

**Subject: Zoning By-law Amendment – Anomaly Report to update the Flood
Plain mapping for 4840 Whispering Willow Drive.**

File Number: ACS2025-PDB-PSX-0057

**Report to Agriculture and Rural Affairs Committee on July 3, 2025
and Council July 23, 2025**

**Submitted on June 26, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Orléans South-Navan (19)

**Objet : Modification du Règlement de zonage - Rapport sur les anomalies
pour la mise à jour de la cartographie de la plaine inondable du 4840, promenade
Whispering Willow**

Dossier : ACS2025-PDB-PSX-0057

Rapport au Comité de l'agriculture et des affaires rurales

le 3 juillet 2025

et au Conseil le 23 juillet 2025

**Soumis le 26 juin 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

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Quartier : Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4840 Whispering Willow Drive, as shown in Document 1, to update the Flood Plain Overlay mapping to match updated flood plain mapping as approved by the South Nation Conservation Authority.
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 *July 23, 2025*," 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 4840, promenade Whispering Willow, un bien-fonds illustré dans le document 1, afin d'actualiser la cartographie de la zone inondable pour la faire correspondre à la cartographie actualisée des plaines d'inondation approuvée par la Conservation de la Nation Sud.
2. Que le comité de l'agriculture et des affaires rurales donne son approbation pour 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 greffe 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 23 juillet 2025 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et celui 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

4840 Whispering Willow Drive

Applicant

City-Initiated

Description of site and surroundings

The property is located on the east side of Whispering Willow Drive, north of Russell Road. The property is zoned RR5[526r] and is partially located in the Flood Plain Overlay.

Summary of proposed development

The owners of 4840 Whispering Willow Drive are proposing an addition to the rear of their home. The addition is proposed in a location that is not in the flood plain according to the latest flood plain mapping from the South Nation Conservation Authority. However, Zoning By-law 2008-250 has not yet been updated to incorporate the revised flood plain mapping from the Conservation Authority. As a result, the rear half of the property, where the existing dwelling is located and the addition is proposed, is subject to the Flood Plain Overlay provisions in the Zoning By-law despite the lands not being in the flood plain. The proposed amendment would update the location of the Flood Plain Overlay in the Zoning By-law to reflect the mapping approved by South Nation Conservation Authority and would prevent unnecessary delay in the issuance of a building permit.

Summary of requested Zoning By-law amendment

It is proposed that the flood plain mapping be updated for this property to reflect the most recent mapping from the South Nation Conservation Authority.

DISCUSSION

Public consultation

Notice of the public meeting for this report was provided in accordance with the alternative measures for public notification in Section 11.4 of the Official Plan.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation(s)

Section of 10.1.1(4) of the Official Plan allows the revision of Flood Plain Overlay boundaries in accordance with mapping approved by the relevant Conservation Authority.

Planning rationale

This proposed amendment will implement the most recent mapping completed by the South Nation Conservation Authority for this property. The subject lands are not located in the flood plain, according to mapping from the South Nation Conservation Authority.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

This site-specific anomaly report will update the Flood Plain Overlay for the property at 4840 Whispering Willow Drive to allow a building permit to be issued for an addition to an existing dwelling.

COMMENTS BY THE WARD COUNCILLOR

The ward councillor is aware of the recommendations in this report

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

TERM OF COUNCIL PRIORITIES

While there are no direct impacts with regards to the current Term of Council Priorities, this anomaly report does implement Official Plan policies and reduces unnecessary delays for residents.

