

**3. ZONING BY-LAW AMENDMENT – PART OF 2031 STITTSVILLE MAIN STREET**

**MODIFICATION DU RÈGLEMENT DE ZONAGE – PARTIE DU 2031, RUE STITTSVILLE MAIN**

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for Part of 2031 Stittsville Main Street to rezone approximately 1.87 hectares of land from Rural Institutional Zone, Subzone 5 (RI5) to Rural Residential Zone, Subzone 2 (RR2), to align with the zoning of 2015 Stittsville Main Street, to which the 1.87 hectares subject to this rezoning is being conveyed, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au *Règlement de zonage n° 2008-250* visant une partie du 2031, rue Stittsville Main, en vue de rezoner un terrain d'environ 1,87 hectare de Zone d'institutions rurales, sous-zone 5 (RI5) à Zone résidentielle rurale, sous-zone 2 (RR2), afin que le zonage de ce terrain qui sera cédé au propriétaire du 2015, rue Stittsville Main corresponde au zonage de cette dernière propriété, comme l'indique le document 2.

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and  
Economic Development Department, dated May 11, 2020  
(ACS2020-PIE-PS-0036 )

Rapport du Directeur par intérim, Services de la planification, Direction générale  
de la planification, de l'infrastructure et du développement économique, daté le  
11 mai 2020 (ACS2020-PIE-PS-0036 )

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 13  
JUNE 10, 2020**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 13  
LE 10 JUIN 2020**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
4 June 2020 / 4 juin 2020**

**and Council  
et au Conseil  
10 June 2020 / 10 juin 2020**

**Submitted on 11 May 2020  
Soumis le 11 mai 2020**

**Submitted by  
Soumis par:  
Douglas James**

**Acting Director / Directeur par intérim  
Planning Services / Services de la planification  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2020-PIE-PS-0036**

**SUBJECT: Zoning By-law Amendment – Part of 2031 Stittsville Main Street**

**OBJET: Modification du Règlement de zonage – partie du 2031, rue Stittsville  
Main**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 2031 Stittsville Main Street to rezone approximately 1.87 hectares of land from Rural Institutional Zone, Subzone 5 (RI5) to Rural Residential Zone, Subzone 2 (RR2), to align with the zoning of 2015 Stittsville Main Street, to which the 1.87 hectares subject to this rezoning is being conveyed, 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of June 10, 2020", 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 n° 2008-250* visant une partie du 2031, rue Stittsville Main, en vue de rezoner un terrain d'environ 1,87 hectare de Zone d'institutions rurales, sous-zone 5 (RI5) à Zone résidentielle rurale, sous-zone 2 (RR2), afin que le zonage de ce terrain qui sera cédé au propriétaire du 2015, rue Stittsville Main corresponde au zonage de cette dernière propriété, comme l'indique le document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve que la section du présent rapport consacrée aux détails de la consultation, 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 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 de la Loi sur l'aménagement du territoire, à la réunion du Conseil municipal prévue le 10 juin 2020 », 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

2031 Stittsville Main Street

### Owner

Stittsville United Pentecostal Church

### Applicant

McIntosh Perry Consulting Engineers Inc.

### Description of site and surroundings

The subject site is approximately 4.7 hectares in size, with frontage on both Stittsville Main Street and Flewellyn Road. Part of the site is occupied by the Stittsville United Pentecostal Church, and the remainder is heavily treed and vacant. The lands to the north, east and west of the subject site are occupied by residential uses. South of the subject site is a landscaping business, as well as two aggregate pits.

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

This Zoning By-law amendment application has been submitted to rezone approximately 1.87 hectares of land from Rural Institutional Zone, Subzone 5 (RI5) to

Rural Residential Zone, Subzone 2 (RR2). The application has been submitted in accordance with a condition of approval imposed by the Committee of Adjustment on the related lot line adjustment application (D08-01-18/B-00255).

### **Brief history of proposal**

The lands to which the proposed Zoning By-law amendment applies were the subject of a lot line adjustment application conditionally approved by the Committee of Adjustment (D08-01-18/B-00255). The lot line adjustment application is intended to facilitate the conveyance of 1.87 hectares of vacant land to the abutting property to the north, known municipally as 2015 Stittsville Main Street. The proposed Zoning By-law amendment will rezone the 1.87 hectares from RI5 to RR2, consistent with the current zoning of 2015 Stittsville Main Street. Currently, 2015 Stittsville Main Street is occupied by a detached dwelling and a considerable amount of vegetation.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No comments were received from members of the public.

#### **Community Organization Comments and Responses**

None received.

### **Official Plan designation**

The property is designated General Rural Area on Schedule A of the Official Plan. The General Rural Area designation permits a range of land uses including but not limited to agricultural uses, forestry, conservation of environmental features such as woodlots, residential uses, and open space.

### **Other applicable policies and guidelines**

The subject site is not within the boundary of any applicable Secondary Plans or Community Design Plans.

### **Planning Rationale**

This Zoning By-law amendment will affect 1.87 hectares of the subject site, which is currently zoned Rural Institutional Zone, Subzone 5 (RI5) and are heavily vegetated, having been identified by the Ministry of Natural Resources and Forestry (MNRF) as significant woodland. The 1.87 hectares is to be conveyed to the abutting property to the north, 2015 Stittsville Main Street. Currently, 2015 Stittsville Main Street is zoned Rural Residential Zone, Subzone 2 (RR2). Under the proposed RR zone, the following uses are permitted: bed and breakfast; detached dwelling; group home; home-based business; home-based day care; retirement home, converted; secondary dwelling unit; and urban agriculture. It is noted that 2015 Stittsville Main Street is currently occupied by a detached dwelling.

