

**7. Zoning By-Law Amendment – 3250 Old George Street
Modification au Règlement de zonage – 3250, rue Old George**

Committee Recommendation

That Council approve an amendment to Zoning By-law 2008-250 for 3250 Old George Street to permit site-specific zoning amendment, as detailed in Document 2.

Recommandation du Comité

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 3250, rue Old George, afin d'y permettre une modification de zonage propre à l'emplacement, comme l'expose en détail le document 2.

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 15, 2019 (ACS2019-PIE-PS-0036)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 15 avril 2019 (ACS2019-PIE-PS-0036)

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of June 26, 2019, 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 12, 2019".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 26 juin 2019 du 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

**Agriculture and Rural Affairs
Committee
Report 4
June 12, 2019**

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**Comité de l'agriculture et des
affaires rurales
Rapport 4
le 12 juin 2019**

sur l'aménagement du territoire à la réunion du Conseil municipal prévue
le 12 juin 2019 ».

**Agriculture and Rural Affairs
Committee
Report 4
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**Comité de l'agriculture et des
affaires rurales
Rapport 4
le 12 juin 2019**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
6 June 2019 / 6 juin 2019**

**and Council
et au Conseil
12 June 2019 / 12 juin 2019**

**Submitted on 15 April 2019
Soumis le 15 avril 2019**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

**Anne Wang, Planner / Urbaniste / Development Review Rural / Examen des
demandes d'aménagement ruraux**

613-580-2424, 26406, Anne.Wang1@ottawa.ca

Ward: OSGOODE (20)

File Number: ACS2019-PIE-PS-0036

SUBJECT: Zoning By-law Amendment – 3250 Old George Street

OBJET: Modification au Règlement de zonage – 3250, rue Old George

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3250 Old George Street to permit site-specific zoning amendment, 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 City Clerk and Solicitor's Office 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 8 May 2019" 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 au Règlement de zonage 2008-250 visant le 3250, rue Old George, afin d'y permettre une modification de zonage propre à l'emplacement, comme l'expose en détail le document 2.**
- 2. Que Comité de l'agriculture et des affaires rurales donne son approbation à ce 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 de l'avocat général 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 8 mai 2019», 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

3250 Old George Street

Owner

Jamie Sinclair

Applicant

Jamie Sinclair

Description of site and surroundings

The property is located in the Village of Osgoode, south of Osgoode Main Street and west of Old George Street, with an approximate lot area of 915 square metres and 16.31 metres of frontage on Osgoode Main street. The property is surrounded mostly by village residential uses and a railway corridor to the west that is currently being used as recreational trail. As the Village of Osgoode does not currently have municipal services, the subject property will be serviced by private water and wastewater system.

Summary of requested Zoning By-law amendment proposal

The current owner purchased the property with the intention of converting the existing primary structure to residential. The current zoning on the property is R11- Rural Institutional Zone Subzone 1 and would only permit a residential dwelling as an accessory use to a place of worship. To permit the proposed conversion of the existing structure a Zoning By-law Amendment with a site-specific provision is necessary. It is understood that no new structures is anticipated as part of this application.

DISCUSSION

Public consultation

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. No concerns or objection were identified.

Official Plan designation

According to Schedule A of the Official Plan, the subject property is designated as Village with the intent of permitting a variety of land uses to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale. Schedule Q-1 of the Consolidated Villages Secondary Plan identified the subject property as Village Residential with permitted uses being primarily low-density residential such as detached dwellings, duplex or semi-detached residential dwellings.

Planning rationale

The site-specific zoning would allow the proposed conversion of the existing primary structures to a single detached dwelling. The proposed V11 zone is consistent with the uses of surrounding properties and the proposed site-specific provisions are intended to acknowledge the existing site condition. The initial proposal also includes a minimum side yard setback reduction request from 3 metre to 0 metre in order to facilitate the conversion as the existing structure that currently has a 0 metre setback from the northern lot line. To alleviate any concerns relating future redevelopment that may involve reconstruction of the primary structure, staff recommend the site-specific provision relating to the 0-metre side yard be tied to the building envelope of the existing structure. Should the existing structure be demolished and reconstructed under any circumstances, the standard V11 interior side yard setback shall apply.

It is noted that the subject property is within the vicinity of a designated inactive railway corridor, and therefore may be subject to noise and vibration associated with railway operations in the future.

The Hydrogeological and Terrain Study prepared and submitted as part of this application provides sufficient evidence to support the conversion.

The proposed Zoning By-law amendment is consistent with Official Plan and Secondary Plan policies.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

No negative rural implication is anticipated. The proposed conversion supports growth and redevelopment in the Village and the proposed type and intensity of development is consistent with the Village's characteristics.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There is accessibility impact associated with this application.

