

ZONING BY-LAW AMENDMENT –
5721, 5731 AND 5741 MANOTICK MAIN STREET

ACS2017-PIE-PS-0103

RIDEAU-GOULBOURN (21)

REPORT RECOMMENDATIONS:

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5721, 5731 and 5741 Manotick Main Street to permit village residential Plan of Subdivision, 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 11 October 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

The Committee received a brief PowerPoint slide presentation overview of the report from Mr. Jeff Ostafichuk, Planner, Development Review (Rural), Planning, Infrastructure and Economic Development Department (PIEDD). A copy of this presentation is held on file with the City Clerk. Ms. Lee Ann Snedden, Director, Planning Services, PIEDD, was also present to respond to questions.

Mr. Jim Gascoigne had registered to speak in opposition to the report recommendations, but said he would decline his right to speak, as long as his opposition to the recommendations had been noted.

Mr. Greg Winters, Novatech Engineering Consultants, Ltd., Ms. Janet Bradley, Borden, Ladner, Gervais (BLG) LLP and Ms. Erin O'Connor, The Regional Group, had registered to speak in support of the report recommendations. The party opted not to speak, but remained present to respond to questions.

Written correspondence in opposition to the report recommendations was received from Ms. Jill St. Marseille and Mr. Marc-André LeBlond*. Ms. St. Marseille also submitted a letter on behalf of the Island View Drive Recreation Association, along with a 42-signature petition* signed by the Executive Committee and Membership of the Recreation Association, dated 17 January 2017, originally submitted to the Planner on file.

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]

Councillor Moffatt spoke to provide a brief contextual history and background of the applicant's request for a Zoning By-Law Amendment.

Councillor Darouze introduced the following Motion, drafted by staff to address technical anomalies within the report:

MOTION N^o ARAC 28/01

Moved by Councillor G. Darouze:

WHEREAS report ACS2017-PIE-PS-0103, recommends approval of Zoning By-law Amendments to permit a village residential Plan of Subdivision; AND WHEREAS the Manotick Secondary Plan has a minimum and maximum density policy based on calculations using gross hectares of the entire site;

AND WHEREAS the proposed V3B subzone has a no maximum density provision and the proposed V1A exception zones have no density provisions,

AND WHEREAS to provide consistency between the Manotick Secondary Plan and the proposed zoning, zoning provisions should be introduced to reflect the minimum and maximum gross hectare density policy of the Manotick Secondary Plan;

THEREFORE BE IT RESOLVED that Document 1: Location Map of Report ACS2017-PIE-PS-0103 be replaced with the location map attached to this motion;

BE IT FURTHER RESOLVED that Document 2 – Details of Recommended Zoning be amended as follows:

a) **By adding the text, “SXXX” following the text, “xxx1r”, “xxx2r”, and “xxx3r” wherever they appear;**

b) **By adding the following text to Column V of exceptions xxx1r, xxx2r, and xxx3r:**

“-The minimum density is 12 units per gross hectare to a maximum of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule XXX”; and,

c) **By adding a new item which states “Amend Part 17 – Schedules by adding a new schedule, SXXX”**

BE IT FURTHER RESOLVED that the report be amended by adding the schedule attached to this motion as Document 5

BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

The report recommendations were put before Committee and were “CARRIED”, as amended by Motion N^O ARAC 28/01.

