

<p><b>3. ZONING BY-LAW AMENDMENT – 6202 NICK ADAMS ROAD</b></p> <p><b>MODIFICATION AU RÈGLEMENT DE ZONAGE – 6202, CHEMIN NICK ADAMS</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 6202 Nick Adams Road to permit a rural residential plan of subdivision, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 6202, chemin Nick Adams, afin de permettre l'élaboration d'un plan de lotissement résidentiel rural, comme l'expose en détail le document 2.**

**DOCUMENTATION / DOCUMENTATION**

Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 6 April 2017 (ACS2017-PIE-PS-0066).

Rapport du Directrice par intérim, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 6 avril 2017 (ACS2017-PIE-PS-0066).

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 24  
10 MAY 2017**

**24**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 24  
LE 10 MAI 2017**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales  
May 4, 2017 / 4 mai 2017**

**and Council / et au Conseil  
May 10, 2017 / 10 mai 2017**

**Submitted on April 6, 2017  
Soumis le 6 avril 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 / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

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**Ward: OSGOODE (20)**

**File Number: ACS2017-PIE-PS-0066**

**SUBJECT: Zoning By-law Amendment – 6202 Nick Adams Road**

**OBJET: Modification au Règlement de zonage – 6202, chemin Nick Adams**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6202 Nick Adams Road to permit a rural residential plan of subdivision, 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 10 May 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 6202, chemin Nick Adams, afin de permettre l'élaboration d'un plan de lotissement résidentiel rural, 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 10 mai 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

6202 Nick Adams Road

### Owner

7773226 Canada Inc.

### Applicant

exp Services Inc.

### Description of site and surroundings

The property is located along the east side of Mitch Owens Road, approximately 2 kilometres southwest of the Greely Village boundary. The property has frontage along Nick Adams Road which is only partially constructed. The site, comprising 17.5 hectares, is currently occupied by a detached dwelling unit and out buildings closer to Mitch Owens Road. The remainder of the site is vacant and forested. There are four detached dwellings situated along the north side of Nick Adams Road. The site and the surrounding area are zoned Rural Countryside (RU). The Grey's Creek Municipal Drain lies to the east of the site.

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

The property is currently zoned Rural Countryside Zone (RU). It is proposed to amend the Zoning By-law to Rural Residential Sub Zone 1 with an exception (RR1[xxxr]). The exception will provide for an increase in the maximum lot coverage and an increase in the front yard setback for the lots that abut the turning circle.

### **Brief history of proposal**

The subject site was granted draft plan of subdivision approval on March 21, 1986. Since that time a number of revisions to the plan and extensions of draft plan approval have been granted. The current draft approved plan provides for 18 rural residential lots and one future road block. All the lots will take their access off an extended and improved (terminating in a cul-de-sac) Nick Adams Road. The lot areas have a minimum of 8000 square metres. The residential lots will be serviced by individual wells and septic systems. A condition of final approval requires the Owner, prior to registration of the subdivision plan, to ensure that the proposed plan conforms with the Zoning By-law, approved under the requirements of the *Planning Act*.

### **DISCUSSION**

#### **Public consultation**

Notification and public consultation was undertaken in accordance with the policies and procedures of the former Township of Osgoode. Subsequent revisions and approvals have been administered through the Public Notification and Consultation Policy approved by City Council. Only requests for further notification and additional information were received.

### **Official Plan designation**

The subject property is designated as a 'General Rural Area' on Schedule A of the Official Plan (OPA 150). The General Rural Area designation provides for a wide range of uses but does not permit new residential subdivisions. Section 3.7.2.8 however does permit new residential subdivisions where such an application was lodged prior to December 31, 2009. This Zoning By-law amendment application is for a subdivision that was approved prior to the date set out in OPA 150.

### **Planning rationale**

The purpose of this Zoning By-law amendment is to facilitate the development of an approved draft Plan of Subdivision. This Zoning By-law amendment has been examined pursuant to the provisions of the Official Plan (OPA 150). The proposed development complies with all policies of Section 3.7.2. The subject Zoning By-law amendment is appropriate for the subject lands. The provisions take into account the direction of the draft approved plan of subdivision and respect the guidelines for new residential development in the General Rural area.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

The proposal is consistent with the draft approved plan of subdivision and policies that guide residential development in the Official Plan's General Rural Area designation. The proposed Zoning By-law amendment will have no adverse effects on the rural community.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Darouze 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 the recommendation in this report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2015-2018 Terms of Council Priorities:

EP3 - Support growth of local economy.

## **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 complexity of the issues associated with the review of the plan of subdivision.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Plan

Document 2 Details of Recommended Zoning

## **CONCLUSION**

The proposed rezoning conforms to the policies of the Official Plan (as amended) and the implementation of the draft approved plan of subdivision. The Planning, Infrastructure, Economic Development Department recommends approval.

