

<p><b>4. ZONING BY-LAW AMENDMENT - PART OF 1430 DUNNING ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE - PARTIE DU 1430, CHEMIN DUNNING</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for part of 1430 Dunning Road, for the purposes of rezoning a portion of the lands from Rural Residential, rural special exception 515r, holding (RR[515r]-h) to Rural Commercial, subzone 3 (RC3), to permit commercial uses, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 1430, chemin Dunning, en vue de faire passer la désignation d'une partie du terrain de Zone résidentielle rurale, exception rurale 515r, assortie d'un symbole d'aménagement différé (RR[515r]-h), à Zone de commerces ruraux, sous-zone 3 (RC3), et ainsi permettre les utilisations commerciales, comme l'expose en détail le document 2.**

**DOCUMENTATION / DOCUMENTATION**

Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 14 August 2017 (ACS2017-PIE-PS-0102).

Rapport du Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 14 août 2017 (ACS2017-PIE-PS-0102).

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 27  
13 SEPTEMBER 2017**

**37**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 27  
LE 13 SEPTEMBRE 2017**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales  
September 7, 2017 / 7 septembre 2017**

**and Council / et au Conseil  
September 13, 2017 / 13 septembre 2017**

**Submitted on August 14, 2017  
Soumis le 14 août 2017**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,  
Director / Directrice**

**Planning Services / Service 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:**

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**Ward: CUMBERLAND (19)**

**File Number: ACS2017-PIE-PS-0102**

**SUBJECT: Zoning By-law Amendment - part of 1430 Dunning Road**

**OBJET: Modification au Règlement de zonage - partie du 1430, chemin  
Dunning**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1430 Dunning Road, for the purposes of rezoning a portion of the lands from Rural Residential, rural special exception 515r, holding (RR[515r]-h) to Rural Commercial, subzone 3 (RC3), to permit commercial uses, 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 13 September 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 une partie du 1430, chemin Dunning, en vue de faire passer la désignation d'une partie du terrain de Zone résidentielle rurale, exception rurale 515r, assortie d'un symbole d'aménagement différé (RR[515r]-h), à Zone de commerces ruraux, sous-zone 3 (RC3), et ainsi permettre les utilisations commerciales, comme l'expose en détail le document 2.**
- 2. Que le 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 13**

**septembre 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**

Part of 1430 Dunning Road

### **Owner**

Mr. David Williams

### **Applicant**

Parsons Inc. (Brandon Jarvis)

### **Description of site and surroundings**

The site is located on the west side of Dunning Road and to the north of Wilhaven Drive. The lands subject to the Zoning By-law amendment application are vacant and partially treed.

Surrounding properties on the west side of Dunning Road and the south of Wilhaven Drive are predominantly larger residential lots which are heavily treed. A rural estate lot subdivision is located on the north side of Wilhaven Drive, approximately 300 metres from subject lands, and the boundary of the Cumberland Village is approximately 500 metres to the north. Lands to the east of Dunning Road are predominantly agricultural in nature.

### **Summary of requested Zoning By-law amendment proposal**

The application has been submitted in order to fulfill a condition of severance approval imposed by the Committee of Adjustment. The intent is to permit commercial uses on the severed lands.

### **Brief history of proposal**

The land to which the proposed Zoning By-law amendment applies was the subject of a consent application for a lot line adjustment which proposed to enlarge the adjacent property to the south known municipally as 1490 Dunning Road. The severance request was granted by the Committee of Adjustment on June 30, 2017 with a condition that the owner rezone the severed parcel to permit commercial uses.

## **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**

This application is being processed under the policies of Official Plan Amendment 150. The property is designated General Rural Area. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and to limit the amount of residential development such that development will not preclude or restrict continued agricultural and/or other rural non-residential uses. Permitted uses in the General Rural Area include, but are not limited to; agricultural uses, residential uses, and animal boarding, breeding and training facilities. The designation also contemplates the introduction of new industrial and commercial uses, including farm equipment and supply centres, and machine and truck repairs stops. Where new industrial or commercial uses are proposed, a Zoning By-law amendment is required.

### **Other applicable policies and guidelines**

The Provincial Policy Statement (PPS), which came into effect on April 30, 2014, has specific policies with regard to Rural Lands in Municipalities. Section 1.1.5.6 encourages municipalities to support a diversified rural economy by protecting agricultural and other resource-related uses. Further, the PPS requires that planning authorities promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

### **Planning rationale**

This Zoning By-law amendment will affect 1.23 hectares of partially treed and vacant land which has 64.92 metres of frontage on Dunning Road and 86.41 metres of frontage on Wilhaven Drive. The parcel was severed through a consent application for a lot line adjustment, which proposed to increase the area associated with the adjacent property to the south, known municipally as 1490 Dunning Road. This Zoning By-law amendment proposes to rezone the severed lands from RR[515r]-h to RC3, in order to accommodate the expansion of the existing farm vehicle/equipment sales and repair facility.

