

1. ZONING BY-LAW AMENDMENT – 2548 8TH LINE ROAD
MODIFICATION DU RÈGLEMENT DE ZONAGE – 2548, CHEMIN 8TH LINE

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 2548 8th Line Road to permit a village residential Plan of Subdivision, as detailed in Document 3.

RECOMMENDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement au 2548, chemin 8th Line, de façon à permettre un plan de lotissement résidentiel de village, comme le précise le document 3.

DOCUMENTATION/DOCUMENTATION

1. Report from the Director, Planning Services, Planning, Infrastructure and Economic Development Department, dated August 8, 2018 (ACS2018-PIE-PS-0097)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 août 2018 (ACS2018-PIE-PS-0097)

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 26 September 2018, 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 12 September 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 26 septembre 2018 du 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 12 septembre 2018 ».

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
6 September 2018 / 6 septembre 2018**

**and Council
et au Conseil
12 September 2018 / 12 septembre 2018**

**Submitted on 8 August 2018
Soumis le 8 août 2018**

**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:

**Jeff Ostafichuk, Planner/Urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux**

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Ward: OSGOODE (20)

File Number: ACS2018-PIE-PS-0097

SUBJECT: Zoning By-law Amendment – 2548 8th Line Road

OBJET: Modification du Règlement de zonage – 2548, chemin 8th Line

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2548 8th Line Road to permit a village residential Plan of Subdivision, as detailed in Document 3.**
- 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 September 12, 2018 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 relativement au 2548, chemin 8th Line, de façon à permettre un plan de lotissement résidentiel de village, comme le précise le document 3.**
- 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 12 septembre 2018 », 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

2548 8th Line Road

Owner

P.B. Holdings

Applicant

Exp. Services Inc. c/o Sheila Clarke

Description of site and surroundings

The subject property is located along the northern boundary of the Village of Metcalfe, on the west side of 8th Line Road. The subject lands are currently vacant. Surrounding land uses include vacant rural land to the north, residential detached dwellings and the McKendry Park to the south. Lands to the east of 8th Line Road are predominantly vacant agricultural land zoned for future development. Limited residential development is located on the east side of 8th Line Road to the north of Victoria Street.

Summary of requested Zoning By-law amendment proposal

This application has been submitted in order to fulfill a condition of draft Plan of Subdivision approval. The intent of the proposed Zoning By-law amendment is to change the zoning for lands located at 2548 8th Line Road from Development Reserve Subzone 1 (DR1) and Development Reserve Subzone 1, Rural Exception 864 with a holding symbol (DR1[864r]-h) to Village Residential First Density, Subzone F, Rural Exception 864, with a holding symbol (V1F[864r]-h); Village Residential First Density, Subzone F, Rural Exception xxxr Schedule XXX (V1F[xxxr] SXXX); and Parks and Open Space, Rural Exception 864 with a holding symbol (O1[864r]-h). Such

amendments are required to accommodate the development of a 58 residential lot draft approved Plan of Subdivision and stormwater facilities.

Brief history of proposal

The Plan of Subdivision was granted draft approval on October 16, 2013 for 63 village residential lots. Since that time, the subdivision has been granted one extension of draft approval, which will lapse on October 1, 2018. In 2016, in advance of registering the subdivision, the owner sought permission from the Committee of Adjustment to sever a portion of the subject property (draft Plan of Subdivision). In March 2016, the owner was granted approval for five residential lots. The draft approved Plan of Subdivision has been revised, reducing the lot count to 58 village residential lots with a total area of 32.9 hectares. In 2018, the South Nation Conservation Authority made minor amendments to the flood plain mapping on the subject subdivision lands . As a result, holding provisions were approved by Council on a portion of the subject property. The holding provisions prevent construction of buildings on any portion of the lands until such time as site alterations have been completed and approved through the Plan of Subdivision to bring the lands out of the flood plain. These provisions are being carried forward through to this Zoning By-law amendment to ensure the lands are protected and dealt with accordingly.

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.

A statutory public meeting was held for the Plan of Subdivision and the accompanying Zoning By-law amendment on September 5, 2012 at the Metcalfe Community Centre.