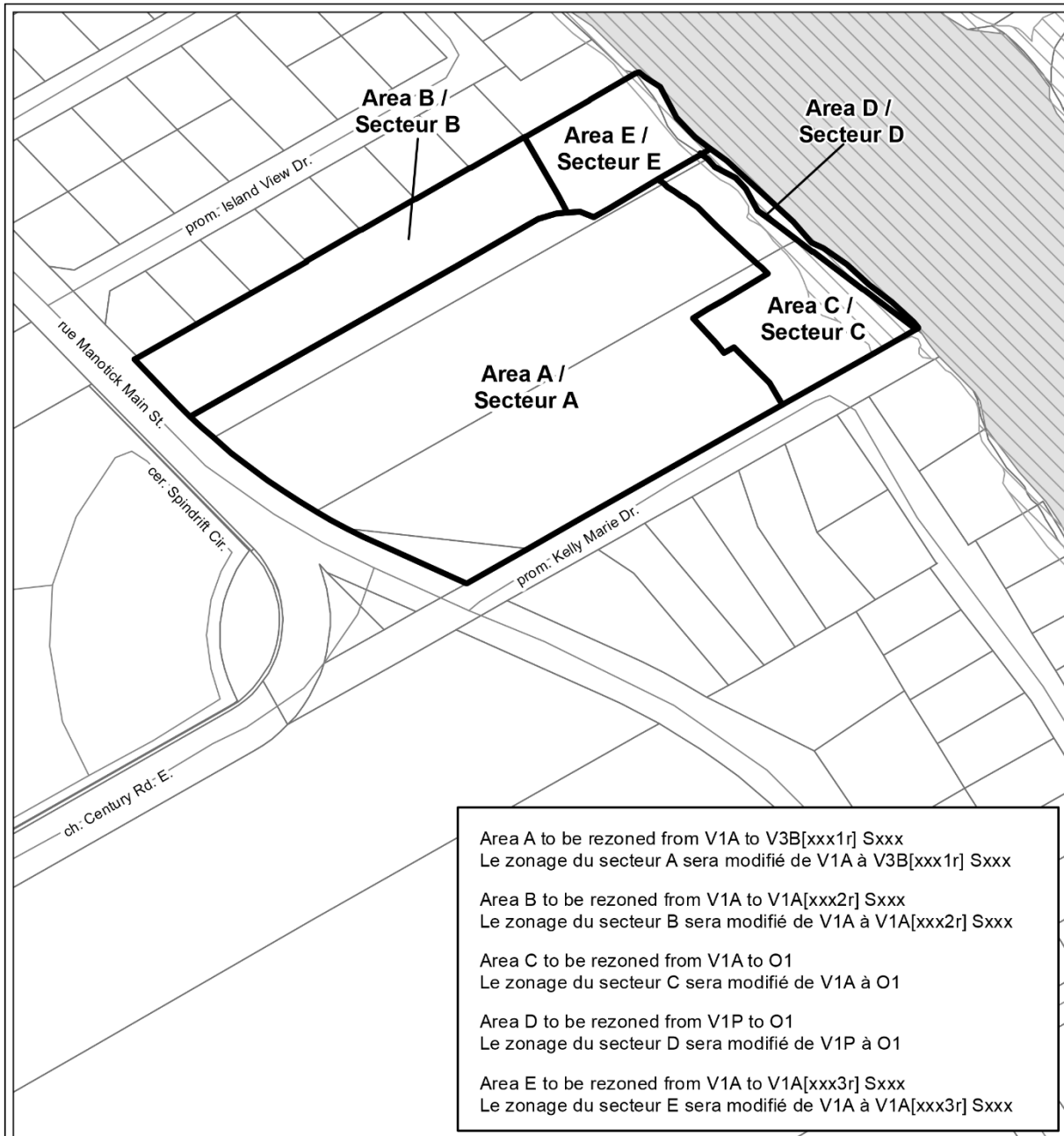
1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5721, 5731 and 5741 Manotick Main Street to permit village residential Plan of Subdivision, as detailed in Document 2, as amended (below), and as further amended by the following:
 - a. **that Document 1: Location Map of Report ACS2017-PIE-PS-0103 be replaced with the location map attached to this motion;**
 - b. **that Document 2 – Details of Recommended Zoning be amended as follows:**

- i. By adding the text, “SXXX” following the text, “xxx1r”, “xxx2r”, and “xxx3r” wherever they appear;
 - ii. By adding the following text to Column V of exceptions xxx1r, xxx2r, and xxx3r:

“-The minimum density is 12 units per gross hectare to a maximum of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule XXX”; and,
 - iii. By adding a new item which states “Amend Part 17 – Schedules by adding a new schedule, SXXX”;
 - c. that the report be amended by adding the schedule attached to this motion as Document 5;
 - d. that pursuant to the *Planning Act*, subsection 34(17) no further notice be given, and;
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 11 October 2017 subject to submissions received between the publication of this report and the time of Council’s decision.

CARRIED, as amended

DOCUMENT 1 - Location Map (as revised by Motion N° ARAC 28/01, 05 Oct 2017)



Area A to be rezoned from V1A to V3B[xxx1r] Sxxx
 Le zonage du secteur A sera modifié de V1A à V3B[xxx1r] Sxxx

Area B to be rezoned from V1A to V1A[xxx2r] Sxxx
 Le zonage du secteur B sera modifié de V1A à V1A[xxx2r] Sxxx

Area C to be rezoned from V1A to O1
 Le zonage du secteur C sera modifié de V1A à O1

Area D to be rezoned from V1P to O1
 Le zonage du secteur D sera modifié de V1P à O1

Area E to be rezoned from V1A to V1A[xxx3r] Sxxx
 Le zonage du secteur E sera modifié de V1A à V1A[xxx3r] Sxxx