The remainder of 2031 Stittsville Main Street will continue to be zoned RI5 and will remain occupied by the Stittsville United Pentecostal Church and its associated parking spaces. There is currently no development proposed for the lands subject to this Zoning By-law amendment.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

### **RURAL IMPLICATIONS**

This Zoning By-law amendment application will reduce potential negative impacts to the existing significant natural heritage feature occupying the lands to be conveyed to 2015 Stittsville Main Street. Potential future development of the site may trigger further planning applications, at which point an Environmental Impact Statement (EIS) to further assess potential impacts to the significant natural heritage feature would be required.

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

Councillor Moffatt is aware of the application associated with this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this application.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with this proposal.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.



## **ENVIRONMENTAL IMPLICATIONS**

The 1.87 hectares to be conveyed to the abutting property to the north, 2015 Stittsville Main, are heavily vegetated and have been identified by the Ministry of Natural Resources and Forestry (MNR) as significant woodland. Any future development on the subject site may be subject to further applications under the *Planning Act*, at which point staff would require an Environmental Impact Statement (EIS).

## **2019-2022 TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Thriving Communities;
- Environmental Stewardship

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-19-0148) 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 as it is consistent with the intent of the City's Official Plan and the Zoning By-law.

## **DISPOSITION**

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax

Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

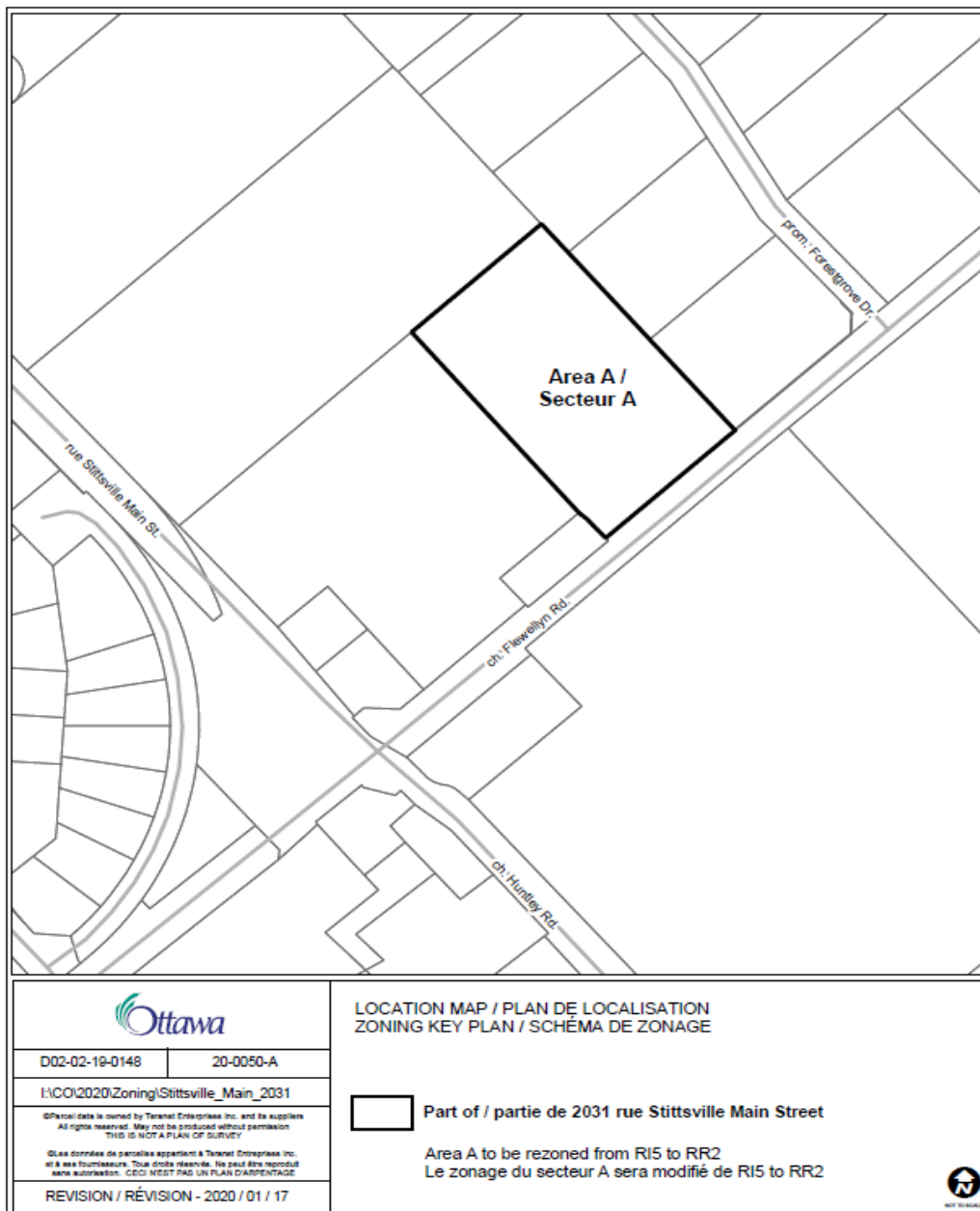
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department 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](https://geoOttawa.ca).



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 2031 Stittsville Main Street:

1. Rezone the lands shown as Area A in Document 1 from RI5 to RR2.