligatoire d'avoir un ordinateur ou un appareil de partage de vidéos pour participer à la réunion; il est possible de le faire en composant un numéro sans frais.

Si vous souhaitez prendre la parole (maximum de cinq minutes) pendant la réunion du comité, vous devez vous inscrire auprès du coordonnateur du comité, par téléphone, avant 16 h le dernier jour ouvrable précédant la réunion, ou par courriel ou en personne, au plus tard une heure avant le début de la réunion, sauf indication contraire dans l'ordre du jour.

Veillez prendre note que le partage d'écran ne sera pas autorisé pour les participants durant cette réunion. Les intervenants qui souhaitent faire une présentation visuelle (par exemple au moyen de PowerPoint) doivent s'inscrire pour prendre la parole et fournir cette présentation au coordonnateur du comité avant 16 h le dernier jour ouvrable précédant la réunion, sauf indication contraire dans l'ordre du jour.

Le coordonnateur du comité, qui anime la réunion, partagera la présentation à partir de son écran lors de l'intervention.

Pour en savoir plus

Pour obtenir de plus amples renseignements, veuillez consulter la page [Ordres du jour, procès-verbaux et vidéos](#).



Agriculture and Rural Affairs Committee

Minutes

Meeting #: 03
Date: May 4, 2023
Time: 10 am
Location: Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive, and by electronic participation

Present: Chair George Darouze, Councillor David Brown, Councillor Catherine Kitts, Councillor Matt Luloff

Absent: Vice-Chair Clarke Kelly

1. Notices and meeting information for meeting participants and the public
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 Accessible formats and communication supports are available, upon request.
 Except where otherwise indicated, reports requiring Council consideration will be presented to Council on May 10, 2023 in Agriculture and Rural Affairs Committee Report 3.
 The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Wednesday, May 3, 2023, and the deadline to register to speak by email is 9:00 am on Thursday, May 4, 2023.
This draft Minutes document contains a summary of the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the final Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in this draft Minutes document are draft until the Minutes of the meeting are

confirmed by the Committee. The final draft Minutes will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item 5.3 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on May 10, 2023, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 ARAC Minutes 2 - April 6, 2023

Carried

4. Responses to Inquiries

4.1 ARAC- 01 –23 - Parking in Rural Villages

5. Planning, Real Estate and Economic Development Department

5.1 Beckett's Creek Subwatershed Study

ACS2023-PRE-EDP-0019 - Orléans East-Cumberland (1) and Orléans South-Navan (19)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend that Council approve the Beckett's Creek Subwatershed Study, attached as Document 1.

Carried

5.2 Rural Community-Building Grant Program – Quarter 1 Applications Review

ACS2023-PRE-EDP-0021 - Orléans East-Cumberland (1) West Carleton-March (5) Orléans South-Navan (19) Osgoode (20) Rideau-Jock (21)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee approve the recommendations on Rural Community-Building Grants Program applications as detailed in Document 1.

Carried as amended

Motion No. ARAC 2023-03-01

WHEREAS the Rural Ottawa Youth Mental Health Collective and their sponsor agency Nepean Rideau Osgoode Community Resource Centre are seeking funding under the Rural Community-Building Grants Program to support an outreach program for rural youth between the age of 12 and 24 from all five (5) rural wards this summer; and

WHEREAS the Rural Affairs Office recognizes the service gaps and additional effort necessary to support rural youth mental health; and

WHEREAS approval of this application is needed as soon as possible for this project to be viable; and

WHEREAS the administration cost of \$877.60 identified in the proposal falls beyond the guidelines of the RCBGP and the program does not typically provide funding for this type of cost.

THEREFORE BE IT RESOLVED THAT Agriculture and Rural Affairs Committee approve the Rural Ottawa Youth Mental Health Collective's Rural Community-Building Grants Program application for a total amount of \$8,776.00, which does not include the proposed \$877.60 administrative cost;

AND BE IT FURTHER RESOLVED THAT the total amount of funding awarded under the RCBGP for Q1 2023 is \$32,282.81 and Document 1 of ACS2023-PRE-EDP-0021 be updated to include the Project

Summary, Project Cost and Staff Recommendation on Rural Ottawa Youth Mental Health Collective's application.

Carried

5.3 Zoning Omnibus Amendments – Q2 2023

ACS2023-PRE-EDP-0006 – City Wide

Report Recommendation(s)

That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Documents 1 and 2, and detailed in Document 3.

Carried

6. Office of the City Clerk

6.1 Status Update – Agriculture and Rural Affairs Committee Inquiries and Motions - For the Period Ending April 21, 2023

ACS2023-OCC-CCS-0062 - City Wide

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee receive this report for information.

Carried

7. Referrals

7.1 Motion - Cash-In-Lieu of Parkland Fees - 5703 Loggers Way

Committee will be requested to consider the following Motion, referred from the City Council meeting of April 12, 2023.

Moved by C. Kelly

WHEREAS City Council approved the new Parkland Dedication By-law (No. 2022-280) on August 31, 2022; and

WHEREAS the By-law now requires parkland conveyance or cash-in-lieu of parkland to be provided to the City before the issuance of a building permit for a new dwelling if it cannot be demonstrated that

parkland dedication has been previously satisfied in accordance with the Planning Act; and

WHEREAS the By-law requires conveyance of parkland or cash-in-lieu of parkland at 5% of the gross land area for low density residential uses; and

WHEREAS 60% of the funds paid are allocated to use in the Ward in which the development is located and forty percent 40% of the funds paid will be allocated for citywide purposes; and

WHEREAS section 3(4) of the By-law permits Council to waive parkland dedication fees; and

THEREFORE BE IT RESOLVED that City Council waive the 60% of the cash-in-lieu of parkland fees required for the pending building permit at 5703 Loggers Way (being the Ward portion); and

BE IT FURTHER RESOLVED that City Council direct Staff to review the Parkland Dedication By-law to determine whether the By-law should be amended to extend the transition clauses for rural building permits outside of Villages where lands were subdivided for individual residential lot purposes prior to the new By-law coming into force and report back to the Agriculture and Rural Affairs Committee by Q3 2024.