All comments written and heard at the public meeting were addressed through the draft Plan of Subdivision. With all levels of appeal exhausted, the Plan of Subdivision was draft approved on October 16, 2013.

For this proposal's consultation details, see Document 5 of this report.

Official Plan designation

The property is designated Village in the Official Plan (Rural Policy Plan Schedule A). Villages serve the rural area as service centres. The development of residential uses in a variety of forms and modest employment opportunities, in the form of commercial, tourism and small-scale industrial development is encouraged.

Planning Rationale

The subject site is located in the Village of Metcalfe and is currently zoned DR1 and DR1[864r]-h. The Development Reserve zone identifies lands intended for future village development with development restrictions. As a condition of the draft approved Plan of Subdivision, an amendment to the Zoning By-law is required. Such an amendment will bring the lands into conformity with the planned subdivision and imposed development restrictions.

The proposed V1F zone permits a low-density form of residential uses and provides provisions for building setbacks, etc. that are appropriate for the 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 Villages. The proposed Zoning By-law amendment will have no adverse effects on the rural community.

COMMENTS BY THE WARD COUNCILLOR

The Councillor Darouze is aware of 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.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

During the review of the Plan of Subdivision, a significant woodland was identified. The woodlot, which formed part of a larger complex, has much of its area in a wetland habitat and remains unevaluated. As per the Tree Conservation Report submitted with the subdivision, conditions have been included to protect as much of the woodland as possible.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 - 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 approval of the Plan of Subdivision application.

SUPPORTING DOCUMENTATION

Document 1 Location Plan/Zoning Key Plan

Document 2 Schedule

Document 3 Details of Recommended Zoning

Document 4 Draft Plan of Subdivision

Document 5 Consultation Details

CONCLUSION

The proposed rezoning conforms to the policies of the Official Plan and the implementation of the draft approved Plan of Subdivision. The Planning, Infrastructure, Economic Development Department recommends approval.

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.

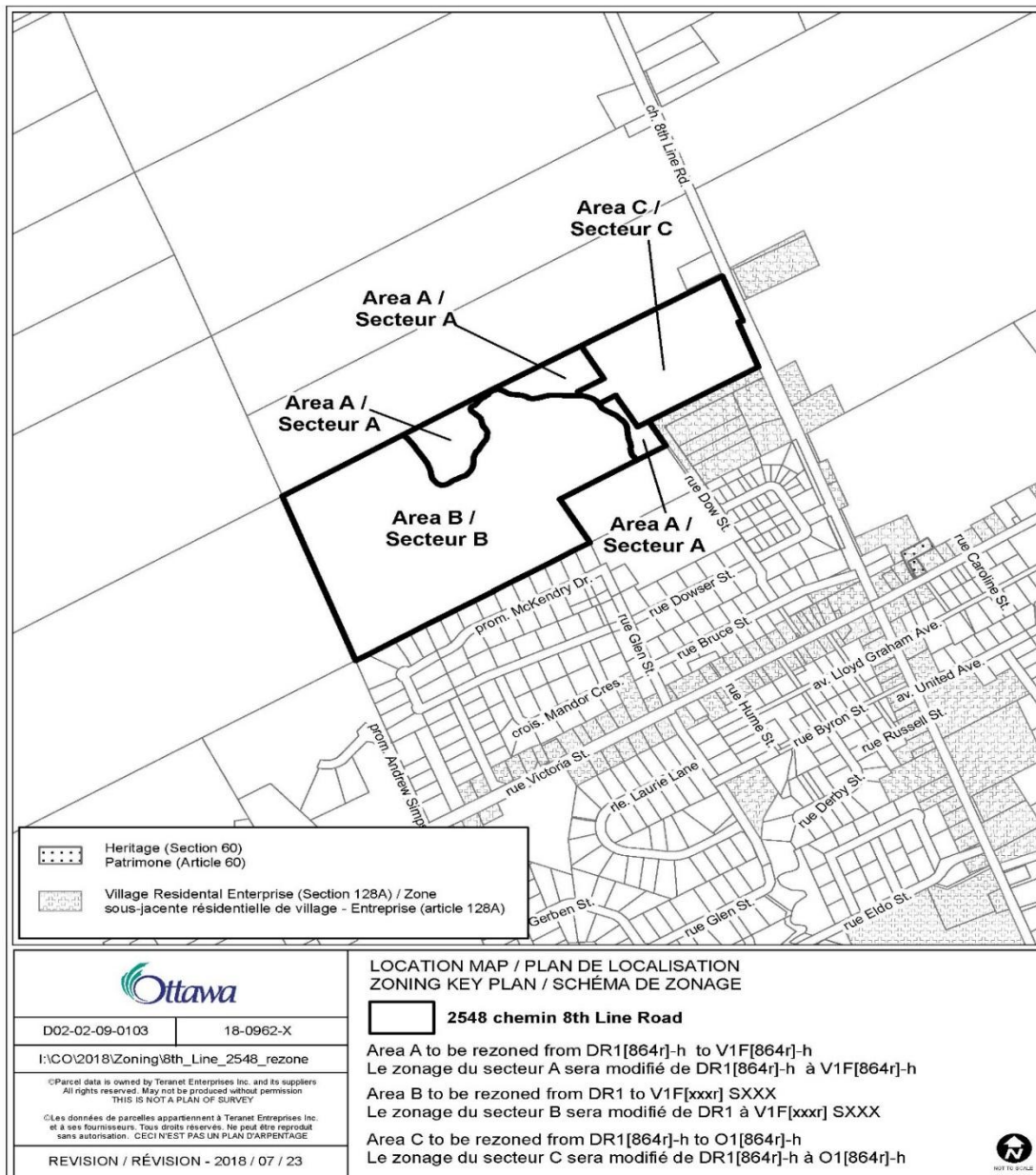
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

