

- 4. ZONING BY-LAW AMENDMENT – ANOMALY – 168 BAILLIE AVENUE AND
PART OF 1640, 1641 BONTREY PLACE**
- MODIFICATION AU RÈGLEMENT DE ZONAGE – ANOMALIE – 168, AVENUE
BAILLIE ET UNE PARTIE DU 1640, 1641, PLACE BONTREY**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to update the flood plain overlay and area-specific provisions affecting 168 Baillie Avenue and part of 1640, 1641 Bontrey Place in accordance with mapping received from the Conservation Authorities, and rezone part of 1640, 1641 from O1-Open Space to Village Residential First Density Subzone A, exception zones [XX1r] and [XX2r], as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin d'actualiser la zone sous-jacente de plaine inondable et certaines dispositions touchant le 168, avenue Baillie et une partie du 1640 et 1641, place Bontrey, conformément aux documents cartographiques reçus des offices de protection de la nature, et afin de faire passer le zonage d'une partie des 1640 et 1641, place Bontrey de O1 – Zone de parc et d'espace vert à Zone résidentielle de village de densité 1, sous-zone A, zones d'exception [XX1r] et [XX2r], comme l'expose en détail le document 2;

DOCUMENTATION / DOCUMENTATION

Director, Economic Development and Long Range Planning, Planning,
Infrastructure and Economic Development Department report dated 6 November
2017 (ACS2017-PIE-EDP-0046).

Rapport du directeur, Développement économique et Planification à long terme,
Direction de la planification, de l'infrastructure et du développement économique
daté le 6 novembre 2017 (ACS2017-PIE-EDP-0046).

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
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**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
23 November 2017 / 23 novembre 2017**

**and Council / et au Conseil
December 13, 2017 / 13 décembre 2017**

**Submitted on November 6, 2017 `
Soumis le 6 novembre 2017**

**Submitted by
Soumis par:
John Smit,**

**Director / directeur Economic Development and Long Range Planning /
Développement économique et Planification à long terme**

**Contact Person / Personne ressource:
Carol Ruddy, Planner / Urbaniste, Policy Planning / Politiques de la planification
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**Ward: WEST CARLETON-MARCH (5)
RIDEAU/GOULBOURN (21)**

File Number: ACS2017-PIE-EDP-0046

**SUBJECT: Zoning By-law Amendment – Anomaly – 168 Baillie Avenue and part
of 1640, 1641 Bontrey Place**

**OBJET: Modification au Règlement de zonage – Anomalie – 168, avenue
Baillie et une partie du 1640, 1641, place Bontrey**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to update the flood plain overlay and**

area-specific provisions affecting 168 Baillie Avenue and part of 1640, 1641 Bontrey Place in accordance with mapping received from the Conservation Authorities, and rezone part of 1640, 1641 from O1-Open Space to Village Residential First Density Subzone A, exception zones [XX1r] and [XX2r], 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 December 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 afin d'actualiser la zone sous-jacente de plaine inondable et certaines dispositions touchant le 168, avenue Baillie et une partie du 1640 et 1641, place Bontrey, conformément aux documents cartographiques reçus des offices de protection de la nature, et afin de faire passer le zonage d'une partie des 1640 et 1641, place Bontrey de O1 – Zone de parc et d'espace vert à Zone résidentielle de village de densité 1, sous-zone A, zones d'exception [XX1r] et [XX2r], comme l'expose en détail 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 13 décembre 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](#)

Site locations

168 Baillie Avenue and part of 1640 and 1641 Bontrey Place

Applicant

City-initiated amendment

Description of site and surroundings

The property at 168 Baillie Avenue is located on the Ottawa River in the Village of Constance Bay. There are detached dwellings surrounding the subject lot and the rear of the lot abuts the Ottawa River. The properties at 1640, 1641 Bontrey Place are located along Stevens Creek in the Village of Kars. There is a detached dwelling located at 1641 Bontrey Place and 1640 Bontrey Place is vacant. There are detached dwellings and an elementary school to the north and east, and to the south and west there is farm land and open space.