Motion No. ARAC 2023-03-02

Moved by D. Brown

WHEREAS the Motion from Councillor Kelly regarding Cash-in-Lieu of Parkland Fees – 5703 Loggers Way was referred to the Agriculture and Rural Affairs Committee (ARAC) at the Council meeting of April 26, 2023; and

WHEREAS areas within the Ward 5 have been directly impacted by flooding in late April and early May as a result of higher water levels in the Ottawa Waterways, and as a result the Ward Councillor is engaged in the community and unable to attend the ARAC Meeting; and

THEREFORE BE IT RESOLVED that the Motion – Cash-in-Lieu of Parkland Fees – 5703 Loggers Way and related information report Request to reduce Cash-in-lieu of Parkland Contribution for New Construction at 5703 Loggers Way (ACS2023-RCF-GEN-0002) listed

as items 7.1 and 7.2 on the Agriculture and Rural Affairs Committee (ARAC) agenda for May 4, 2023 be deferred to the next regular ARAC meeting

Carried

7.2 Request to reduce Cash-in-lieu of Parkland Contribution for New Construction at 5703 Loggers Way

ACS2023-RCF-GEN-0002 - West Carleton-March (5)

Report Recommendation(s)

That the Agriculture and Rural Affairs Committee recommend that Council receive this report for information.

8. In Camera Items

There were no *in camera* items.

9. Open Mic Session

There were no in camera items.

10. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

11. Inquiries

There were no Inquiries.

12. Other Business

There was no other business.

13. Adjournment

Next Meeting

Tuesday, May 30, 2023 - Joint Planning and Housing Committee and Agriculture and Rural Affairs Committee

Thursday, June 1, 2023 - Regular Agriculture and Rural Affairs Committee

The meeting adjourned at 10:08 am.

Original signed by K. Crozier,
Committee Coordinator

Original signed by Councillor G.
Darouze, Chair



Comité de l'agriculture et des affaires rurales

Procès-verbal

N° de la réunion : 03
Date : le 4 mai 2023
Heure : 10 h
Endroit : Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade CentrepoinTE, et participation par voie électronique

Présents : George Darouze, président, David Brown, conseiller, Catherine Kitts, conseillère, Matt Luloff, conseiller

Absent(s): Clarke Kelly, vice-président

1. Avis et renseignements concernant la réunion à l'intention des participants à la réunion et du public

Les avis et renseignements concernant les réunions sont joints à l'ordre du jour et au procès-verbal, y compris : la disponibilité des services d'interprétation simultanée et des mesures d'accessibilité; les procédures relatives aux réunions à huis clos; les points d'information qui ne font pas l'objet de discussions; les avis de non-responsabilité relativement aux renseignements personnels pour les correspondants et les intervenants; les avis relatifs aux procès-verbaux; les détails sur la participation à distance.

Des formats accessibles et des soutiens à la communication sont offerts sur demande.

À moins d'avis contraire, les rapports nécessitant un examen par le Conseil municipal seront présentés au Conseil le 10 mai 2023 dans le rapport 3 du Comité de l'agriculture et des affaires rurales.

La date limite pour s'inscrire par téléphone, en vue de prendre la parole devant le comité, de soumettre des commentaires par écrit ou de faire une présentation visuelle, est le mercredi 3 mai 2023, à 16 h, et la date limite pour s'inscrire par

courriel, en vue de prendre la parole devant le comité, est le jeudi 4 mai 2023, à 9 h 00.

Ce procès-verbal préliminaire contient un résumé des suites à donner relativement aux points et aux mesures prises lors de la réunion. Ce document ne contient pas tout le texte qui fera partie du procès-verbal définitif, comme la consignation des soumissions écrites ou verbales. Les votes et les avis contraires consignés dans le présent procès-verbal préliminaire demeurent des données préliminaires jusqu'à ce que le procès-verbal soit confirmé par le sous-comité. Le procès-verbal définitif sera publié en même temps que l'ordre du jour de la prochaine réunion ordinaire du sous-comité et, une fois confirmé, il remplacera le présent document.

Conformément à la Loi sur l'aménagement du territoire, la présidence fait la lecture de la déclaration suivante au début de la réunion.

La présente réunion est une réunion publique visant à examiner les modifications proposées du Plan officiel et du Règlement de zonage qui sont inscrites au point(s) 5.3 de l'ordre du jour.

En ce qui concerne ledit point, seules les personnes qui prendront la parole aujourd'hui ou qui présenteront des observations écrites avant l'adoption des modifications pourront interjeter appel devant le Tribunal ontarien de l'aménagement du territoire. Le requérant pourra lui aussi interjeter appel devant le Tribunal si le Conseil n'adopte pas les modifications proposées dans les 90 jours suivant la réception de sa demande si celle-ci concerne le Règlement de zonage, et dans les 120 jours si elle concerne le Plan officiel.

Pour présenter des observations écrites sur les modifications proposées avant leur examen par le Conseil municipal le 10 mai 2023, prière de communiquer avec la coordination du Comité ou du Conseil, par courriel ou par téléphone.

2. Déclarations d'intérêt

Aucune déclaration d'intérêt n'a été présentée.

3. Adoption des procès-verbaux

3.1 Procès-verbal 2 du CAAR - 6 avril 2023

Adopté

4. Réponses aux demandes de renseignements

- 4.1 CAAR - 01- 23 - Stationnement dans les villages ruraux
5. Direction générale de la planification, de l'immobilier et du développement économique

5.1 Étude sur le sous-bassin hydrographique du ruisseau Beckett

ACS2023-PRE-EDP-0019 - Orléans-Est-Cumberland (1) et Orléans-Sud-Navan (19)

Recommandation(s) du rapport

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver l'étude sur le sous-bassin hydrographique du ruisseau Beckett, présentée en pièce jointe comme document 1.

Adopté

5.2 Programme de subventions pour le renforcement communautaire en milieu rural – Examen des demandes du premier trimestre

ACS2023-PRE-EDP-0021 - Orléans-Est-Cumberland (1) West Carleton-March (5) Orléans-Sud-Navan (19) Osgoode (20) Rideau-Jock (21)

Recommandation(s) du rapport

Que le Comité de l'agriculture et des affaires rurales approuve les recommandations concernant les demandes présentées dans le cadre du Programme de subventions pour le renforcement communautaire en milieu rural, comme il est expliqué en détail dans le document 1.