ENVIRONMENTAL IMPLICATIONS

There is no environmental impact associated with this application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa

ES2 – Reduce long-term costs through planned investment and staging of diversion and conservation strategies.

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 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

Planning, Infrastructure and Economic Development supports this Zoning By-law amendment because it is consistent with the intent of the City's Official Plan.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (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.

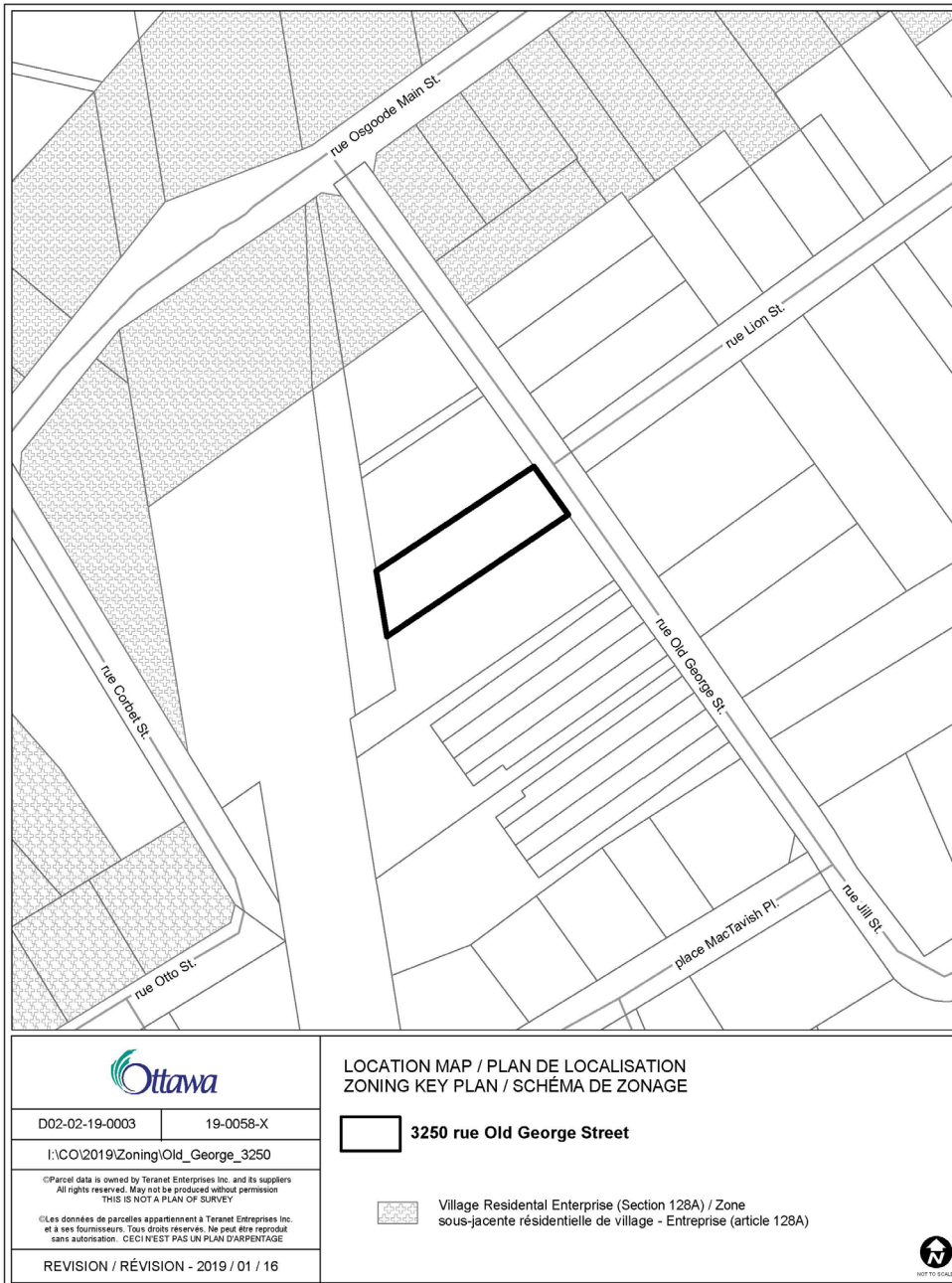
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

Location Map showing subject property 3250 Old George Street.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3250 Old George Street:

1. Rezone the lands as shown on Document 1 from RI1 to V1I [xxr]
2. Amend Section 240 – Rural Exceptions, with provisions similar in effect to the following:
 - a. In Column II, add “V1I [xxr]”
 - b. In Column V, add
 - i. Minimum lot area: 915 m²
 - ii. Minimum Front yard setback: 4.5 m
 - iii. For a building as it existed as of the date of the passing of this by-law, minimum interior side yard setback: 0 m.