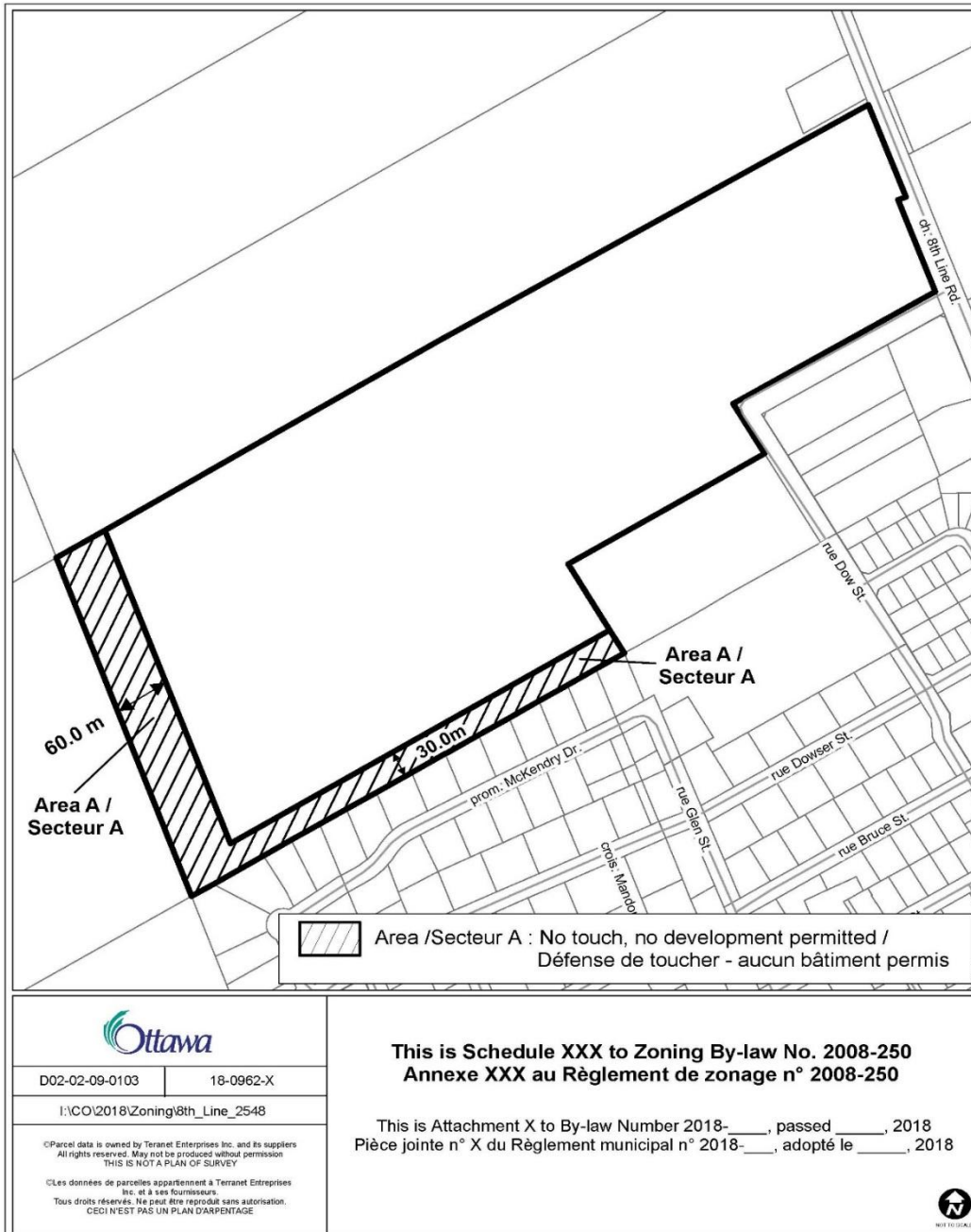
For an interactive Zoning map of Ottawa visit geoOttawa

