

Subject: Zoning By-law Amendment – Part of 2881 Blanchfield Road

File Number: ACS2022-PIE-PS-0065

Report to Agriculture and Rural Affairs Committee on 2 June 2022

and Council 8 June 2022

Submitted on May 12, 2022 by Lily Xu, Acting Director, Planning, Real Estate and Economic Development

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Ward: Osgoode (20)

Objet : Modification du *Règlement de zonage* – Partie du 2881, chemin Blanchfield

Dossier : ACS2022-PIE-PS-0065

Rapport au Comité de l'agriculture et des affaires rurales

le 2 juin 2022

et au Conseil le 8 juin 2022

Soumis le 12 mai 2022 par Lily Xu, Directrice par intérim, Direction générale de la planification, des biens immobiliers et du développement économique

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Quartier : Osgoode (20)

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2881 Blanchfield Road to prohibit residential development, 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 8 June 2022,” 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 la modification du *Règlement de zonage* (n° 2008-250) pour une partie du 2881, chemin Blanchfield, afin d’y interdire l’aménagement résidentiel, comme le prévoit le document 2.
2. Que le Comité de l’agriculture et des affaires rurales approuve 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 8 juin 2022 », 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

2881 Blanchfield Road

Owner

1092066 Ontario Inc.

Applicant

Ryan Keon

Description of site and surroundings

The subject site is located at 2881 Blanchfield Road. The property has recently merged on title with 2878 Stagecoach Road such that the subject site has frontage on Blanchfield Road and Stagecoach Road. The property is located northeast of Osgoode Village and south of Greely Village. The property currently contains a detached dwelling and commercial building.

Summary of requested Zoning By-law amendment proposal

The subject site is currently zoned RU – Rural Countryside; the eastern portion of the property that has been merged on titled is zoned ME2[3r]-h – Mineral Extraction Zone, Subzone 2, Rural Exception 3, with a holding provision. The proposed zoning amendment will restrict residential development on the RU zoned lands, excluding the 0.97 hectares containing the existing dwelling and services that will become a separate lot once all conditions of approval are cleared for Consent Application D08-01-21/B-00123.

Brief history of proposal

This Zoning By-law Amendment application is required by a condition of approval for Consent Application D08-01-21/B-00123.

In 2021, the property was created as the result of two properties merging on title: 2881 Blanchfield Road which was zoned RU and contained a residential dwelling and 2878 Stagecoach Road which was zoned ME2[3r]-h and contained a commercial structure. On June 2, 2021, a severance application was heard by the Committee of Adjustment to sever the lot to establish the two lots again, one residential lot and one commercial lot. However, the lots were not proposed as they originally existed. Instead, the residential lot would be 0.97 hectares with 75 metres of frontage on Blanchfield Road and the retained parcel which contained a commercial land use would be 19.5 hectares with 10 metres of frontage on Blanchfield Road and 229 metres of frontage on Stagecoach Road. The Department noted that the new lot lines provided an opportunity to establish a residential dwelling on the retained commercial parcel thereby creating two residential dwellings where only one was permitted. The Department raised concerns as the subject site was incapable of meeting the Official Plan policies for a residential severance. As a result, the department requested the Committee of Adjustment impose a condition of approval requiring the applicant to rezone the RU portion of the retained parcel to prohibit residential development.

The department also noted that the RU portion of the subject site contained Natural Heritage System Features and was within 300 metres of a Sand and Gravel Resource Area. The natural features and mineral resource designation both require additional studies to confirm the suitability of development. However, as no new development was proposed and this Zoning By-law Amendment application restricts residential development on part of the retained land, the applicant was not required to provide any additional studies related to the natural features and mineral resource designation for the Consent Application.

Once the severance is finalized, the rezoned lands will continue to be known as 2881 Blanchfield Road.

DISCUSSION

Public consultation

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. No concerns were identified. No public meeting was requested.

Official Plan designation(s)

Applications must be evaluated against the [existing Official Plan](#) and must also include an evaluation of the application against the Council approved [new Official Plan](#) (and new Secondary Plan, where applicable).

In this current period, between Council approval of the New OP and the Minister's approval of the new OP, staff are to apply whichever provision, as between the current and new OP, is more restrictive.

Existing Official Plan

The subject site is designated as General Rural Area and Sand and Gravel Resource Area by Schedule A of the existing Official Plan. The General Rural Area designation is intended to provide a location for agriculture, non-agricultural uses, and limited amount of residential development by severance. The intent of the Sand and Gravel Resource Area designation is to protect non-renewable mineral aggregate resources located close to markets for future use from incompatible activities. The part of the property subject to the Zoning By-law Amendment application is entirely within the General Rural Area designation.

Under Official Plan policy 3.7.2(10), a severance for residential purposes is permitted for a lot in existence as of May 14, 2003 in the General Rural Area designation only if the retained land is 10 hectares and the severed lot is 0.8 hectares, amongst other provisions. The subject site was incapable of meeting the minimum size requirements as the lot existed on May 14, 2003 and as such, was not permitted to sever a lot for residential development. As a result, the Department requested this Zoning By-law Amendment Application as a condition of approval for the Consent Application to ensure no additional residential development occurred in the General Rural Area designation on the retained land in accordance with the Official Plan policies.

New Official Plan

The subject site is designated Rural Countryside with a Sand and Gravel Resource Area overlay on the eastern half of the property. The Rural Countryside designation and Sand and Gravel Resource Area overlay policies for the new Official Plan mimic the General Rural Area designation and Sand and Gravel Resource Area designation policies of the existing Official Plan. The lands to be rezoned are entirely outside the Sand and Gravel Resource overlay.