Adopté en version modifiée

Motion n° CAAR 2023-03-01

ATTENDU QUE le Collectif sur la santé mentale des jeunes des régions rurales d'Ottawa et son organisme parrain, le Centre de ressources communautaires de Nepean, Rideau et Osgoode, souhaitent obtenir du financement au titre du Programme de subventions pour le renforcement communautaire en milieu rural afin d'offrir cet été un programme de sensibilisation aux jeunes de 12 à 24 ans des cinq (5) quartiers ruraux; et

ATTENDU QUE le Bureau des affaires rurales est conscient du manque de services et des efforts supplémentaires à déployer pour favoriser la santé mentale des jeunes en milieu rural; et

ATTENDU QUE cette demande doit être approuvée dès que possible pour que le projet soit viable; et

ATTENDU QUE les coûts de gestion de 877,60 \$ indiqués dans la proposition sortent du cadre prévu dans les lignes directrices du Programme;

PAR CONSÉQUENT, IL EST RÉSOLU QUE le Comité de l'agriculture et des affaires rurales approuve la demande de financement du Collectif sur la santé mentale des jeunes des régions rurales d'Ottawa au titre du Programme de subventions pour le renforcement communautaire en milieu rural d'un montant total de 8 776 \$, ce qui exclut les coûts de gestion de 877,60 \$;

IL EST EN OUTRE RÉSOLU QUE le montant total du financement octroyé au titre du Programme s'élève à 32 282,81 \$ pour le premier trimestre de 2023 et que l'on ajoute au document 1 du rapport ACS2023-PRE-EDP-0021 le résumé du projet, le coût du projet et la recommandation du personnel sur la demande du Collectif sur la santé mentale des jeunes des régions rurales d'Ottawa.

Adopté

5.3 Modifications d'ordre général – T2 de 2023

ACS2023-PRE-EDP-0006 – À l'échelle de la ville

Recommandation(s) du rapport

Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales recommandent au Conseil d'approuver les modifications du Règlement de zonage 2008-250, comme le montrent les documents 1 et 2 et l'explique en détail le document 3.

Adopté

6. Bureau du greffier municipal

6.1 Rapport de Situation - Demandes de Renseignements et Motions du Comité de l'agriculture et des affaires rurales pour la période se terminant le 21 avril 2023

ACS2023-OCC-CCS-0062 - À l'échelle de la ville

Recommandation(s) du rapport

Que le Comité de l'agriculture et des affaires rurales prenne connaissance de ce rapport.

Adopté

7. Renvois

7.1 Frais relatifs aux terrains à vocation de parc – 5703, voie Loggers

Le Comité sera appelé à examiner la motion suivante, qui a été renvoyée par le Conseil municipal lors de sa réunion du 12 avril 2023.

Proposée par C. Kelly

ATTENDU QUE le Conseil municipal a approuvé le nouveau Règlement sur l'affectation de terrains à la création de parcs (no 2022-280) le 31 août 2022; et

ATTENDU QUE le Règlement exige maintenant que la cession ou le règlement compensatoire des terrains à vocation de parc soit fourni à la Ville avant la délivrance d'un permis de construire pour une nouvelle habitation s'il ne peut être démontré que l'affectation d'un parc a déjà été effectuée conformément à la Loi sur l'aménagement du territoire; et

ATTENDU QUE le Règlement exige la cession ou le règlement compensatoire des terrains à vocation de parc à hauteur de 5 % de la superficie brute du terrain pour les utilisations résidentielles de faible densité; et

ATTENDU QUE 60 % des sommes payées doivent être attribués au quartier dans lequel l'aménagement est situé, et les 40 % restants, à des fins relatives à l'ensemble de la Ville; et

ATTENDU QUE le paragraphe 3(4) du Règlement permet au Conseil de renoncer aux frais pour les terrains à vocation de parc;

PAR CONSÉQUENT, IL EST RÉSOLU QUE le Conseil municipal renonce à la portion de 60 % (destinée au quartier) des frais pour les terrains à vocation de parc requise pour le permis de construire en attente du 5703, voie Loggers;

IL EST EN OUTRE RÉSOLU QUE le Conseil municipal demande au personnel de réviser le Règlement sur l'affectation de terrains à la création de parcs afin de déterminer s'il devrait être modifié pour étendre les dispositions de transition aux permis de construire délivrés dans le secteur rural à l'extérieur des villages, où les terres ont été subdivisées à des fins de lots résidentiels individuels avant l'entrée en vigueur du nouveau Règlement, et de présenter ses conclusions au Comité de l'agriculture et des affaires rurales d'ici le troisième trimestre de 2024.

Motion n° CAAR 2023-03-02

Proposée par D. Brown

ATTENDU QUE la motion du conseiller Kelly sur les frais relatifs aux terrains à vocation de parc pour le 5703, voie Loggers a été renvoyée au Comité de l'agriculture et des affaires rurales (CAAR) à la réunion du Conseil du 26 avril 2023; et

ATTENDU QUE des secteurs du quartier 5 ont été directement touchés par les inondations de fin avril et début mai causées par la crue des cours d'eau d'Ottawa, ce qui occupe le conseiller du quartier et l'empêche d'assister à la réunion du CAAR;

IL EST PAR CONSÉQUENT RÉSOLU QUE l'étude de la motion susmentionnée et du rapport d'information connexe, Demande de réduction de la contribution au règlement financier des frais relatifs aux terrains à vocation de parc pour un projet de construction au 5703, voie Loggers (ACS2023-RCF-GEN-0002), constituant les points 7.1 et 7.2 de l'ordre du jour de la réunion du CAAR du 4 mai 2023, soit reportée à la prochaine réunion ordinaire du CAAR.

Adopté

- 7.2 Demande de réduction de la contribution au règlement financier des frais relatifs aux terrains à vocation de parc pour un projet de construction au 5703, voie Loggers.

ACS2023-RCF-GEN-0002 - West Carleton-March (5)

Recommandation(s) du rapport

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil ce qui suit prendre connaissance de ce rapport à titre d'information.