Summary of requested Zoning By-law amendment proposal

These City-initiated amendments will update the flood plain overlay and area-specific provisions in accordance with mapping received from the Mississippi Valley Conservation Authority and Rideau Valley Conservation Authority. It is also proposed to rezone part of 1640 Bontrey Place and 1641 Bontrey Place to a Village Residential First Density Subzone A with exception provisions, to reinstate the residential zone provisions from the former Rideau Zoning By-law. Zoning/Location Maps are included in Document 1. Zoning Details are included in Document 2.

Brief history of proposal

Staff have monitored the Zoning By-law since its adoption in 2008 to ensure errors are corrected and the Zoning Map reflects the intent of the text of the By-law. Reports to correct anomalies have come forward to Committee and Council for approval on a regular basis. Minor updates to the flood plain mapping have been included in these reports as an efficient means of ensuring the accuracy of the flood plain mapping in the Zoning By-law.

DISCUSSION

Public consultation

Public notification was undertaken in accordance with policies in Section 5.2.3.3 of the Official Plan for technical amendments to the Zoning By-law. These policies provide for an expedited process when amendments are undertaken to correct anomalies in the By-law.

The Ward Councillors were notified of the proposed amendments and notification of the date of the Agriculture and Rural Affairs Committee meeting was provided in the EMC and Le Droit newspapers. No comments were received.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The lands are designated Village as shown on Schedule A of the Official Plan.

Planning rationale

Updated flood plain mapping has been provided to the City by the Mississippi Valley Conservation Authority and the Rideau Valley Conservation Authority. The proposed amendments will accurately reflect the boundaries of the flood plain overlay and area-specific provisions in the Zoning By-law. The proposed amendments for part of 1640 and 1641 Bontrey Place, to rezone from O1 – Open Space to Village Residential First Density Subzone A with exception provisions, will reinstate the residential zone provisions from the former Rideau Zoning By-law 2004-428. An Open Space Zone was

erroneously applied to these lands in Zoning By-law 2008-250 when it was approved in 2008. Exception provisions will be applied to the lots on Bontrey Place to recognize the existing lot sizes and the buildable areas on the lots.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The report recommendations will correct an anomaly concerning the incorrect application of an Open Space Zone to lands formerly zoned residential, and will update the flood plain mapping to ensure the proper implementation of the flood plain provisions in Section 58 of the Zoning By-law.

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry supports the proposed amendment.

Councillor Moffatt is aware of the proposed amendment.

LEGAL IMPLICATIONS

There are no legal impediments to proceeding with the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

SE1 – Improve the client experience through established service expectations.

APPLICATION PROCESS TIMELINE STATUS

This report is a City-initiated amendment and is not subject to the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning/Location Maps

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

These amendments are recommended for approval to correct an anomaly regarding the incorrect application of an Open Space Zone, and to ensure the flood plain mapping properly implements the intent of the flood plain provisions in Section 58 of the Zoning By-law.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owners of lands subject to this rezoning; 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.