APPLICATION PROCESS TIMELINE STATUS

This is a City-initiated zoning by-law amendment.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Planning staff recommend approval of this amendment to the City of Ottawa Zoning By-law 2008-250 to update the flood plain overlay for 4840 Whispering Willow Drive to implement the most recent mapping received from the South Nation Conservation Authority.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

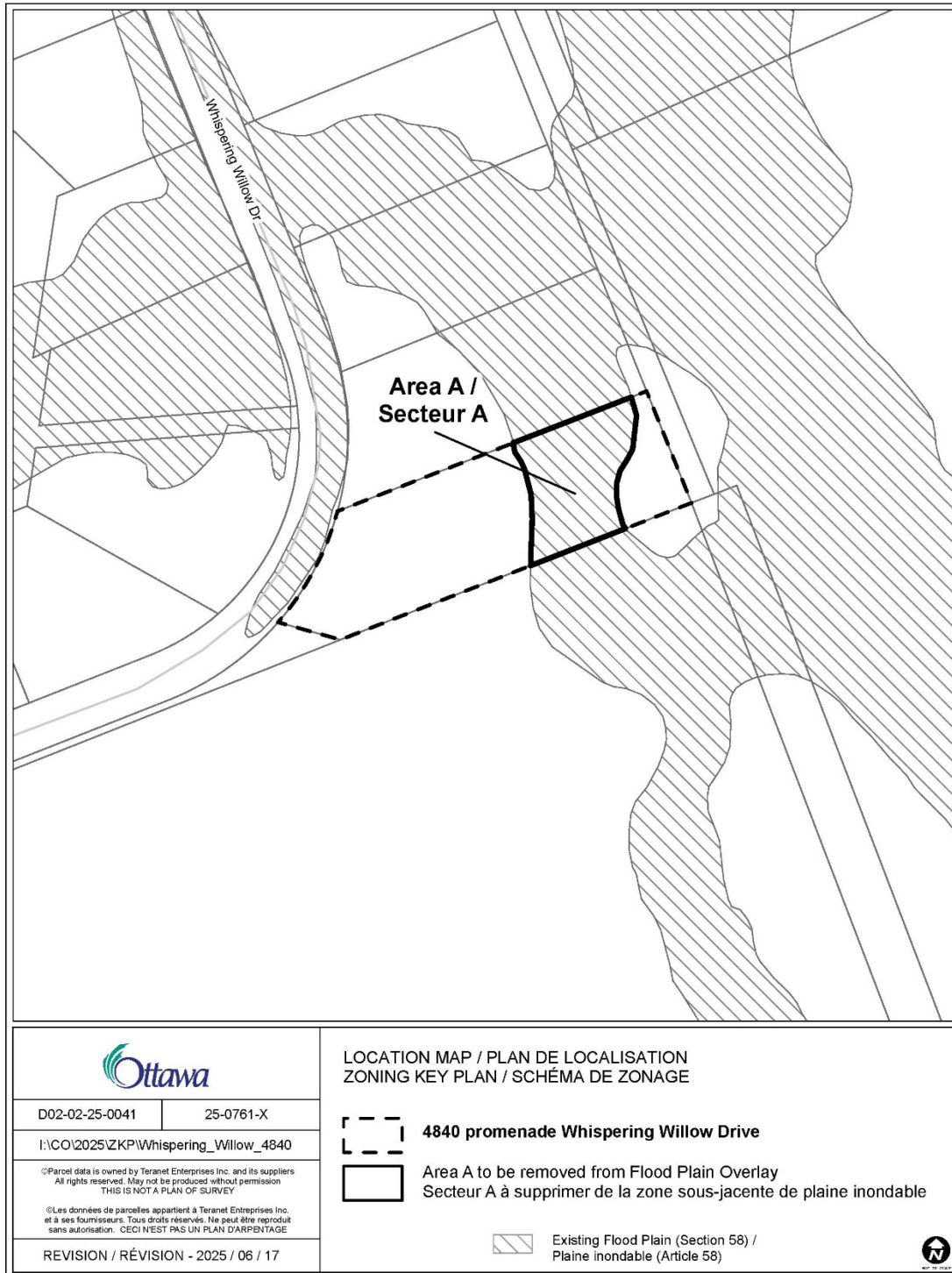
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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 / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4840 Whispering Willow Drive:

1. Amend the Flood Plain Overlay as shown in Document 1.

Document 3 – Consultation Details

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.