8. Points à huis clos

Il n'y a aucun point à huis clos.

9. Séance à micros ouverts

Il n'y a aucun point à huis clos.

10. Avis de motions (pour examen lors d'une réunion subséquente)

Il n'y a aucun avis de motion.

11. Demandes de renseignements

Il n'y a aucune demande de renseignements.

12. Autres questions

Il n'y a aucune autre question.

13. Levée de la séance

Prochaine réunion

Le mardi 30 mai 2023 - Comité conjoint de la planification et du logement et de l'agriculture et des affaires rurales

Le jeudi 1er juin 2023 - Rencontre ordinaire du Comité de l'agriculture et des affaires rurales

La séance est levée à 10 h 08.

Original signé par K. Crozier,
Coordonnatrice du comité

Original signé par Conseiller G.
Darouze, Président

Subject: Zoning By-law Amendment – 40 Carlisle Circle

File Number: ACS2023-PRE-PS-0064

Report to Agriculture and Rural Affairs Committee on 1 June 2023

and Council 14 June 2023

**Submitted on May 19, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

Contact Person: Lucas Teeft, Planner I, Development Review Rural

(613) 580-2424 ext. 21886 | luke.teeft@ottawa.ca

Ward: Rideau-Jock (21)

Objet : Modification du Règlement de zonage – 40, cercle Carlisle

Dossier : ACS2023-PRE-PS-0064

Rapport au Comité de l'agriculture et des affaires rurales

le 1er juin 2023

et au Conseil le 14 juin 2023

**Soumis le 19 mai 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne-ressource : Lucas Teeft, Urbaniste I, Examen des demandes
d'aménagement ruraux**

(613) 580-2424 ext. 21886 | luke.teeft@ottawa.ca

Quartier : Rideau-Jock (21)

REPORT RECOMMENDATIONS

1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 40 Carlisle Circle, as shown in Document 1, from RR2[9r] to O1A to rezone the severed lands in conformity with the Canadian Golf and Country Club lands, and to rezone the retained parcel from RR2[9r] to RR2 to meet minimum zoning provisions, as detailed in Document 2.
2. That the Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023 subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du Règlement de zonage no 2008-250 visant le 40, cercle Carlisle, telle que présentée dans le document 1, afin de modifier le zonage des terrains morcelés de RR2 [9r] à O1A pour qu'il corresponde à celui des terrains du Canadian Golf and Country Club, et de modifier le zonage de la parcelle conservée de RR2 [9r] à RR2 afin de respecter les dispositions minimales en matière de zonage, comme le précise le document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé, « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" de la Loi sur l'aménagement du territoire » à la réunion du Conseil municipal prévue le 14 juin 2023, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

40 Carlisle Circle

Owner

6288430 Canada Incorporated

Applicant

Vithulan Vivekanandan (McIntosh Perry)

Description of site and surroundings

The subject site is located north of Carlisle Circle and southeast of Highway 7. The subject site is currently vacant and within an existing subdivision abutting a golf course. The parcel to be retained contains a small pond and is lightly forested, while the severed parcel is cleared and currently utilized by the neighbouring golf course.

Summary of proposed development

The applicant is proposing a lot line adjustment to convey the severed land to the neighbouring golf course property at 7800 Golf Club Way. The retained land will remain vacant for future residential development. No new construction is proposed for either parcel.

The associated application number is D08-01-22/B-00309 (Consent for Severance).

Summary of requested Zoning By-law amendment

40 Carlisle Circle is currently zoned RR2[9r] – Rural Residential Subzone 2, Rural Exception 9. This zoning permits low density, large-lot residential development with a minimum lot size of 1.5 hectares.

The applicant is proposing to rezone the severed parcel to O1A – Open Space, Subzone A; and the retained lands to RR2 – Rural Residential, Subzone 2. The change of zoning to RR2 permits a minimum lot size of 0.8 hectares.

DISCUSSION

Official Plan designation(s)

The subject lands are designated Rural Countryside within Schedule B9 of the Official Plan. As such residential development is permitted here, along with other small-scale uses compatible with the Rural Countryside designation, such as a golf course.

Planning rationale

The rezoning of this lot was requested as a condition of the consent to sever as the new lot geometry would not be compliant with the existing RR2[9r] zone. The retained parcel will have a lot area of 0.85 hectares while the 9r exception states that a lot must be a minimum of 1.5 hectares in size. The application does not have any significant impact on the surrounding uses or environment as the application is purely a rationalization of the zoning for the existing land uses. If rezoned, the newly configured residential lot will meet the requirements for minimum lot area of 0.8 hectares for the RR2 zone.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement in that it promotes efficient land use and development as well as intensification and redevelopment within built-up areas.

RURAL IMPLICATIONS

It is anticipated that the proposed Zoning By-law Amendment will not result in any significant impacts on local residents or the environment.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report and has no concerns or comments.

ADVISORY COMMITTEE(S) COMMENTS

There are no comments from any relevant Advisory Committees.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

This application has no known Risk Management Implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications

ENVIRONMENTAL IMPLICATIONS

There are no known environmental implications resulting from this application.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: **D02-02-23-0012**) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning, Real-Estate and Economic Development Department supports this application as it allows for the efficient use of existing property while supporting intensification in a built-up area.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8 Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long-Range Planning Services to prepare the implementing by-law and forward to Legal Services.