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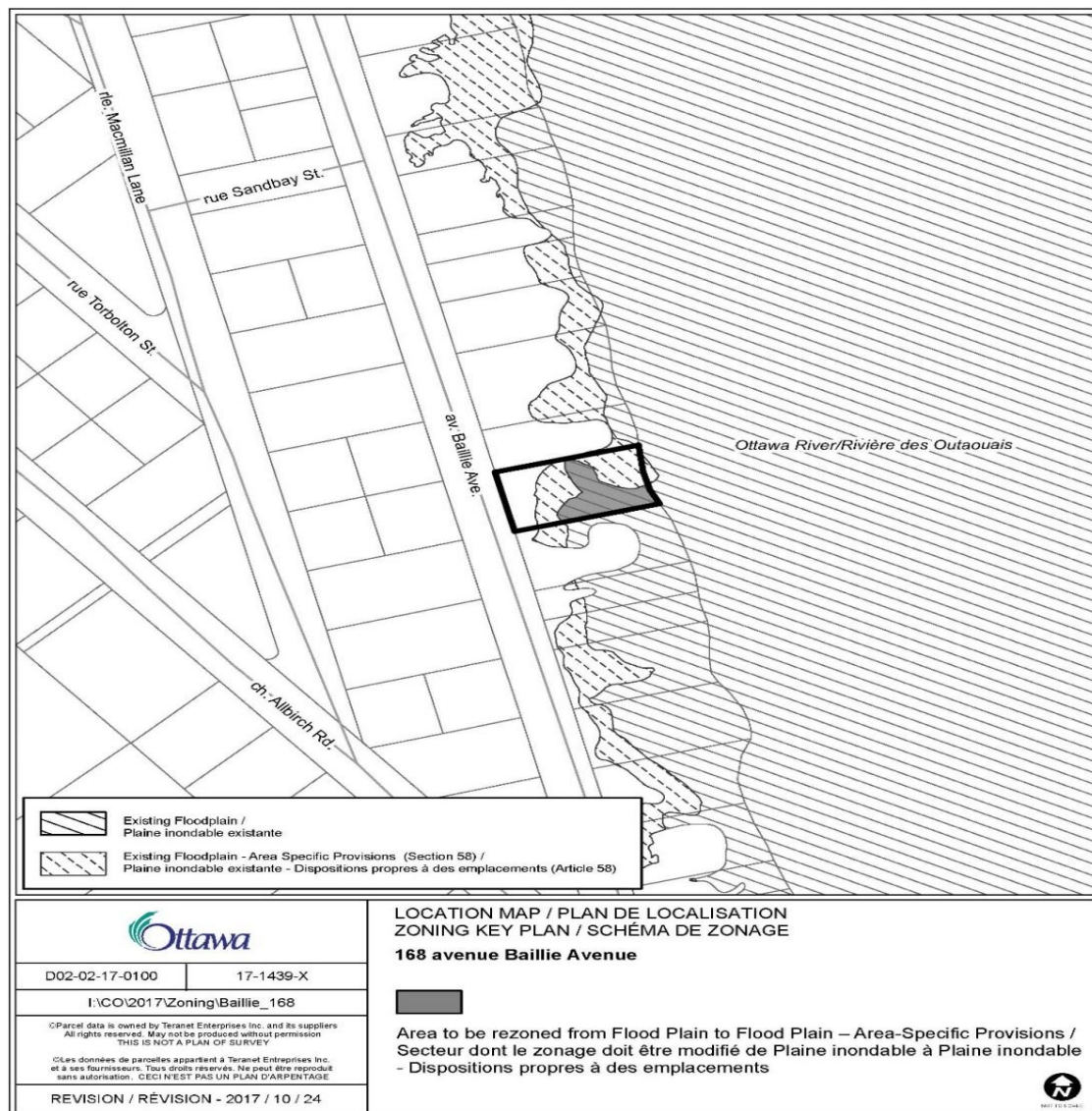
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Planning Operations Branch, Planning Services to undertake the statutory notification.