This location map includes the property addressed as 2548 8th Line Road and identifies the areas to be rezoned.



Document 2 – Schedule

This Schedule includes the property addressed as 2548 8th Line Road and identifies the areas where no development is permitted.



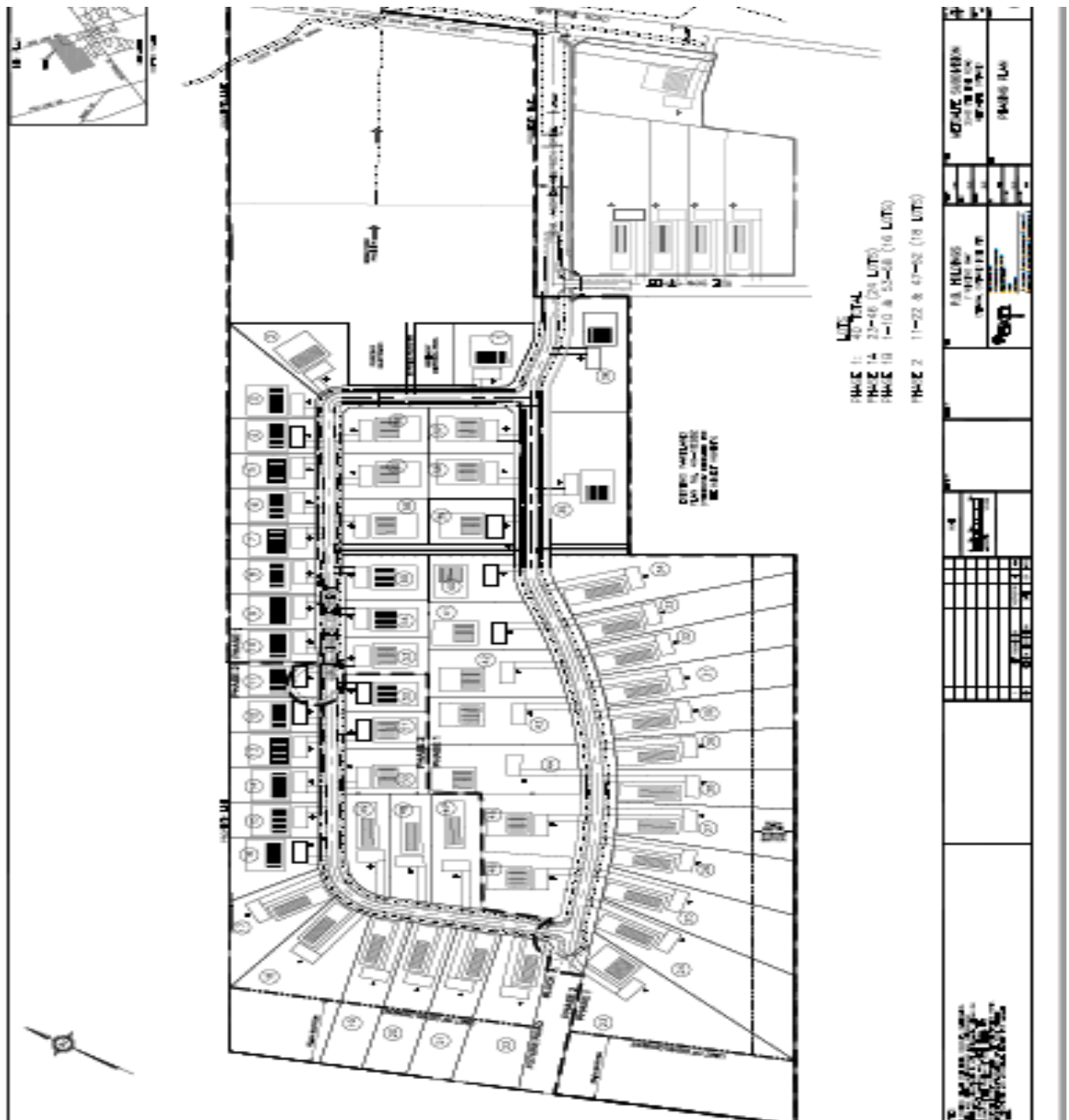
Document 3 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2548 8th Line Road.