Planning rationale

The subject Zoning By-law Amendment Application is required to fulfill a condition of approval for Consent Application D08-01-21/B-00123 to ensure the severance application adheres to the Official Plan residential severance policies. As a result, staff are satisfied the Zoning By-law Amendment Application is consistent with both the existing and new Official Plan and Zoning By-law. No new development is proposed.

Provincial Policy Statement

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

RURAL IMPLICATIONS

This Zoning By-law Amendment will restrict residential development on part of the lands zoned RU on the subject site.

COMMENTS BY THE WARD COUNCILLOR

Councillor George Darouze is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications relating to this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ENVIRONMENTAL IMPLICATIONS

Official Plan policies regarding the environment were reviewed through the consent to sever process. No impacts were identified.

TERM OF COUNCIL PRIORITIES

The application supports the following Term of Council Priorities:

- Economic Growth and Diversification and Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0158) 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 Rezoning

CONCLUSION

The Planning, Real Estate, and Economic Development Department supports this Zoning By-law amendment as it is consistent with the Provincial Policy Statement, the City's existing Official Plan, the City's new Official Plan, and the Zoning By-law.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance 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.

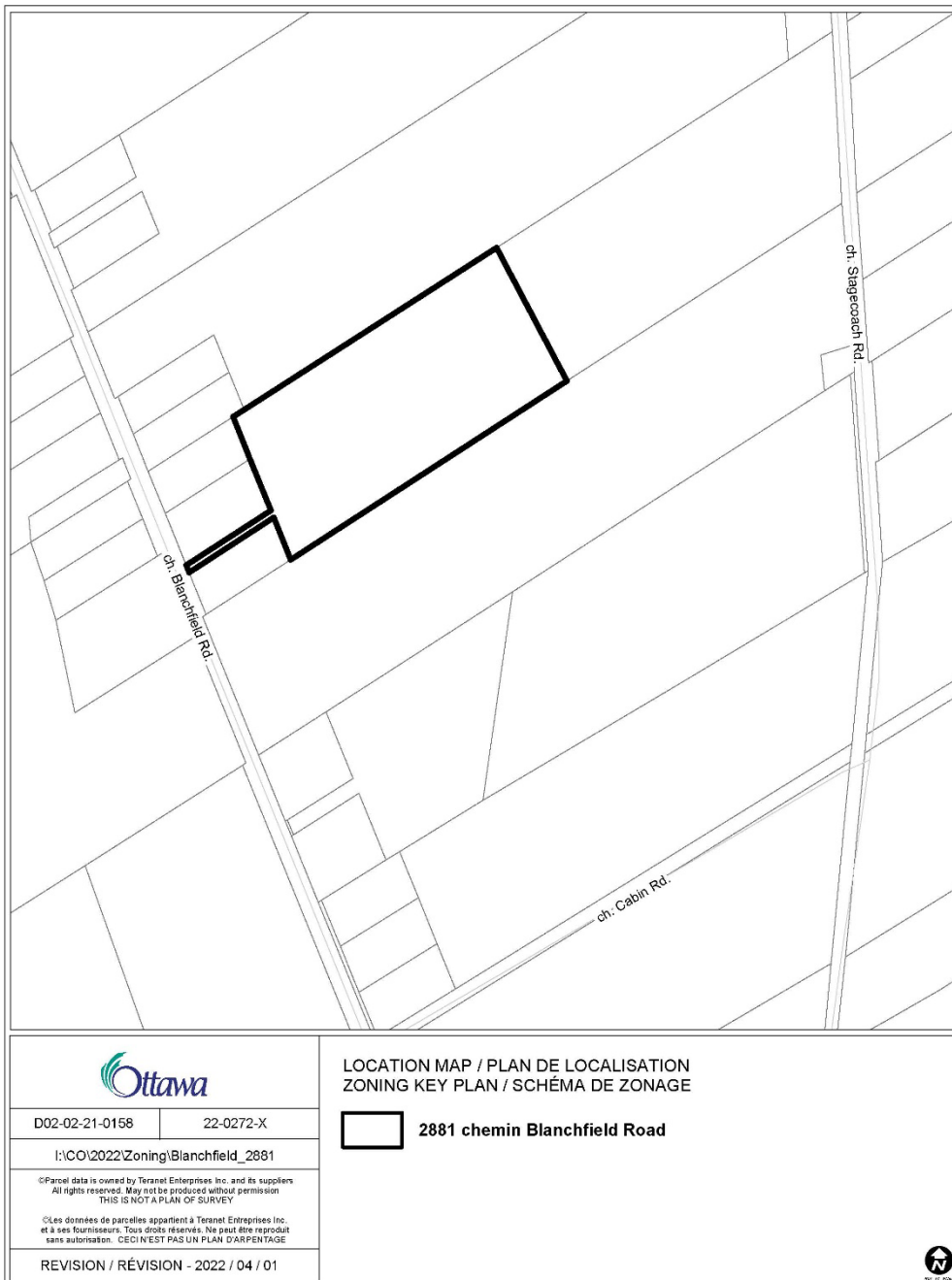
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

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

Document 1 is a location map that shows the part of 2881 Blanchfield Road to be rezoned. The area is located east of Blanchfield Road, west of Stagecoach Road, and north of Cabin Road.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 2881 Blanchfield Road:

1. Rezone the lands shown as part of 2881 Blanchfield Road on Document 1 from RU to RU[XXXr].
2. To add a new rural exception zone XXXr with the intent as follows:
 - a. Prohibit residential land uses.