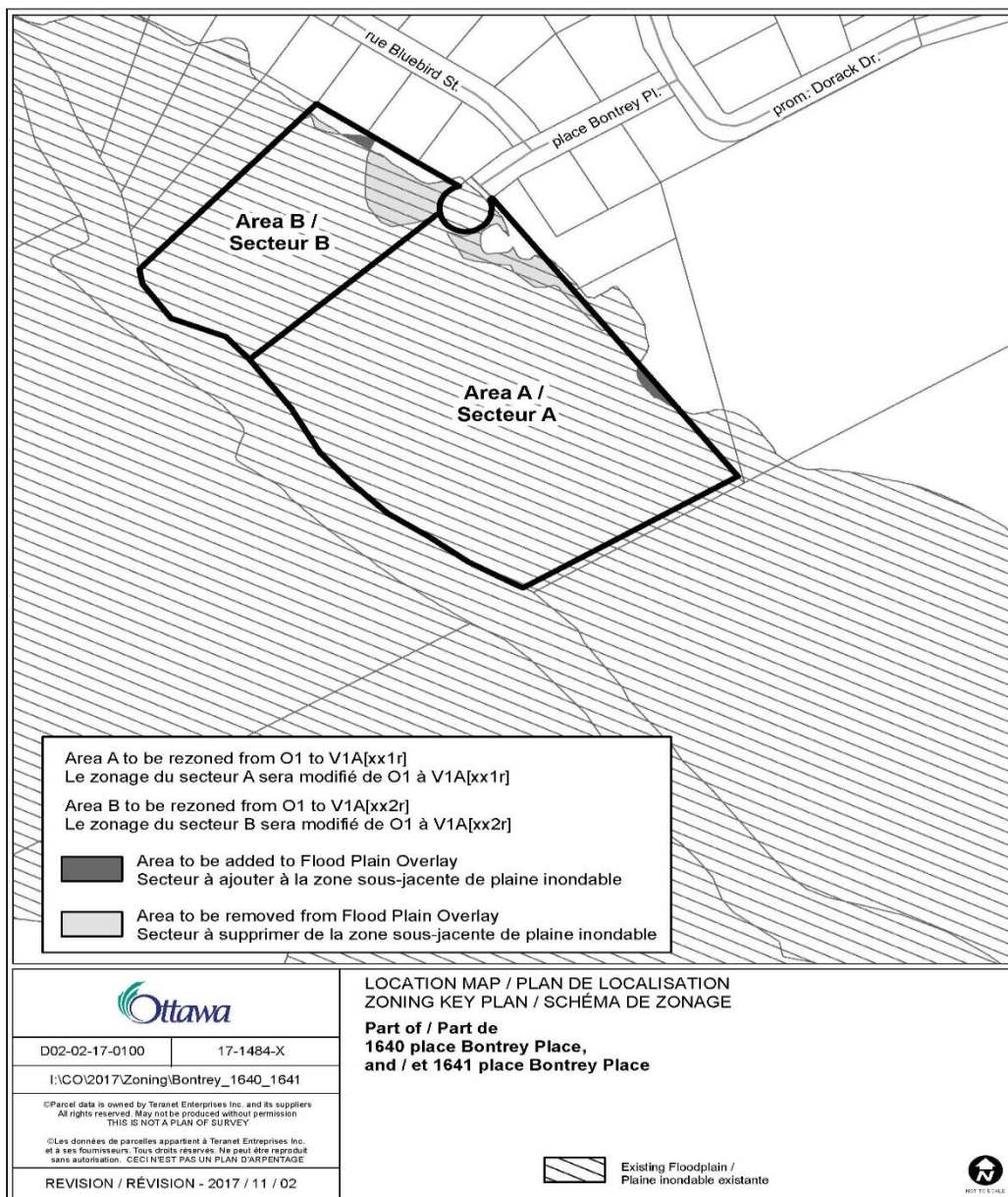
Document 1 – Zoning/Location Maps

For an interactive Zoning map of Ottawa visit geoOttawa

This map shows the land located at 168 Baillie Avenue being rezoned to replace a portion of the flood plain overlay with the area-specific provisions.



This map shows part of the land at 1640 Bontrey Place and 1641 Bontrey Place being rezoned to update the boundaries of the flood plain overlay on the Zoning Map, and being rezoned from O1-Open Space to V1A – Village Residential Subzone A [XX1r] and [XX2r].



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 168 Baillie Avenue will amend the boundaries of the flood plain overlay and the area-specific provisions on the Zoning Map as shown in Document 1.

The proposed changes to the City of Ottawa Zoning By-law No. 2008-250 for part of 1640 and 1641 Bontrey Place are as follows:

1. Amend the boundaries of the flood plain overlay as shown in Document 1;
2. Rezone Area A, part of 1640 Bontrey Place, from O1 to V1A [XX1r] as shown in Document 1;
3. Rezone Area B, 1641 Bontrey Place, from O1 to V1A [XX2r], as shown in Document 1;
4. Amend Section 240 – Rural Exceptions by adding a new exception [XX1r] with provisions in Column V similar in intent to the following:
 - “-minimum lot area: 3 ha
 - minimum front and interior side yard setbacks: 3 metres”;
5. Amend Section 240 – Rural Exceptions by adding a new exception, [XX2r], with provisions in Column V similar in intent to the following:
 - “-minimum lot width: 20 metres
 - minimum lot area: 1.5 ha
 - minimum front yard setback: 15 metres
 - minimum side yard setback: 2.5 metres”.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy in Section 5.2.3.3 of the Official Plan. No comments were received.