

2. ZONING BY-LAW AMENDMENT – ANOMALY – 2953 NIXON DRIVE
MODIFICATION AU RÈGLEMENT DE ZONAGE – ANOMALIE – 2953,
PROMENADE NIXON

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to update the boundary of the flood plain overlay affecting a portion of the lands located at 2953 Nixon Drive, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au *Règlement de zonage 2008-250* visant à mettre à jour les limites de la zone sous-jacente de plaine inondable, ce qui aurait une incidence sur une partie des terres situées au 2953, promenade Nixon, comme le précise le document 2.

Documentation/Documentation

Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated July 30, 2019 (ACS2019-PIE-EDP-0032)

Rapport du directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 30 juillet 2019 (ACS2019-PIE-EDP-0032)

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
5 September 2019 / 5 septembre 2019**

**and Council / et au Conseil
September 11, 2019 / 11 septembre 2019**

**Submitted on July 30, 2019
Soumis le 30 juillet 2019**

**Submitted by
Soumis par:**

Don Herweyer,

**Director / directeur / Economic Development and Long Range Planning /
Développement économique et Planification à long terme**

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Ward: OSGOODE (20)

File Number: ACS2019-PIE-EDP-0032

SUBJECT: Zoning By-law Amendment – Anomaly – 2953 Nixon Drive

**OBJET: Modification au *Règlement de zonage* – Anomalie – 2953, promenade
Nixon**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to update the boundary of the flood plain overlay affecting a portion of the lands located at 2953 Nixon Drive, 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 Bill 73 'Explanation Requirements' at the City Council Meeting of September 11, 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 à mettre à jour les limites de la zone sous-jacente de plaine inondable, ce qui aurait une incidence sur une partie des terres situées au 2953, promenade Nixon, comme le précise 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 11 septembre 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.](#)

Site locations

2953 Nixon Drive

Applicant

City-initiated amendment

Description of site and surroundings

The property at 2953 Nixon Drive is in agricultural use. There are agricultural uses on the lands surrounding the property. The subject farm is located approximately 750 metres from the Rideau River and approximately 1 km northwest of Osgoode Village.

Summary of requested Zoning By-law amendment proposal

This City-initiated amendment will update the boundary of the flood plain overlay in the Zoning By-law in accordance with mapping received from the Rideau Valley Conservation Authority for a portion of the lands located at 2953 Nixon Drive. A Zoning/Location Map is included in Document 1. Zoning Details are included in Document 2.

Brief history of proposal

Staff have monitored the Zoning By-law since its adoption in 2008 to ensure errors are corrected and the Zoning Map reflects the intent of the text of the By-law. Reports to correct anomalies have come forward to Committee and Council for approval on a regular basis. Minor updates to the flood plain mapping have been included in these reports as an efficient means of ensuring the accuracy of the flood plain mapping in the Zoning By-law.

DISCUSSION

Public consultation

Public notification was undertaken in accordance with policies in Section 5.2.3.3 of the Official Plan for technical amendments to the Zoning By-law. These policies provide for an expedited process when amendments are undertaken to correct anomalies in the By-law.

The Ward Councillor was notified of the proposed amendment and notification of the date of the Agriculture and Rural Affairs Committee meeting was provided in the Ottawa Citizen and Le Droit newspapers. No comments were received.

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

Official Plan designation

The subject lands are designated Agricultural Resource Area as shown on Schedule A of the Official Plan.

Planning rationale

Updated flood plain mapping has been provided to the City by the Rideau Valley Conservation Authority. The proposed amendment is needed to accurately reflect the boundary of the flood plain overlay in the Zoning By-law.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The report recommendations will affect a property in the rural area and will update the flood plain mapping to ensure the proper implementation of the flood plain provisions in Section 58 of the Zoning By-law.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of the proposed amendment.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

APPLICATION PROCESS TIMELINE STATUS

This report is a City-initiated amendment and is not subject to 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

These amendments are recommended for approval to ensure the flood plain mapping properly implements the intent of the flood plain provisions in Section 58 of the Zoning By-law.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner, 2953 Nixon Road; 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.

