

<p>6. ZONING BY-LAW AMENDMENT – 2368 CHURCH STREET</p> <p>MODIFICATION DU RÈGLEMENT DE ZONAGE – 2368, RUE CHURCH</p>
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2368 Church Street to permit site-specific zoning, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification apportée au Règlement de zonage 2008-250 visant le 2368, rue Church afin d'y autoriser un zonage propre à l'emplacement, comme le précise le document 2

DOCUMENTATION/DOCUMENTATION

1. Director's Rapport, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 6, 2019 (ACS2019-PIE-PS-0006)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 6 février 2019 (ACS2019-PIE-PS-0006)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, February 22, 2019

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 22 février 2019

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
22 February 2019 / 22 février 2019**

**and Council
et au Conseil
27 February 2019 / 27 février 2019**

**Submitted on 6 February 2019
Soumis le 6 février 2019**

**Submitted by
Soumis par:**

**Lee Ann Snedden
Director / Directrice**

Planning Services / Services 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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d'aménagement ruraux**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2019-PIE-PS-0006

SUBJECT: Zoning By-law Amendment – 2368 Church Street

OBJET: Modification du *Règlement de zonage* – 2368, rue Church

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommends Council approve an amendment to Zoning By-law 2008-250 for 2368 Church Street to permit site-specific zoning, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee approves 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 February 27, 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 apportée au Règlement de zonage 2008-250 visant le 2368, rue Church afin d'y autoriser un zonage propre à l'emplacement, 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 27 février 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](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

2368 Church Street

Owner

North Gower Holy Trinity Anglican Church

Applicant

Robin Craig

Description of site and surroundings

The subject property is located in the village of North Gower, south of Church Street and between Carolin Court and Lenida Drive. The property is surrounded by residential properties and a cemetery to the south.

The property is approximately 0.5 hectares in size and is currently occupied by the North Gower Holy Trinity Anglican Church and a rectory which was intended for the Anglican parish priest's house. The rectory is no longer necessary for the church to provide accommodation for the priest.

The property is listed on the City Heritage Reference List, and both structures have considerable importance to the history and cultural identity of the Village. Although not legally protected under the *Ontario Heritage Act*, it is encouraged that these structures be protected and preserved.

Summary of requested Zoning By-law amendment proposal

The subject property is currently zoned Rural Institutional, subzone 2 (RI2). Under the RI2 provisions, a dwelling or detached dwelling is only permitted accessory to a place of worship. Current zoning provision also require a minimum lot area of 4000 square metres and minimum lot width of 60 metres.

An application has been submitted to fulfill a condition imposed by the Committee of Adjustment for a consent application to sever the existing rectory from the church. The associated consent application was conditionally approved on October 18, 2018.

Details of the Zoning By-law amendment proposal is listed in Document 2.

No additional development is anticipated as part of this Zoning By-law amendment application.

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 concerns were identified.

Official Plan designation

The subject property is designated Village on Schedule A of the Official Plan (OP) and Institutional in the North Gower Secondary Plan. The intent behind the Institutional designation is to accommodate a variety of uses, which provide services to residents.

Planning rationale

This Zoning By-law amendment fulfills a condition relating to the severance application imposed by the Committee of Adjustment. Staff had no concerns with the severance application and have determined that the proposed rezoning is consistent with the general intent of the OP.

The site-specific zoning provision would allow the property to continue its current function, while permitting uses that are consistent with the intent of the Rural Institutional designation as per the North Gower Secondary Plan.

Given the location and context of the subject property, a few currently permitted uses are proposed to be removed from Area A to ensure a better integration into the existing neighbourhood.

The property is serviced by private water and septic system. A ground water study was prepared as per one of the conditions of severance. This study has been reviewed and accepted by staff as it has been demonstrated that there is sufficient groundwater to support the proposal.

Provincial Policy Statement

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

RURAL IMPLICATIONS

It is understood the church has been carrying the existing rectory for a number of years and it has become a financial burden for the church. The proposal will help preserve the Church and alleviate the financial burden, ultimately assisting in the preservation of the heritage and identity of the Village.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of this application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications as a result of the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There is no accessibility impacts associated with this application.

ENVIRONMENTAL IMPLICATIONS

There is no environmental impact associated with this application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- ES1 – Support an environmentally sustainable Ottawa

- ES2 – Reduce long-term costs through planned investment and staging of diversion and conservation strategies.
- HC4 – Support Arts, Heritage, and Culture

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 supports this Zoning By-law amendment because it is consistent with the intent of the City's OP.