**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.

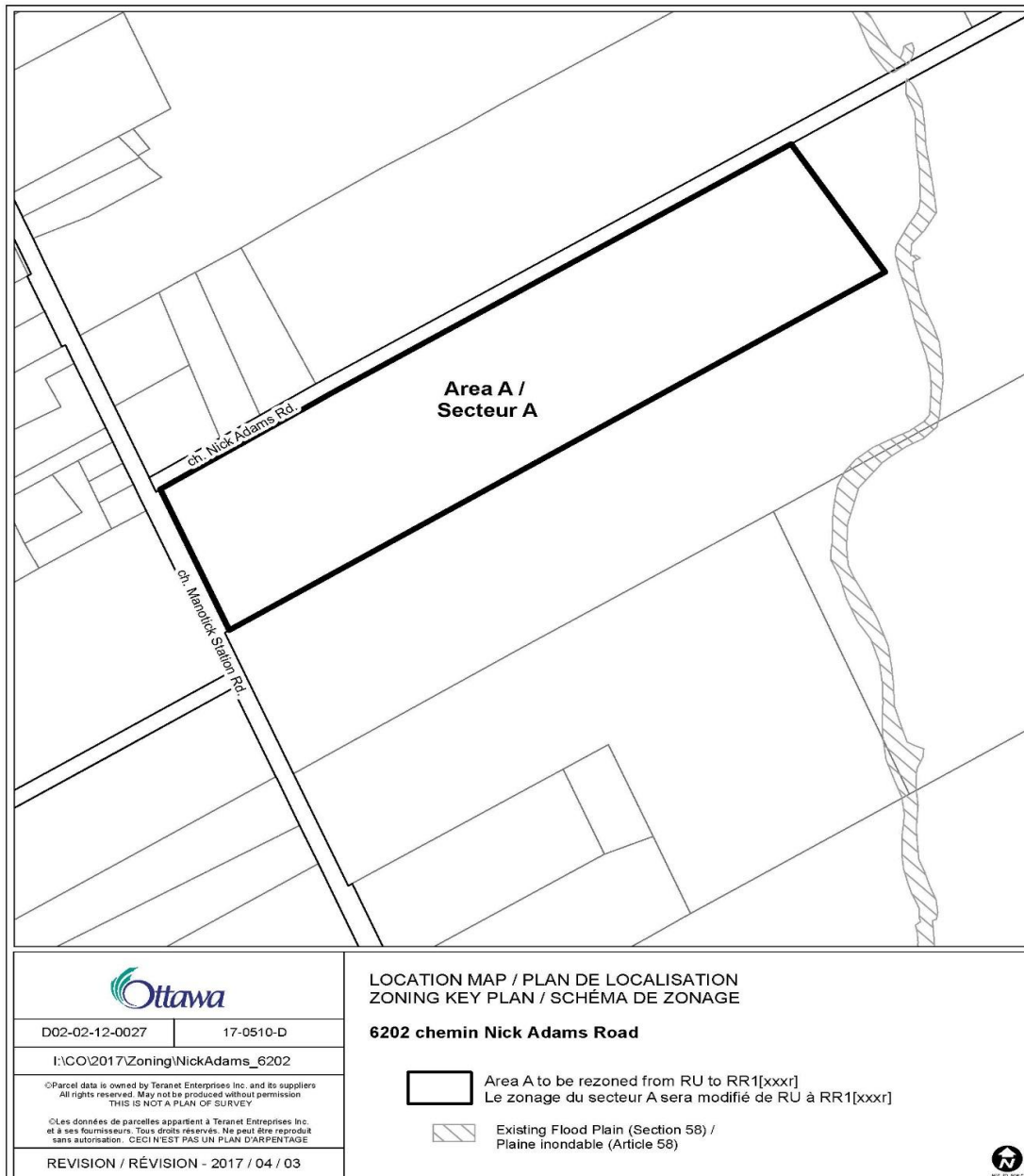
Circulation Services Unit, Planning Services to undertake the statutory notification.



**Document 1 – Location Map**

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

This is a location map that identifies the location of the subject lands and proposed zoning revisions.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6202 Nick Adams Road:

- 1) To rezone the lands shown in Document 1 from RU to RR1 [xxxxr]:
- 2) Add a new exception RR1 [xxxxr] to Section 240 – Rural Exceptions with provisions similar in intent to the following:
  - a) In Column II – Applicable Zones add the text, RR1[xxxxr]
  - b) In Column V – Provisions add the following text:
    - Where a lot abuts a turning circle the minimum front yard setback is 30 metres
    - Maximum lot coverage 15 per cent