

<p>4. ZONING BY-LAW AMENDMENT – 5810 FIRST LINE ROAD MODIFICATION AU RÈGLEMENT DE ZONAGE – 5810, CHEMIN FIRST LINE</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 5810 First Line Road to change the existing exception by amending the definition of storage yard, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 5810, chemin First Line, en vue de modifier l'exception en révisant la définition de cour d'entreposage, comme l'expose en détail le document 2.

DOCUMENTATION / DOCUMENTATION

Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 10 January 2017 (ACS2017-PIE-PS-0013).

Rapport du Directrice par intérim, Service de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 10 janvier 2017 (ACS2017-PIE-PS-0013).

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 22
8 FEBRUARY 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 22
LE 8 FÉVRIER 2017**

**Report to
Rapport au:**

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

February 2, 2017 / 2 février 2017

**and Council / et au Conseil
February 8, 2017 / 8 février 2017**

**Submitted on January 10, 2017
Soumis le 10 janvier 2017**

**Submitted by
Soumis par:**

Lee Ann Snedden,

Acting Director / Directrice par intérim,

Planning Services / Service de la planification

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

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0013

SUBJECT: Zoning By-law Amendment – 5810 First Line Road

OBJET: Modification au Règlement de zonage – 5810, chemin First Line

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5810 First Line Road to change the existing exception by amending the definition of storage yard, 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 8 February 2017 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 5810, chemin First Line, en vue de modifier l'exception en révisant la définition de cour d'entreposage, 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 8 février 2017 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

5810 First Line Road

Owner

Larry and Ann Guy

Applicant

Rortar Land Development Consultants

Description of site and surroundings

The site is a single property, 5810 First Line Road. It is approximately 13,000 square metres in size with frontage on First Line Road of approximately 90 metres. The site contains a single detached dwelling and an accessory building. It is surrounded by agricultural and mineral extraction uses.

Summary of requested Zoning By-law amendment proposal

It is proposed that the current exception, 66r, be amended to lift the restriction on storage yards which limits storage yards to be associated with septic pumping services, and allow for the definition of storage yard to be more consistent with the existing definition of storage yard in Section 54 of the Zoning By-law, with the exception of vehicles, automobile salvage operation, or scrap yard, as detailed in Document 2.

Brief history of proposal

The site is currently zoned Rural General Industrial, Subzone 1, Exception 66r (RG1[66r]). This site permits for a broad range of industrial uses including a storage

yard. Exception 66r allows for an accessory dwelling as well as an accessory maintenance building, with a maximum size of 200 square metres, accessory to a storage yard. Exception 66r limits storage yards to those only associated with a septic pumping service. This is in recognition of a septic system business that was formerly operating at this location by previous owners. The current property owners have requested to amend the exception such that the definition of storage yard be less prescriptive, while still ensuring that the lands do not become a scrap yard.

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 comments were received.

Official Plan designation

The property is designated as General Rural Area in the Official Plan. This designation supports a variety of land uses such as agriculture, small industries, recreational activities, and limited residential development. This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). Amendments introduced by OPA 150 do not impact the proposed Zoning By-law amendment.

Planning rationale

This Zoning By-law amendment is consistent with the policies of the Official Plan and is in keeping with the intent of the Rural General Industrial, Subzone 1 zoning. The proposal will allow for continued growth of the rural economy.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the application.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risks management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

ES1 – Support an environmentally sustainable Ottawa.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the On Time Decision Date established for the processing of Zoning By-law amendments due to the meeting schedule of Agriculture and Rural Affairs Committee.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

CONCLUSION

Planning Services supports this Zoning By-law amendment because it is consistent with the City's Official Plan, the Zoning By-law, and the Provincial Policy Statement.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

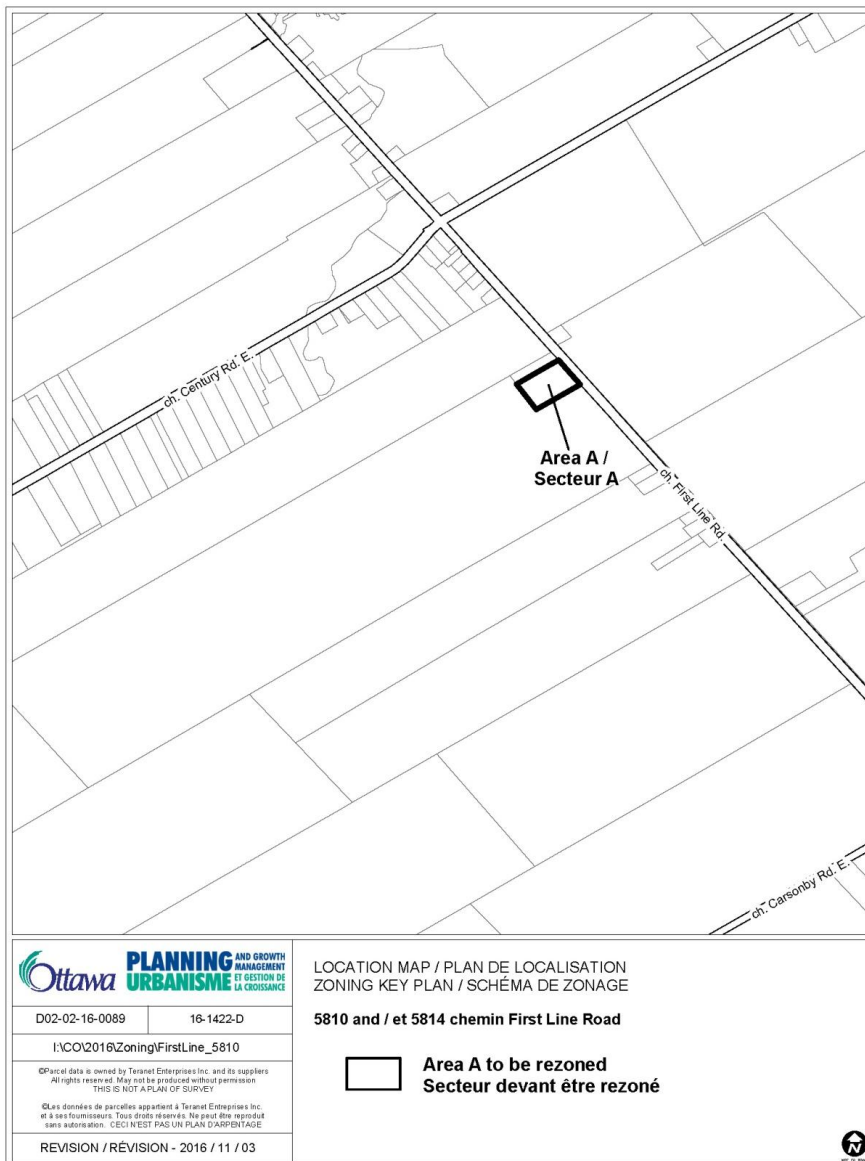
Legal Services to forward the implementing by-law to City Council.

Circulation Services Unit, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This is a map showing the lands, 5810 First Line Road, to be rezoned.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 5810 First Line Road is by amending Exception 66r in Section 240 – Rural Exceptions by replacing the text, “storage yard is limited to a septic pumping service”, in Column V with the following text, “despite Section 54, the definition of a storage yard does not include the storage of motor vehicles, automobile salvage operation, or scrap yard”