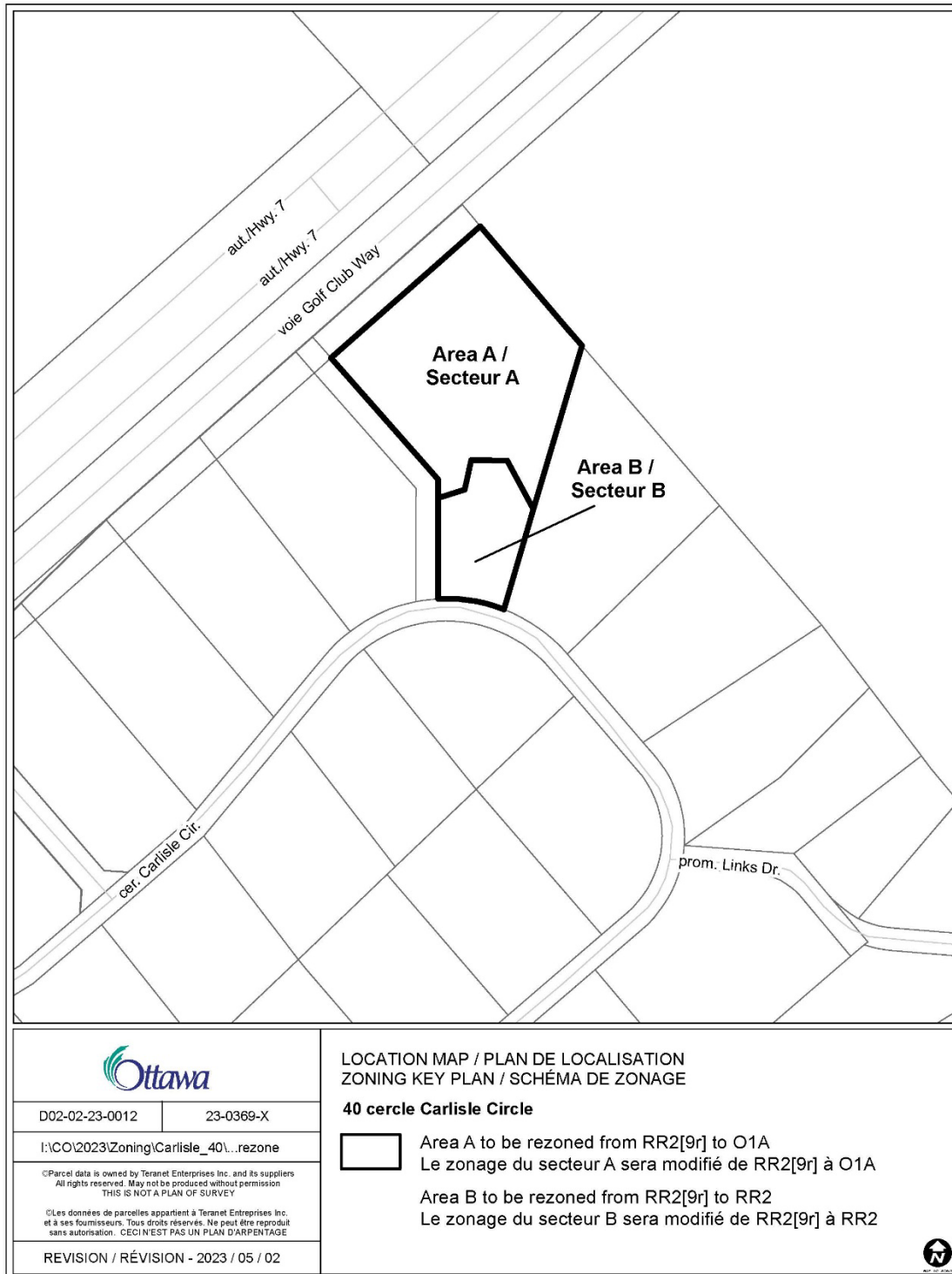
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.ca).

Map showing the location of the subject property.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 40 Carlisle Circle:

1. To rezone the severed lands (Area A) to O1A – Open Space, Subzone A, as shown in Document 1.
2. To rezone the retained lands (Area B) to RR2 – Rural Residential, Subzone 2, as shown in Document 1.

Document 3 – Consultation Details**Notification and Consultation Process:**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

Public Comments and Responses:

Comments were received from Hydro Ottawa, Telecon and Rogers Communications. All comments were forwarded to the applicant as they pertain to the building site and utilities.

Community Organization Comments and Responses:

No comments.

**Subject: Zoning By-law Amendment – 1476 Century Road & 5758 First Line
Road**

File Number: ACS2023-PRE-PS-0062

**Report to Agriculture and Rural Affairs Committee on 1 June 2023
and Council 14 June 2023**

**Submitted on May 19, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

**Contact Person: Jack Graham, Planner I, Development Review Rural
613-580-2424 x12965, jack.graham@ottawa.ca**

Ward: Rideau-Jock (21)

**Objet : Modification du Règlement de zonage – 1476, chemin Century et
5758, chemin First Line**

Dossier : ACS2023-PRE-PS-0062

Rapport au Comité de l'agriculture et des affaires rurales

le 1er juin 2023

et au Conseil le 14 juin 2023

**Soumis le 19 mai 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

**Personne-ressource : Jack Graham, Urbaniste I, Examen des demandes
d'aménagement ruraux**

613-580-2424 poste 12965, jack.graham@ottawa.ca

Quartier : Rideau-Jock (21)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1476 Century Road & 5758 First Line Road, as shown in Document 1, to permit the existing uses, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* 'Explanation Requirements' at the City Council Meeting of June 14, 2023," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification du Règlement de zonage 2008-250 visant le 1476, chemin Century et le 5758, chemin First Line, des biens-fonds illustrés dans le document 1, afin de permettre la présence des utilisations existantes, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales donne son approbation afin que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 juin 2023 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

1476 Century Road & 5758 First Line Road

Owner

Knee Dheep Inc.

Applicant

Zanderplan Inc.

Description of site and surroundings

The subject properties are located south of the intersection of Century Road and First Line Road. The lands to be rezoned have a frontage of 34 metres on Century Road and 24 metres on First Line Road. The sites are currently zoned as RC2[22r] – Rural Commercial Zone, Subzone 2, Exception 22r and RC2[707r] – Rural Commercial Zone, Subzone 2, Exception 707r. The parcel at 1476 Century Road contains an automobile service centre and accessory structure. The parcel at 5758 First Line Road contains a detached dwelling.

Summary of proposed development

There is no new proposed development in this application. The application was submitted to correct the zoning after a lot line adjustment.

Summary of requested Zoning By-law amendment

The application has been submitted to fulfill a condition of approval for consent application D08-01-22/B-00233, a lot line adjustment to provide more land to 1476 Century Road. The intent is to correct the split zoning of 1476 Century Road and bring lots into zoning compliance.

