

**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.

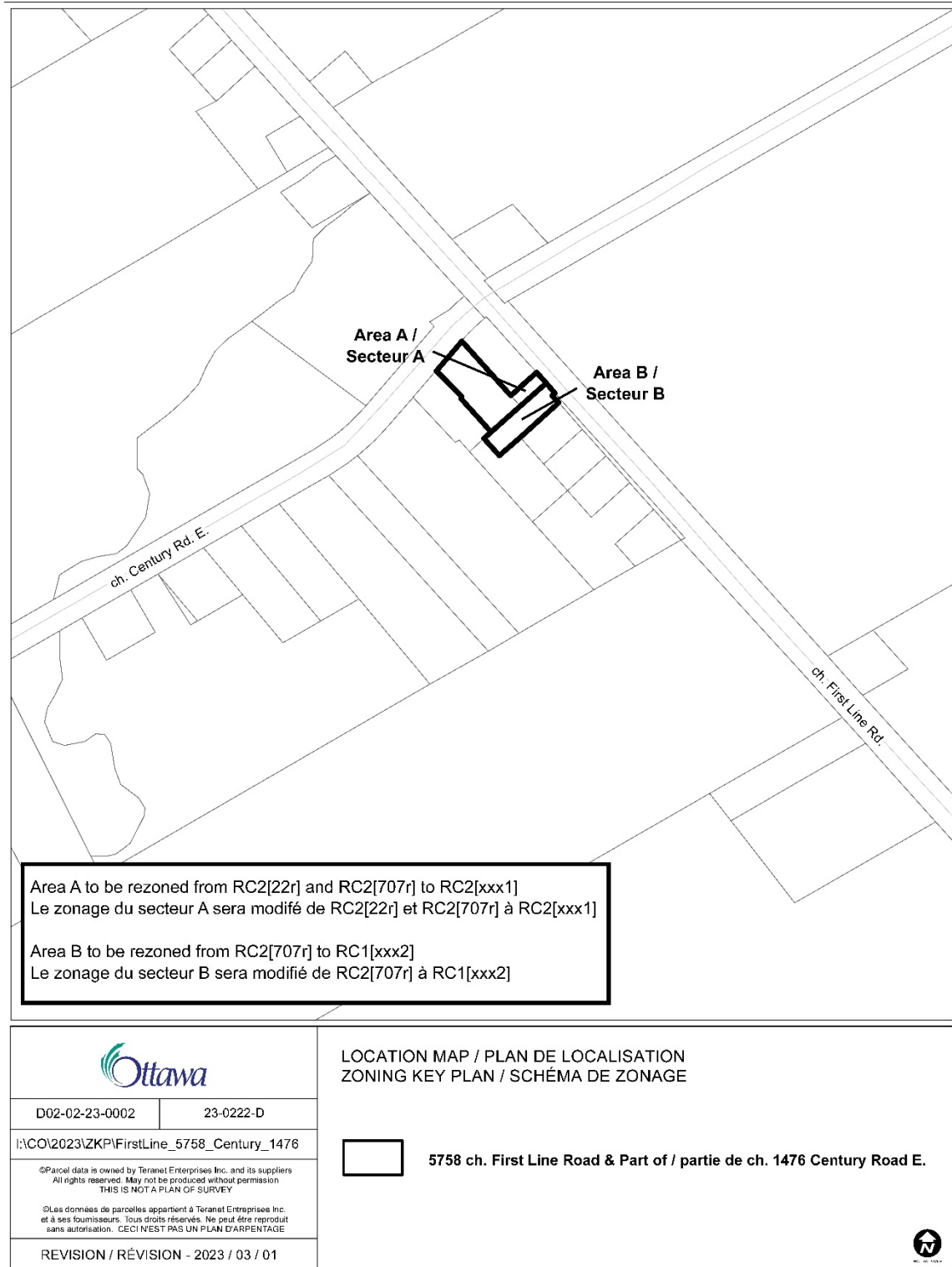
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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.