

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**

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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
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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.

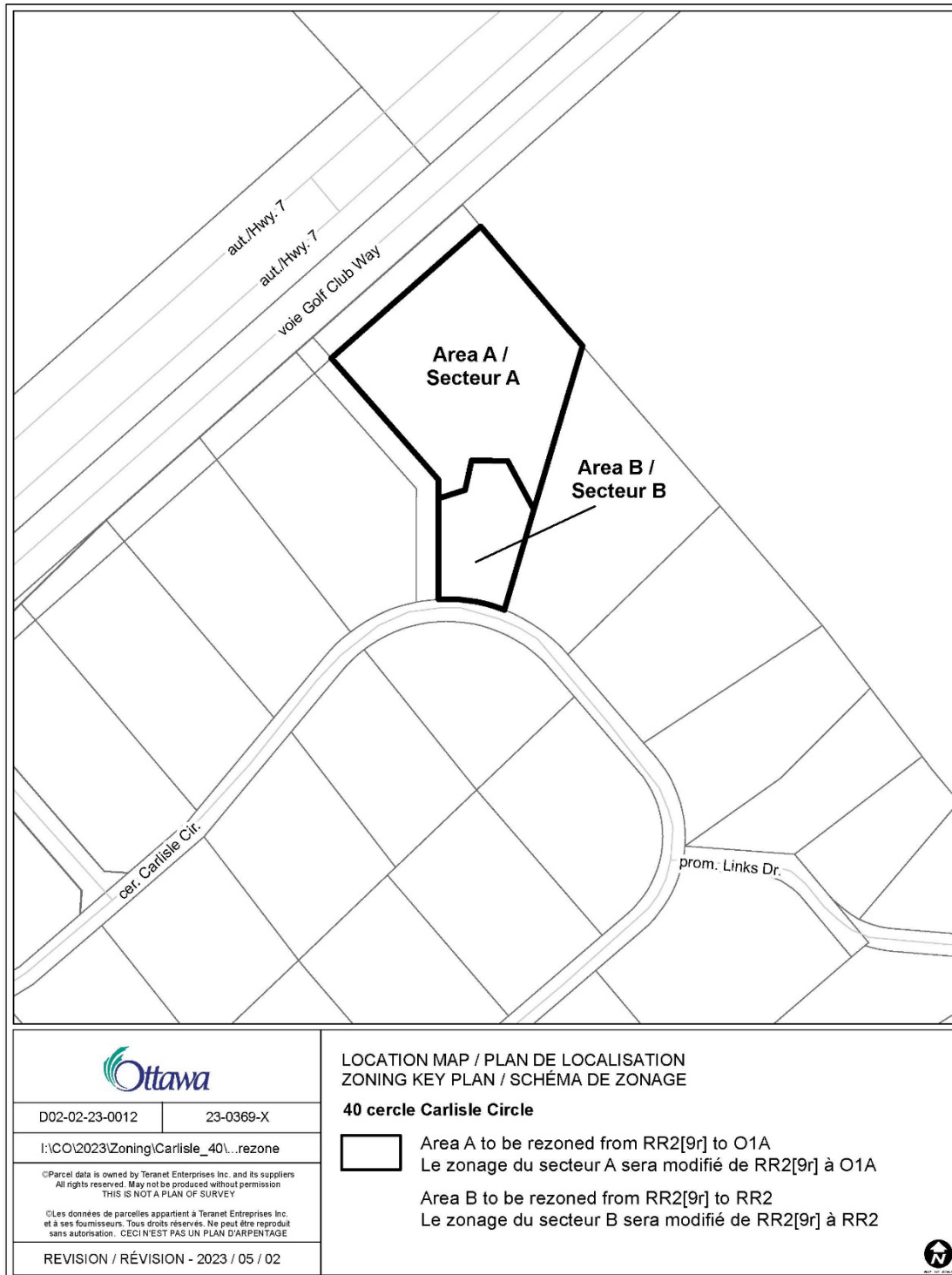
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

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

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.