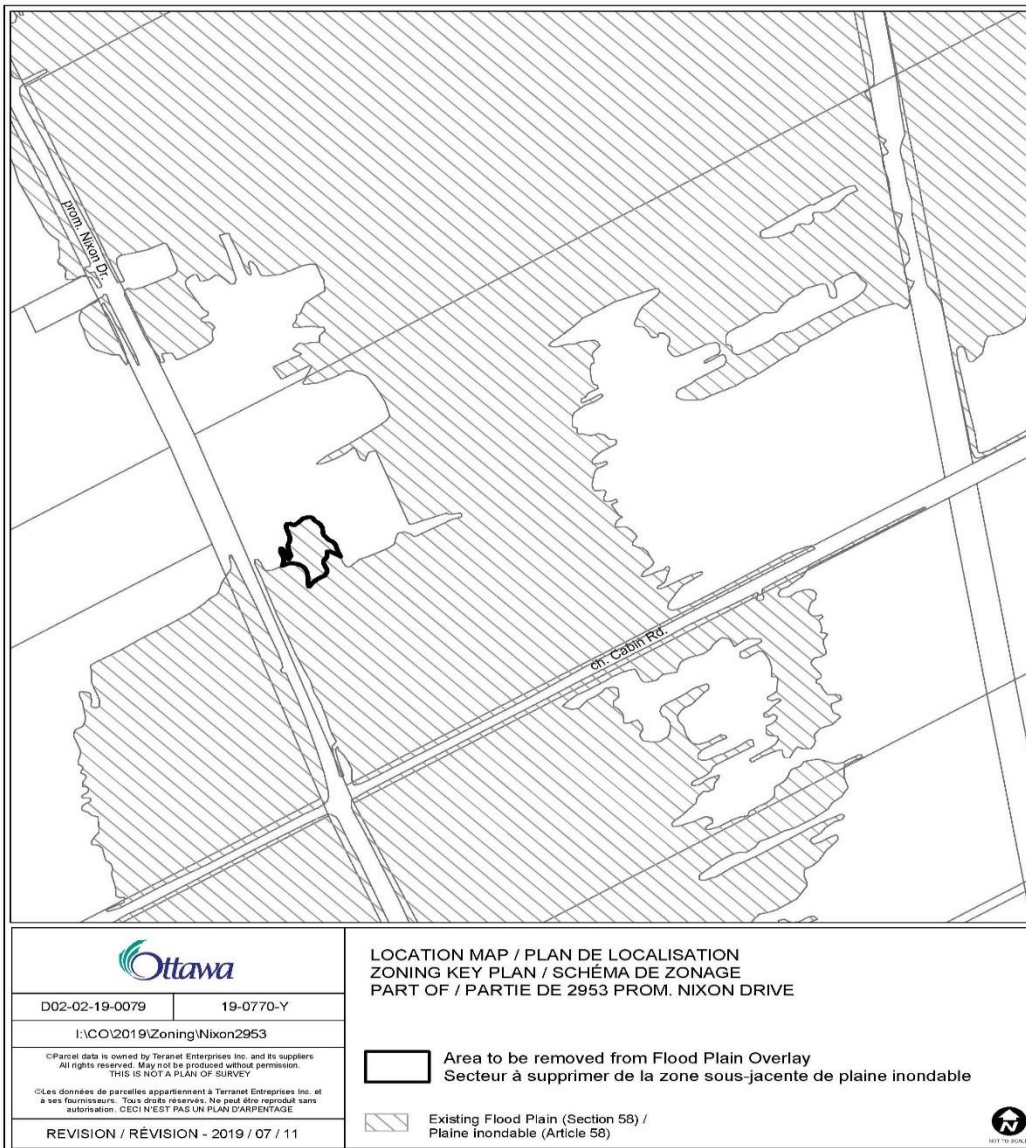
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This map shows the land located at 2953 Nixon Drive being rezoned to correct the boundary of the flood plain overlay mapping in the Zoning By-law.



Document 2 – Details of Recommended Zoning

Rezone part of the land located at 2953 Nixon Drive by amending the boundaries of the flood plain overlay on the Zoning Map of Zoning By-law 2008-250 as shown in Document 1.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy in Section 5.2.3.3 of the Official Plan. No comments were received.