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.

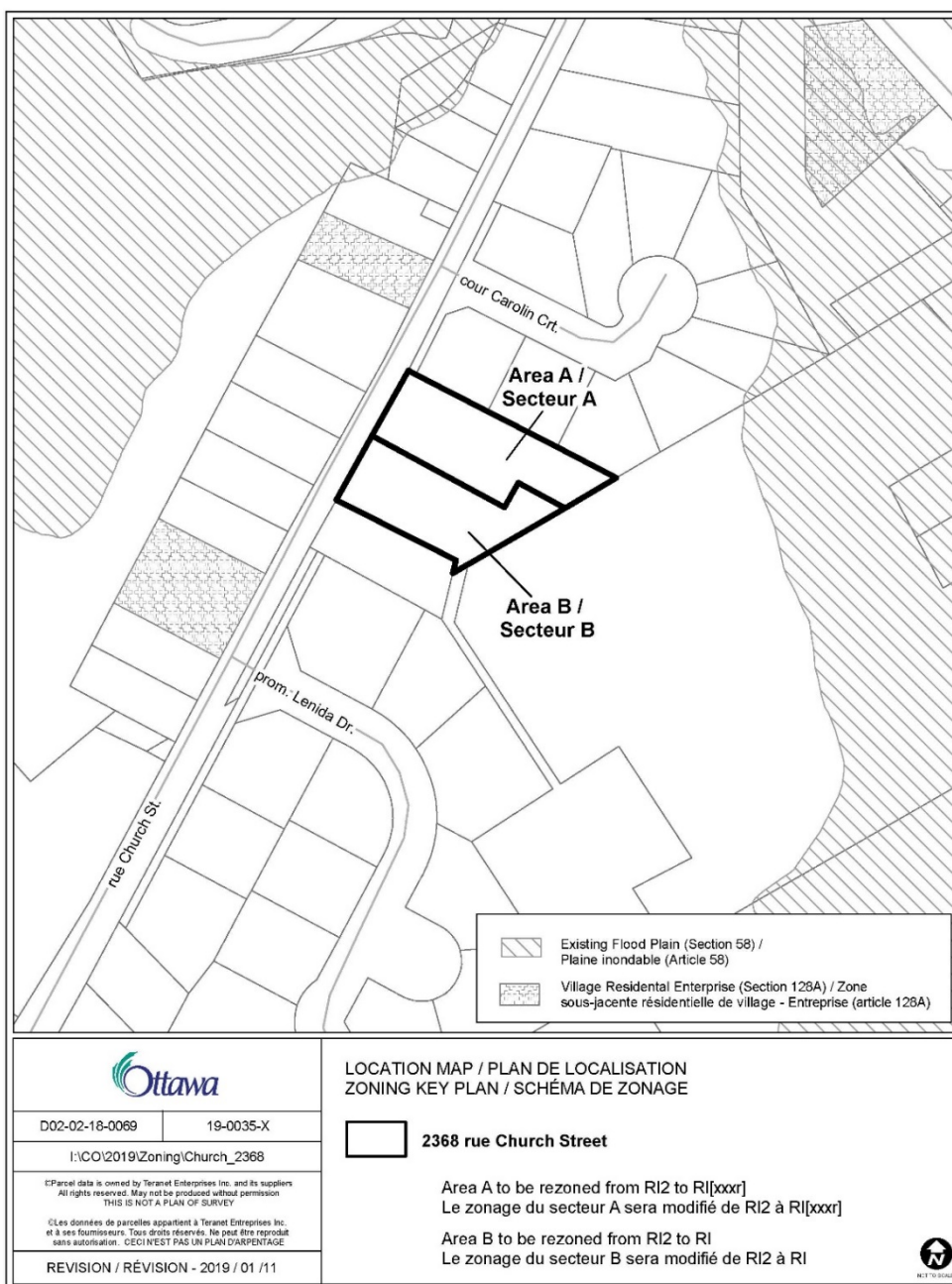
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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.ca).

Location Map showing areas subject to the Zoning By-law amendment



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2368 Church Street:

1. Rezone the lands as shown on Document 1.
2. Amend Section 240 – Rural Exceptions by adding a new exception with provisions similar in effect to the following:
 - a. In Column III, add “detached dwelling”
 - b. In Column IV, add “retail food store, community health and resource centre, place of assembly, rooming house, shelter, group home”