

**City Council, Standing Committee and Commission  
Conseil, comités permanents et commission**

**Committee/Council Motion**

Report / Agenda: #58

Rapport / Ordre du jour:

**Item / Article:** 21 Motions Requiring Suspension of the Rules of Procedure

**Re: Remove the Holding Symbol from the Details of Recommended Zoning and by-law to Council agenda for 1835 Stittsville Main Street**

Moved by / Motion de: Councillor Gower

Seconded by / Appuyées par: Councillor Leiper

***BE IT RESOLVED that the Rules of Procedure be waived to consider this motion at the Council meeting of May 28, 2025, as the enactment of the by-law will accelerate the development of housing.***

**WHEREAS** at the March 8, 2023, meeting of City Council, report [ACS2023-PRE-PS-0020](#) **Zoning By-law Amendment – 1835 Stittsville Main Street**, was approved as amended to rezone the lands shown in Area A from RU (Rural Countryside) to R3Z[XXX1]-h (Residential Third Density, Subzone Z, Urban Exception XXX1 with Holding Symbol) and to rezone the lands shown in Area B from RU to R3Z[XXX2]-h (Residential Third Density, Subzone Z, Urban Exception XXX2 with Holding Symbol); and

**WHEREAS** Motion No. 2023 – 10/03 recommended that staff be directed to list the by-law on a future Council agenda for enactment only after being advised that the issues regarding cost sharing obligations related to services installed by the Area 6 landowners for connection by 1835 Stittsville Main Street at the time of redevelopment, have been resolved between the owners of 1835 Stittsville Main Street and the adjacent Area 6 lands; and

**WHEREAS** on May 12, 2025 and May 13, 2025, City staff received written confirmation by the owners and the adjacent Area 6 lands representatives that all aforementioned issues have now been resolved between the parties and the by-law may come forward to a subsequent City Council agenda for approval; and

**WHEREAS** as a result of the issue resolution between the Owner of 1835 Stittsville Main Street and the adjacent Area 6 landowners the Holding Symbol is no longer required on the rezoned land at 1835 Stittsville Main Street;

**THEREFORE BE IT RESOLVED THAT** that Council amend Planning and Housing Committee Report 4, Item 4.2: Zoning By-law Amendment – 1835 Stittsville Mainstreet, as amended, by:

**Replacing Recommendation 1 with the following text:**

**“That Planning and Housing Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1835 Stittsville Main Street, as shown in Document 1 to this motion, to rezone the lands shown in Area A from RU to R3Z[XXXX] and to rezone the lands shown in Area B from RU to R3Z, both to permit low rise development as detailed in Document 2 attached to this motion.”**

**THEREFORE BE IT FURTHER RESOLVED THAT by-law 2025-223, a by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of lands known municipally as 1835 Stittsville Main Street, be added to the City Council agenda on Wednesday, May 28, 2025, “Motion to introduce by-laws” section.**

**AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.**

## Document 1 – Location Map and Zoning Key Plan



D02-02-22-0016

23-0045-D

I:\CO\2023\ZKP\StittsvilleMain\_1835

Parcel data is owned by Teranet Enterprises Inc. and its suppliers  
All rights reserved. May not be produced without permission  
THIS IS NOT A PLAN OF SURVEY

Les données de parcelles appartiennent à Teranet Enterprises Inc.  
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit  
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

REVISION / RÉVISION - 2025 / 05 / 23

LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

**1835 rue. Stittsville Main Street**



Area A to be rezoned from RU to R3Z[XXXX]  
Le zonage du secteur A sera modifié de RU à R3Z[XXXX]  
Area B to be rezoned from RU to R3Z  
Le zonage du secteur B sera modifié de RU à R3Z



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1835 Stittsville Main Street:

1. Rezone lands shown as Area A in Document 1 to R3Z[XXXX~~1~~]-h.
2. Rezone lands shown as Area B in Document 1 to R3Z[XXX~~2~~]-h.
3. Add new exception XXX~~1~~4 to Section 239 – Urban Exceptions with provisions similar in effect to the following:
  - a. In Column II, Applicable Zones, add the text “R3Z[XXXX~~1~~]-h”.
  - b. In Column V, Provisions, add the text:
    - Despite Section 109(3)(a), a parking space may be established, and a motor vehicle may be parked within a required and provided front yard.

~~—The holding symbol can be removed only at such a time as that the Owner enters into a Development Agreement, or similar agreement, with the City of Ottawa detailing the provision of municipal water and sanitary servicing connections to the proposed development.~~

- ~~4. Add new exception XXX~~2~~ to Section 239 – Urban Exceptions with provisions similar in effect to the following:~~

- ~~a. In Column II, Applicable Zones, add the text “R3Z[XXX~~2~~]-h”.~~
- ~~b. In Column V, Provisions, add the text:~~

~~The holding symbol can be removed only at such a time as that the Owner enters into a Development Agreement, or similar agreement, with the City of Ottawa detailing the provision of municipal water and sanitary servicing connections to the proposed development.~~