1. Rezone the lands shown on Document 1 as follows:
 - a) Area A from DR1[864r]-h to V1F[864r]-h
 - b) Area B from DR1 to V1F[xxxx] SXXX
 - c) Area C from DR1[864r]-h to O1[864r]-h
2. Add a new exception V1F [xxxx] Section 240 – Rural Exceptions with provisions similar in intent to the following:
 - a) In Column II – Applicable Zone add the text V1A [xxxx] In Column V- Provisions add the following text:
 - i. No touch/no development permitted within Area A as identified in Schedule XXX
3. Part 17 – Schedules of the said By-law No. 2008-250 is amended by adding Document 2 as Schedule [xxx]

Document 4 – Plan of Subdivision

The Draft Approved Plan of Subdivision for the property addressed as 2548 8th Line Road identifies the approved road network and lotting arrangement.



Document 5 – Consultation Details

Notification and Consultation Process

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. A public meeting as required by the *Planning Act* for Plans of Subdivision was held in the community on September 5, 2012 at the Metcalfe Community Centre.

Public Comments and Responses

Comment: Will there be any impacts to adjacent wells?

Response: Hydrogeological studies submitted with the application confirmed that the new wells and septic systems in the subdivision will not impact the existing wells. It also recommends minimum standards for depth of well and casing through 30 metres to seal the shallow aquifer from the deeper aquifer.

Comment: What will the buffer identified on the draft plan consist of?

Response: The 30-metre buffer along the southern property line will consist of a septic system buffer; therefore, no septic system will be permitted within that buffer. It is difficult to know what trees will be kept within this buffer until a more detailed grading and drainage plan is completed. Specific answer as to what detailed grading and drainage may require was explained to the residents. As for the tree buffer on the western side of the property, conditions have been included in the draft approval in order to ensure protection of as much of the forest as possible.

Comment: Issues with flooding of the subject property and how this would be addressed were raised.

Response: Additional engineering reports were prepared to establish the elevation of the flood plain. The City and South Nation Conservation accepted the elevation of 83.46 metres. The Draft Plan was modified accordingly.

Comment: Questions relating to traffic increase were asked.

Response: The size of the development did not warrant a Traffic Impact Assessment. If the residents were concerned about the speed on 8th Line Road, the proper contact information was given to them directly.

Comment: Questions were asked concerning street naming.

Response: Concerned residents were advised of the process and given the contact to submit a name to the City for consideration.

Comment: Will fencing be installed between the development and the existing properties?

Response: Fencing has not been required between the new residential properties and the existing residential properties because this does not create a conflict between uses.