DISCUSSION**Public consultation**

Public notice was distributed in accordance with the Public Notification and Consultation Policy for Development Applications. This included notice to the Councillor, local community groups, and adjacent landowners. A sign was posted at the subject site. No comments from the public were received.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

The subject site is designated as Agricultural Resource Area in Schedule B9 of the Official Plan.

Other applicable policies and guidelines

N/A

Heritage

N/A

Urban Design Review Panel

N/A

Planning rationale

The application was submitted to fulfill conditions four and five imposed by the Committee of Adjustment for application D08-01-22/B-00233. Planning staff recommended that the conditions be included to correct the split zoning that would arise from the lot line adjustment on 1476 Century Road and the resultant zoning. The proposed Zoning By-law amendment is consistent with the Official Plan and will bring the existing uses and structures into compliance with the Zoning By-law.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

The zoning by-law amendment will permit the existing uses of the subject properties and bring them into zoning compliance. There are no expected implications as the zoning is permitting the existing uses and structures.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

ADVISORY COMMITTEE(S) COMMENTS

N/A

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation. This rezoning satisfies a condition of provisional consent arising out of an approval from the Committee of Adjustment.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications relating to this application.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ENVIRONMENTAL IMPLICATIONS

There are no environmental impacts associated with this application.

APPLICATION PROCESS TIMELINE STATUS

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

CONCLUSION

As this application was submitted to correct the split zoning resultant from the lot line adjustment, and to bring the non-compliant parcel into zoning compliance, PRED supports the application.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista

O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

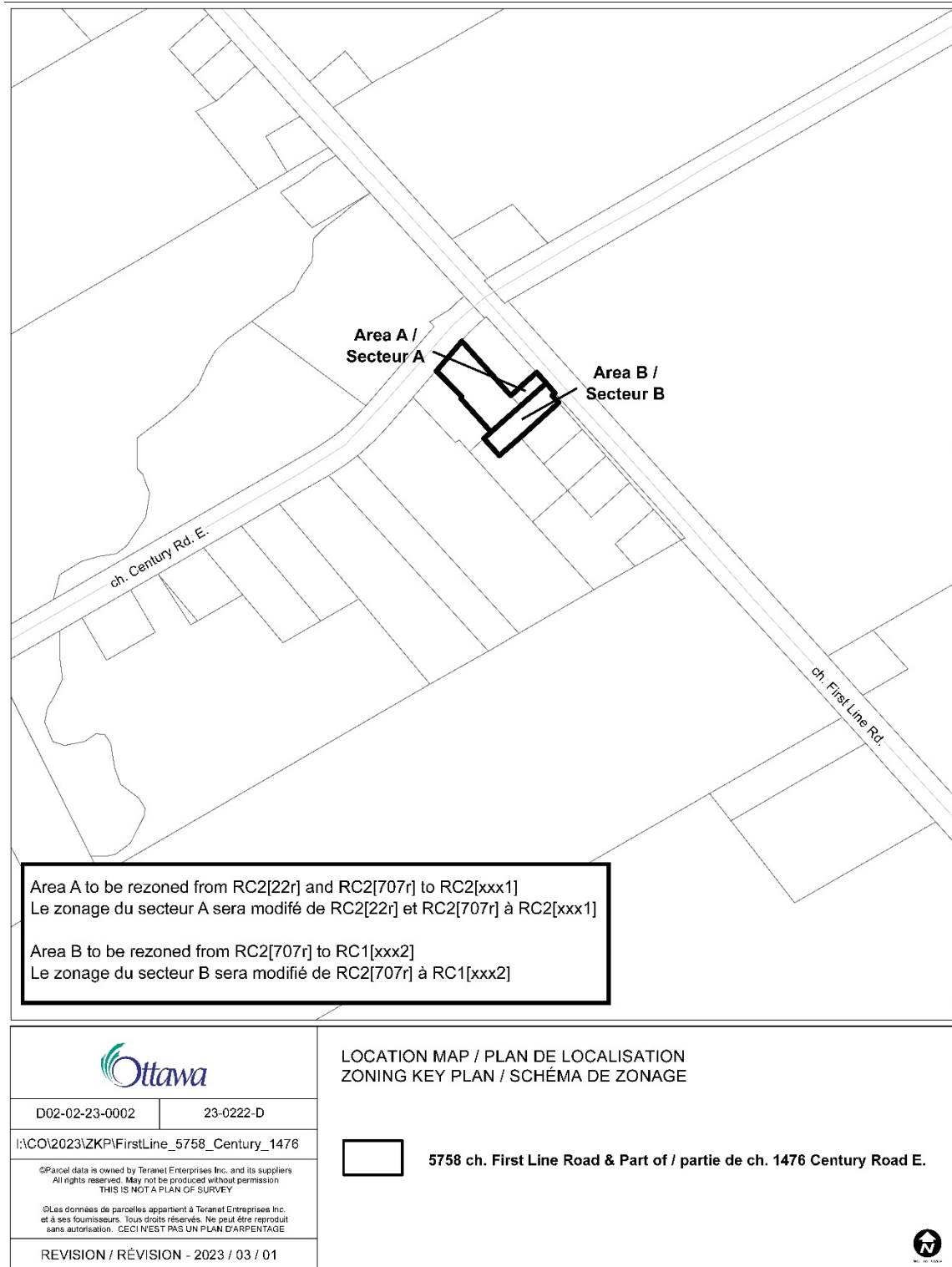
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

The following map illustrates the areas of 1476 Century Road and 5758 First Line Road to be rezoned.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1476 Century Road and 5758 First Line Road:

1. Rezone the lands as shown in Document 1 as follows:
 - a. Area A to be rezoned from RC2[22r] and RC2[707r] to RC2[xxx1]
 - b. Area B to be rezoned from RC2[707r] to RC1[xxx2]
2. Amend Section 240, Rural Exceptions, by adding a new exception [xxx1] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, add the text RC2[xxx1]
 - b. In Column III, “Exception Provisions – Additional land uses permitted”, add the text, “detached dwelling”
 - c. In Column V, “Exception Provisions – Provisions”, add the following:
 - i. Minimum lot width is 12 metres
 - ii. Minimum rear yard setback is 6 metres
3. Amend Section 240, Rural Exceptions, by adding a new exception [xxx2] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, add the text RC1[xxx2]
 - b. In Column III, “Exception Provisions – Additional land uses permitted”, add the text, “detached dwelling”
 - c. In Column V, “Exception Provisions – Provisions”, add the following:
 - i. Minimum interior side yard setback for accessory structures is 2 metres
 - ii. Minimum interior side yard setback for dwelling is 2.5 metres
4. Amend Section 240, Rural Exceptions, by deleting Exception 707r, and reserve for future use.