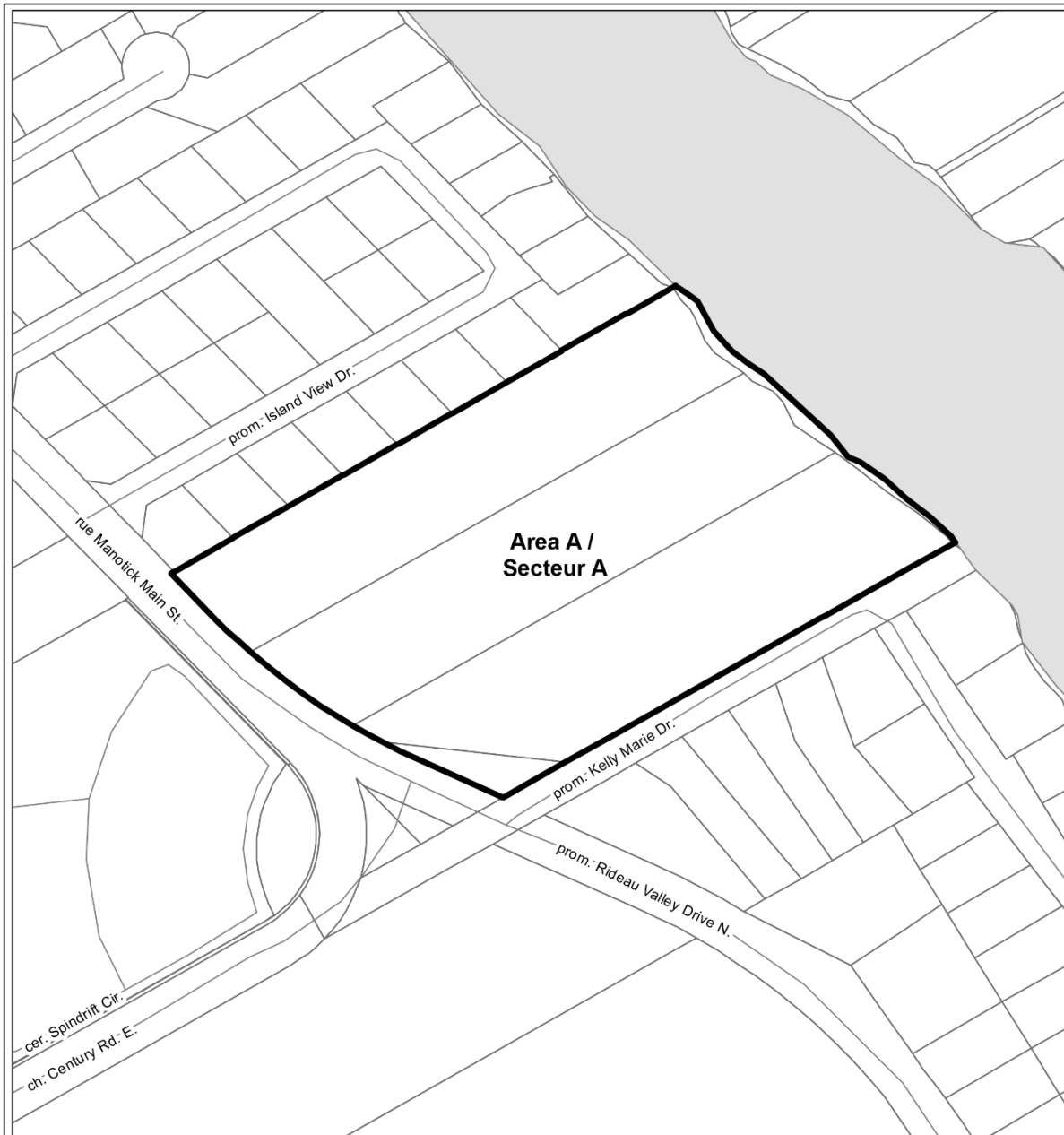
D02-02-16-0056	17-1375-X
I:\CO\2017\Zoning\Manotick_Main_5721...motion_2	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>	
REVISION / RÉVISION - 2017 / 10 / 02	


LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

5721, 5731, 5741 rue Manotick Main Street

Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)

DOCUMENT 5 – Schedule XXX (as revised by Motion N° ARAC 28/01, 05 Oct 2017)





D02-02-17-0000	17-1375-X
----------------	-----------


I:\CO\2017\Zoning\Manotick_Main_5721\...motion

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
 All rights reserved. May not be produced without permission
 THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartiennent à Teranet Enterprises
 Inc. et à ses fournisseurs.
 Tous droits réservés. Ne peut être reproduit sans autorisation.
 CECI N'EST PAS UN PLAN D'ARPENTAGE

**This is Schedule XXX to Zoning By-law No. 2008-250
 Annexe XXX au Règlement de zonage n° 2008-250**

This is Attachment X to By-law Number 2017-____, passed _____, 2017
 Pièce jointe n° X du Règlement municipal n° 2017-____, adopté le _____, 2017


NOT TO SCALE