

<p>2. Zoning By-law Amendment – 7700 Copeland Road Modification au Règlement de zonage – 7700, chemin Copeland</p>
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Committee Recommendation, as amended

That Council approve an amendment to Zoning By-law 2008-250 for 7700 Copeland Road, as shown in Document 1 to rezone the property from RU to RU[xxxxr] to allow for the construction of a single residence on a lot where it is within 150 metres of lands zoned Mineral Reserve (MR) and Mineral Reserve Subzone 1 (MR1), as detailed in Document 2..

Recommandation du Comité, telle que modifiée

Que le Conseil approuve la modification du Règlement de zonage (n° 2008-250) pour la propriété située au 7700, chemin Copeland, comme le montre le document 1, afin de faire passer le zonage de la propriété de RU à RU[xxxxr] en vue de permettre l'aménagement d'une habitation unifamiliale sur un lot à moins de 150 mètres d'un terrain désigné comme zone de réserve de granulats minéraux (MR) et zone de réserve de granulats minéraux, sous-zone 1 (MR1), comme l'explique en détail le document 2.

Documentation/Documentation

- 1 Director's report, Planning Services, Planning, Real Estate and Economic Development, dated October 20, 2022 (ACS2022-PIE-PS-0142)

Rapport du Directeur, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 20 octobre 2022 (ACS2022-PIE-PS-0142)
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, November 3, 2022.

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 3 novembre 2022.

**Agriculture and Rural
Affairs Committee
Report 35
November 9, 2022**

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**Comité de l'agriculture et des
affaires rurales
Rapport 35
Le 9 novembre 2022**

**Extract of Minutes 36
Agriculture and Rural Affairs
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November 3, 2022**

**Extrait du procès-verbal 36
Comité de l'agriculture et des affaires
rurales
Le 3 novembre 2022**

Zoning By-law Amendment – 7700 Copeland Road

ACS2022-PIE-PS-0142 – Rideau-Goulbourn (21)

Adam Brown, Manager, Development Review - Rural, Planning Services, Planning, Real Estate and Economic Development Department (PRED), and Tim Marc, Senior Legal Counsel-Planning, Development and Real Estate, Innovative and Client Services Department were present and responded to questions from Committee.

Following discussion on this item, the Committee CARRIED the report recommendations as amended by the following motion:

Report Recommendations

- 1. That Agriculture and Rural Affairs Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 7700 Copeland Road, as shown in Document 1, to allow for the construction of a single residence on a lot where it is within 150 metres of lands zoned Mineral Reserve (MR) and Mineral Reserve Subzone 1 (MR1), 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 9 November 2022" subject to submissions**

received between the publication of this report and the time of Council's decision.

Carried as amended

Motion No. ARAC 2022-36-01

Moved by Councillor S. Moffatt

WHEREAS staff have recommended that the Zoning By-law Amendment for 7700 Copeland Road be refused such that a detached dwelling would not be permitted; and

WHEREAS despite the staff recommendation the subject property was created through a consent to sever in 1991 with the intention of it being a residential lot; and

WHEREAS there is a low likelihood of a new dwelling at this site negatively impacting future aggregate resource extraction in this area;

THEREFORE IT BE RESOLVED that the Agriculture and Rural Affairs Committee change the report recommendation #1 to as follows:

“That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 7700 Copeland Road, as shown in Document 1 to rezone the property from RU to RU[xxxr] to allow for the construction of a single residence on a lot where it is within 150 metres of lands zoned Mineral Reserve (MR) and Mineral Reserve Subzone 1 (MR1), as detailed in Document 2.”