**Subject: Request to reduce Cash-in-lieu of Parkland Contribution for New
Construction at 5703 Loggers Way**

File Number: ACS2023-RCF-GEN-0002

**Report to Agriculture and Rural Affairs Committee on 4 May 2023
and Council 10 May 2023**

**Submitted on April 21, 2023 by Kevin Wherry, Manager Parks and Facility
Planning, Recreation, Cultural and Facility Services**

**Contact Person: Kevin Wherry, Manager Parks and Facility Planning, Recreation,
Cultural and Facility Services**

613-580-2424 ext:24350, Kevin.wherry@ottawa.ca

Ward: West Carleton-March (5)

**Objet : Demande de réduction de la contribution au règlement financier des
frais relatifs aux terrains à vocation de parc pour un projet de construction au
5703, voie Loggers.**

Dossier : ACS2023-RCF-GEN-0002

Rapport au Comité de l'agriculture et des affaires rurales

le 4 mai 2023

et au Conseil le 10 mai 2023

**Soumis le 21 avril, 2023 par Kevin Wherry, Gestionnaire, Planification des
installations et des parcs, Direction générale des loisirs, de la culture et des
installations**

Personne ressource :

**Kevin Wherry, Gestionnaire, Planification des installations et des parcs, Direction
générale des loisirs, de la culture et des installations**

613-580-2424 ext : 24350, Kevin.wherry@ottawa.ca

Quartier : West Carleton-March (5)

REPORT RECOMMENDATION(S)

That the Agriculture and Rural Affairs Committee recommend that Council receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil ce qui suit prendre connaissance de ce rapport à titre d'information.

BACKGROUND

The owner of 5703 Loggers Way is intending to build a new house on the vacant property. As part of the Building Permit application, the owner has contested the Cash-in-Lieu of Parkland contribution calculated for the new construction. Records indicate that the parkland dedication on this property has not been previously satisfied. The applicant has paid the full amount of the fee under protest and is seeking a reimbursement based on a reduction in the total amount.

At the City Council meeting of April 12, 2023, the Ward 5 Councillor introduced a motion to reduce the Cash in Lieu of Parkland contribution for the 5703 Loggers Way project by only charging the 40% City Wide portion and waiving the 60% Ward 5 portion. This matter was referred to the Agricultural and Rural Affairs Committee for consideration.

The Covid-19 Economic Recovery Act, 2020, required every municipality in Ontario to replace their Parkland Dedication By-law by September 18, 2022. Following a comprehensive legislative and policy review, with significant public and stakeholder engagement, City Council approved the new Parkland Dedication By-law (No. 2022-280) on August 31, 2022. The by-law regulates parkland dedication for the entire City of Ottawa in a consistent manner that reflects the guidance provided in the Planning Act.

The Parks and Recreation Facilities master Plan (the Plan) was passed by Council on October 13, 2021, as part of the Official Plan process. The Plan provides specific recommendations and policy directions on municipal parks and recreation facilities and examines what parks and facilities will be required to serve the needs of the City's residents until 2031. The Plan further clarifies the City's requirement to collect park land dedication or cash-in-lieu (CIL) of parkland, to support the park and facility needs of the municipality as the population grows (as identified by the Plan). The new by-law now requires parkland conveyance or cash-in-lieu of parkland to be provided to the City before the issuance of a building permit for a new dwelling if it cannot be demonstrated that parkland dedication had previously been satisfied in accordance with the Planning

Act. In this case, this one-time fee is based on land value and is applied at the prescribed 5% rate, with the intent to provide Ottawa with new parkland or cash-in-lieu of parkland to accommodate growth.

DISCUSSION

The Parkland Dedication By-law went through a comprehensive review prior to its replacement in August 2022. In order to understand how the by-law would meet the needs of future populations, the City hired Watson and Associates Economists Ltd (Watson). Watson undertook a review of the previous parkland dedication by-law as it relates to the City's projected population growth to understand the anticipated yield of parkland as a result of development. In conducting this review, Watson found that there will be a parkland yield shortfall over the next ten years. Further to this, it was determined that the denser the population, the larger the deficit will be.

Together with the analysis provided by Watson, the City considered input from internal and external stakeholders to understand where changes to the Parkland Dedication By-law were appropriate. The revised Parkland Dedication By-Law adopted a number of changes including new definitions, caps on residential development, provisions for valuation, exemptions, and the transition of application of the Parkland Dedication By-Law for current development applications.

The previous Parkland Dedication By-Law only applied to new development subject to a planning application (Development Review) and not to new residential unit construction subject to only a building permit. For clarity the Bylaw only applies to new development of residential units – not renovation of an existing home for instance. This resulted in scenarios where some new development was not subject to the provision of parkland conveyance or cash-in-lieu of parkland even though the new residential unit(s) represents an increase in density.

The Planning Act allows municipalities to collect Parkland Dedication at the Building Permit stage and during the consultation process staff was asked to include this provision, particularly in support of communities seeing significant intensification without the benefit of supporting funds to improve local recreation infrastructure to accommodate growth. The new By-Law now applies to all development and redevelopment, that result in new residential or commercial space (growth) **including those projects only requiring a building permit**. In many instances these development projects are small-scale and on smaller lots, therefore cash-in-lieu of parkland will be the preferred method of conveyance

Building Code Services collects payment of the conveyance at the time of building permit issuance in accordance with the Parkland Dedication By-law and assigns the amount owing based on the land appraisal value provided internally by an appraiser within the Corporate Real Estate Office. Should there be a disagreement on the fee, the applicant may contest the decision as per section 13 of the by-law and seek their own land value appraisal of the subject land to determine if the value is lower than the City's valuation. However, should the applicant contest the charge in its entirety, the applicant may apply to the Ontario Land Tribunal.

