

**3. ZONING BY-LAW AMENDMENT – PART OF 255 WALL ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 255, CHEMIN
WALL**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 255 Wall Road to permit a lot coverage of 20 per cent for a principal building, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 en ce qui a trait à une partie du 255, chemin Wall afin de permettre l'aménagement d'un bâtiment principal sur une surface totalisant 20 pour cent de la superficie de lot, comme l'explique en détail le document 2.

DOCUMENTATION / DOCUMENTATION

John Moser, Acting Deputy City Manager, Planning and Infrastructure, report dated 24 May 2016 (ACS2016-PAI-PGM-0100).

Rapport du directeur municipale adjoint par intérim, Urbanisme et Infrastructure, John Moser, daté le 24 mai 2016 (ACS2016-PAI-PGM-0100).

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 18
13 JULY 2016**

20

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 18
LE 13 JUILLET 2016**

**Report to
Rapport au:**

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

June 29, 2016 / 29 juin 2016

**and Council / et au Conseil
July 13, 2016 / 13 juillet 2016**

**Submitted on May 24, 2016
Soumis le 24 mai 2016**

**Submitted by
Soumis par:**

John L. Moser,

**Acting Deputy City Manager / Directeur municipale adjoint par intérim,
Planning and Infrastructure / Urbanisme et Infrastructure**

Contact Person / Personne ressource:

**Lee Ann Snedden, Acting Chief / Chef par intérim,
Development Review Services / Services d'Examen des projets d'aménagement,
Planning and Growth Management / Urbanisme et Gestion de la croissance
(613) 580-2424, 25779, LeeAnn.Snedden@ottawa.ca**

Report Author / Auteur du rapport:

**Natalie Persaud, Planner / Urbaniste, Development Review Rural Services Unit /
Unité examen des demandes d'aménagement services ruraux
(613) 580-2424, 12681, natalie.persaud@ottawa.ca**

Ward: CUMBERLAND (19)

File Number: ACS2016-PAI-PGM-0100

SUBJECT: Zoning By-law Amendment – Part of 255 Wall Road

OBJET: Modification au Règlement de zonage – Partie du 255, chemin Wall

REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee:

- 1. Recommend Council approve an amendment to Zoning By-law 2008-250 for part of 255 Wall Road to permit a lot coverage of 20 per cent for a principal building, as detailed in Document 2.**
- 2. Approve the Consultation Section of this report be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.**

RECOMMANDATIONS DU RAPPORT

Que le Comité de l’agriculture et des affaires rurales :

- 1. recommande au Conseil d’approuver une modification au Règlement de zonage 2008-250 en ce qui a trait à une partie du 255, chemin Wall afin de permettre l’aménagement d’un bâtiment principal sur une surface totalisant 20 pour cent de la superficie de lot, comme l’explique en détail le document 2.**
- 2. donne son approbation à ce que la section du présent rapport consacrée aux consultations soit incluse en tant que “brève explication” dans le résumé des observations écrites et orales, qu’elle soit rédigée par le Bureau du greffier municipal et chef du contentieux et soumise au Conseil en même temps que le présent rapport, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et 16 h la veille de l’étude du rapport par le 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

The site consists of several parcels of land municipally known as 255, 261 Wall Road and 2635, 2643, and 2659 Mer Bleue Road, which have all been consolidated under one municipal address 255 Wall Road. Together, the site is located on the south side of Wall Road and east side of Mer Bleue Road, in the Village of Notre-Dame-des-Champs.

Owner

2343065 Ontario Inc.

Applicant

JP Taillefer

Description of site and surroundings

The site is currently vacant and surrounded by low rise residential uses. Lands to the east are agricultural uses and lands to north are part of the Mer Bleue Expansion Area Community Design Plan study area. The site is serviced by municipal water and private septic systems.

Summary of requested Zoning By-law amendment proposal

The site is currently zoned Village First Density, Subzone E (V1E). This zoning permits for low rise, single, residential uses. This zoning designation also provides for minimum requirements for lot area, lot width, setbacks, height, and lot coverage (Table 232). The existing maximum permitted lot coverage for a principal building is 15 per cent of the lot area. The applicant proposes to increase the maximum permitted lot coverage from 15 per cent to 20 per cent, which would allow for a larger building footprint.

This zoning amendment is proposed only to affect the part of the 255 Wall Road, that is inside of the boundary limits of Village of Notre-Dame-des-Champs, as shown in Document 1. The part of 255 Wall Road, outside of the Village limits, a segment at the east of the property, will remain zoned as Rural Countryside (RU).

Brief history of proposal

The site is the currently subject of an application for a Plan of Subdivision (D07-16-12-0015). The Plan of Subdivision which was draft approved on June 23, 2015, features 39, 0.2 hectare lots, and will be serviced by municipal water and private septic systems. Two new roads will be constructed, one connected to Wall Road, the other to Mer Bleue Road.

Future lot owners will be responsible for the custom design and build of their homes. Potential owners have expressed interest in obtaining variances for increased lot coverage maximums to allow for larger footprints. Given this interest, the owner sought a Zoning By-law amendment to increase the maximum lot coverage for all lots as opposed to placing the onus on future owners to have their unique proposals reviewed on a lot by lot basis, through the minor variance process.

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 site is designated as Village in Official Plan (OP), as shown on Schedule A - Rural Policy Plan. Subsequently, as a Village, the Secondary Plan for the Village of Notre-Dame-Des-Champs, designates the lands as Village Residential.

Neighbourhoods designated as Village Residential are to be composed primarily of detached housing, and permit a variety of building types and lot sizes to meet the varied

needs of residents.

Planning rationale

This Zoning By-law amendment will allow for a larger building footprint, than currently permitted. The required setbacks and height are not proposed to change. Surrounding design context was reviewed and it is determined that larger built forms will be suitable at this location given that adequate separation from existing buildings in the surrounding area will be provided. Further, servicing and stormwater were reviewed as part of this request and it was determined that an increase to building footprint would not affect the infrastructure. Document 4 shows a comparison between a potential lot layout with 15 per cent lot coverage and 20 per cent lot coverage, with consideration of all zoning performance standards. As shown, the increase to maximum lot coverage is minimal.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The proposed Zoning By-law amendment does not have implications on rural land use.

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 recommendation outlined in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

C1 – Contribute to the improvement of quality of life

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

Document 3 Comparison of 15 per cent lot coverage and 20 per cent lot coverage

Document 4 Overview Data Sheet

CONCLUSION

Planning and Growth Management department recommends approval of this requested zoning amendment as the minimal increase to maximum lot coverage would not impact existing infrastructure, nor impact proposed lot servicing. In addition, buildings permitted as a result of this increase would be complimentary to surrounding built form.

DISPOSITION

City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and

Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The location map identifies the lands subject to the proposed rezoning, from Village First Density, Subzone E (V1E) to Village First Density, Subzone E, Exception XXXr, (V1E[xxxxr]).



Document 2 – Details of Recommended Zoning

The proposed change to the Zoning By-law 2008-250 for part of 255 Wall Road:

1. Rezone the lands shown in Document 1 as follows:
 - a) From V1E to V1E [xxxr]
2. Add a new exception V1E [xxxr] to Section 240 – Rural Exceptions as follows:
 - a) Maximum lot coverage is 20 per cent.

Document 3 – Comparison of 15 per cent lot coverage and 20 per cent lot coverage

**not to scale*