This Zoning By-law amendment implements a condition imposed by the Committee of Adjustment.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

This Zoning By-law amendment allows for additional land to be utilized for commercial purposes in a manner that supports the City's agricultural community. The effect of this rezoning will be to accommodate the expansion of an existing rural commercial use, which supports a diverse rural economic base.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Blais is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this application.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy

## **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 department supports this Zoning By-law amendment because it is consistent with the intent of the City's Official Plan and the Zoning By-law.

## **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.

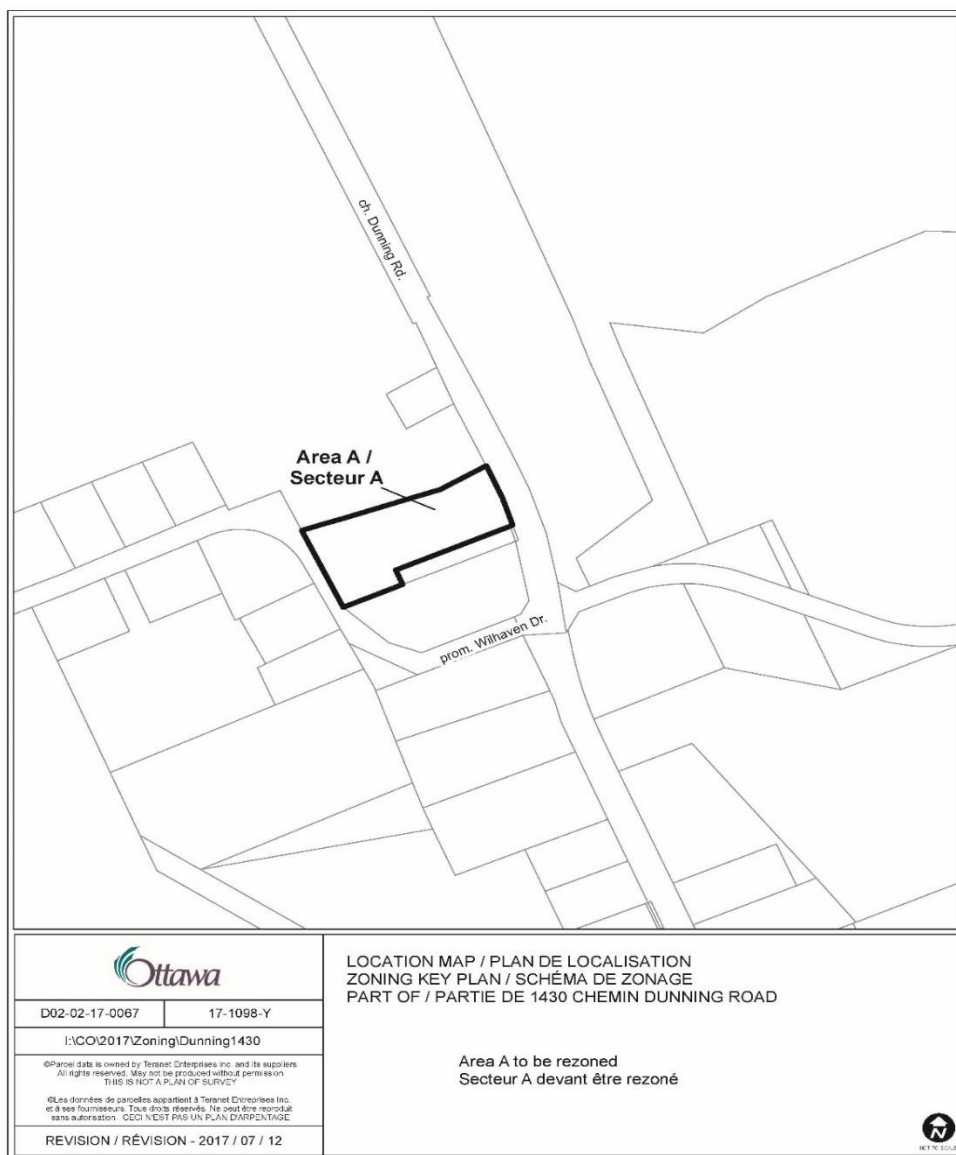
Planning Operations Branch, Planning Services to undertake the statutory notification.



**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

This location map includes a part of the property addressed as 1430 Dunning Road.  
The area identified as Area A on the map is to be rezoned from RR[515r]-h to RC3.



**Document 2 – Details of Recommended Zoning**

The proposed change to the Comprehensive Zoning By-law for part of 1430 Dunning Road, as shown on Document 1, is to rezone the land from RR[515r]-h to RC3.