Subsequent to the new Parkland Dedication By-Law coming into force in 2022, over 100 appeals were filed. 99 of these appeals are requests to have specific properties exempted, and 2 are more "global" in nature from organizations representing the development industry. The municipality is currently in mediation with the appellants and an Ontario Land Tribunal appointed mediator has been assigned. All cash-in-lieu of Parkland payments received after September 1, 2022, are being held in trust pending the outcome of the appeals and could be refunded, or partially refunded, with interest, should the applicable portions of the by-law change and require a different fee consideration.

In regard to the application for 5703 Loggers Way, it was assessed a cash-in-lieu of Parkland fee per the terms of the new bylaw. In this case, the bylaw requires that this property pay a cash-in-lieu fee of \$21,748.31 (representing low density residential rate or 5% as defined in Planning Act) as a result of the following conditions:

- New residential construction on a large empty residential waterfront lot (growth)
- No evidence of previous parkland dedication or cash-in-lieu payment
 - Had this application been to replace an existing home no Parkland Dedication would be owed – this is not applicable in this case
 - Had this lot been created through a recent *Consent to Sever* process a different fee would be owed – this lot is not being severed
 - Were this an affordable housing application, certified by the Treasurer, no Parkland Dedication would be owed – this is a private residential project
- Assessed at the base rate of 5% per Planning Act
 - Large lot, low density so the higher density calculation does not apply

- 5% calculation means 5% of land value *the day before building permit* or the unimproved value of the land
- CIL revenues are apportioned 60% to ward recreation projects and 40% to City Wide recreation projects
 - Ward revenues are made available to support recreation projects throughout the entire ward. The most significant recent CIL funded expenditure in Ward 5 was in support of the Corkery Community facility and previously to the Constance & Buckham's Bay Community Center.
 - City Wide expenditures are directed to major destination facilities and land acquisitions.
- There is no requirement for CIL to be spent within proximity to where it is generated. Ward funds may be spent on recreation supported projects (on City land) anywhere in the ward and City-Wide funds can be spent on recreation projects on city land anywhere within city limits. Because of the vast geographic territory within rural wards, it is common practice to pool funds that are generated broadly across the ward and to expend these funds to create nodes of service delivery, as per the examples above for Ward 5.

As a final note, the applicant has now paid the applicable CIL fee "under protest". As such he is now eligible to appeal to Ontario Land Tribunal for reconsideration / re-determination of the Parkland Dedication Bylaw.

FINANCIAL IMPLICATIONS

There are no financial implications to this City. The amount under question (\$21,749.31) is available and is on hold until final resolution.

LEGAL IMPLICATIONS

There are no legal implications to receiving this report for information.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor of Ward 5 has been made aware of this report. The Councillor's motion on this matter will be considered by the Committee as a separate item.

CONSULTATION

The City held two rounds of consultation, specific to the Parks and Recreation Facilities Master Plan, from January to March and from May to July, 2021. This included surveys, online consultation sessions, targeted meetings, and submissions from the public or stakeholders via email, phone, or mail. There was a high level of interest and engagement in the project with all wards represented.

The Planning Act requires that if a municipality wants to pass a by-law pertaining to the conveyance of land for park purposes that uses the 'alternative' requirement, the municipality must consult with stakeholders they consider appropriate. Seven key stakeholder groups that regularly prepare, review and comment on development projects were identified for preliminary consultation as follows:

- Community associations registered on the City of Ottawa's notification list for development applications
- Federation of Citizens' Associations (FCA)
- Greater Ottawa Home Builders Association (GOHBA)
- Building Owners and Managers Association of Ottawa (BOMA)
- School Boards
- Members of Council
- City Departments, as applicable

In December 2021 the project team notified stakeholders of its intention to review and replace the City's Parkland Dedication By-law by September 18, 2022, as required by the Province's COVID-19 Economic Recovery Act. For the initial notification and consultation with stakeholders, the goal was to identify issues that stakeholders had encountered or felt were important to address. To start issues identification, the project team posed three questions to stakeholders as follows:

- 1) Are there issues with the current by-law you feel should be addressed?
- 2) What are the specific issues?
- 3) How do you feel that these issues can be addressed?

These three questions were sent to all external stakeholders for their input, with the exception of the school boards who are exempt from the provisions of the current Parkland Dedication By-law, and who were provided with notice that the project was underway. Stakeholders were given 6.5 weeks to provide responses.

Two online information sessions were held on March 31, 2022 (English-only) and April 5, 2022 (Bilingual) in a webinar format where the project team presented observations and considerations, and also answered questions from attendees. Approximately 40 residents attended these two online information sessions, and the presentation was also posted online on both Engage Ottawa and Participons Ottawa for general viewing.

The project team met with Members of Council who requested a meeting (including members of ARAC), one school board, GOHBA, and internal departments in order to answer questions regarding the project as well as to discuss the observations and considerations as shared in the online information sessions.

Additional stakeholder groups that are not currently subject to the Parkland Dedication By-Law were not included within preliminary consultation but were included as part of the formal public notification process.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There is significant risk of creating precedent for discounting CIL for new residential construction when an appeal mechanism already exists. The Official Plan calls for 13,000 new dwellings in the rural area (both inside and outside of villages) and the concern is that exempting CIL without consideration of Official Plan priorities and the Parks and Recreation Facilities Master Plan service levels could make it difficult to achieve the targets set out by Council.

RURAL IMPLICATIONS

Waiver of CIL in Ward 5 will make it difficult to achieve community needs particularly in community hubs which are destination facilities for local residents. The year-end 2022 estimate of vacant rural residential lots outside of villages is **1,746**. 5703 Loggers Way is just one such lot, relief here may provide precedent for another 1,745 additional lots.

TERM OF COUNCIL PRIORITIES

Thriving Communities: Communities have access to affordable recreation facilities and programs, and attractive signature public spaces.

- Waiver of Cash-In-Lieu of Parkland reduces our ability to improve or build new recreation facilities to accommodate new residential growth.

DISPOSITION

That Committee and Council accept this report for information in consideration of the motion from Councillor Kelly with respect to waiving cash-in-lieu for 5703 Loggers Way.