

1. ZONING BY-LAW AMENDMENT – ANOMALY – PART OF 2333, 2345 MER BLEUE ROAD, 2336 TENTH LINE ROAD, AND AN UNADDRESSED PARCEL SOUTH OF THE SUBJECT ADDRESSES

MODIFICATION AU RÈGLEMENT DE ZONAGE – ANOMALIE – PARTIE DES 2333 ET 2345, CHEMIN MER BLEUE, 2336, CHEMIN TENTH LINE ET UNE PARCELLE SANS ADRESSE MUNICIPALE SITUÉE AU SUD DES BIENS-FONDS VISÉS

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 2333, 2345 Mer Bleue Road, 2336 Tenth Line Road and an unaddressed parcel south of the subject addresses to modify the flood plain overlay and remove the holding symbol from the subject lands, as shown in Document 1 and as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie des 2333 et 2345, chemin Mer Bleue, le 2336, chemin Tenth Line et une parcelle sans adresse municipale située au sud des biens-fonds visés, afin de modifier la zone sous-jacente de plaine inondable et de supprimer le symbole d'aménagement différé appliqué aux terrains visés, comme l'illustre le document 1 et l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated 25 May 2017 (ACS2017-PIE-EDP-0017)

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 25 mai 2017 (ACS2017-PIE-EDP-0017)

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
June 13, 2017 / 13 juin 2017**

**and Council / et au Conseil
June 28, 2017 / 28 juin 2017**

**Submitted on May 25, 2017
Soumis le 25 mai 2017**

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

Director / Directeur

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

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: CUMBERLAND (19)

File Number: ACS2017-PIE-EDP-0017

**SUBJECT: Zoning By-law Amendment – Anomaly – Part of 2333, 2345 Mer
Bleue Road, 2336 Tenth Line Road, and an unaddressed parcel
south of the subject addresses**

**OBJET: Modification au Règlement de zonage – Anomalie – Partie des
2333 et 2345, chemin Mer Bleue, 2336, chemin Tenth Line et une
parcelle sans adresse municipale située au sud des biens-fonds
visés**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2333, 2345 Mer Bleue Road, 2336 Tenth Line Road and an unaddressed parcel south of the subject addresses to modify the flood plain overlay and remove the holding symbol from the subject lands, as shown in Document 1 and as detailed in Document 2.**
- 2. That Planning 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 28 June 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'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant une partie des 2333 et 2345, chemin Mer Bleue, le 2336, chemin Tenth Line et une parcelle sans adresse municipale située au sud des biens-fonds visés, afin de modifier la zone sous-jacente de plaine inondable et de supprimer le symbole d'aménagement différé appliqué aux terrains visés, comme l'illustre le document 1 et l'expose en détail le document 2.**
- 2. Que le Comité de l'urbanisme 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 28 juin 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 location

Part of 2333, 2345 Mer Bleue Road, 2336 Tenth Line Road and an unaddressed parcel south of the subject addresses

Applicant

City-initiated amendment

Description of site and surroundings

These vacant lands are within the Mer Bleue Community Design Plan area and are located east of Mer Bleue Road and south of Brian Coburn Boulevard. The East Urban Community Design Plan area is located across the street on the west side of Mer Bleue Road. There are existing low-density residential uses along Mer Bleue Road.

Summary of requested Zoning By-law amendment proposal

This report recommends revisions to the boundary of the flood plain, which are minor in nature, and the removal of holding provisions which do not permit development until the flood plain overlay has been removed. A Zoning/Location Map is included as 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 expedient means of ensuring the accuracy of the flood plain mapping in the Zoning By-law.

The City has received updated flood plain mapping from the South Nation Conservation Authority. The City relies on flood plain mapping from the South Nation Conservation Authority to update the Zoning By-law. The updates to the flood plain overlay in the Zoning By-law and removal of the holding symbol are consistent with policies in the Mer Bleue Community Design Plan (CDP).

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 inaccuracies in the By-law.

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

Official Plan designation

The subject lands are designated General Urban Area as shown on Schedule B of the Official Plan.

Other applicable policies and guidelines

Section 5.1.9 of the Mer Bleue (CDP) identifies the subject lands as a Special Study Area. Policies for this area provide for development to occur according to the underlying land use designation without an amendment to the CDP once detailed engineering and servicing studies have been completed and the flood plain overlay has been removed.

Planning rationale

The studies required by the CDP have been completed and new flood plain mapping has been provided to the City by the Conservation Authority. The proposed amendments will allow development to occur, as contemplated in the Mer Bleue CDP, and will ensure the Zoning Map accurately reflects the boundaries of the flood plain.

Provincial Policy Statement

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

RURAL IMPLICATIONS

There are no rural implications associated with this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais is aware of the proposed recommendations in this report.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts 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.

SUPPORTING DOCUMENTATION

Document 1 Zoning/Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

These amendments are recommended for approval in order to ensure the flood plain mapping in the Zoning By-law is accurate. The amendments are in accordance with policies in the Mer Bleue CDP.

DISPOSITION

Office of the City Clerk and Solicitor, Legislative Services, to notify, Jocelyn Peloquin, Minto Communities Inc., and Program Manager, Assessment Section, Billing, Assessment and Tax Policy Unit, Deputy City Treasurer Revenue Branch (26-76)

Planning, Infrastructure and Economic Development and Long Range Planning Services to prepare the implementing by-laws, forward to Legal Services and undertake the statutory notification.

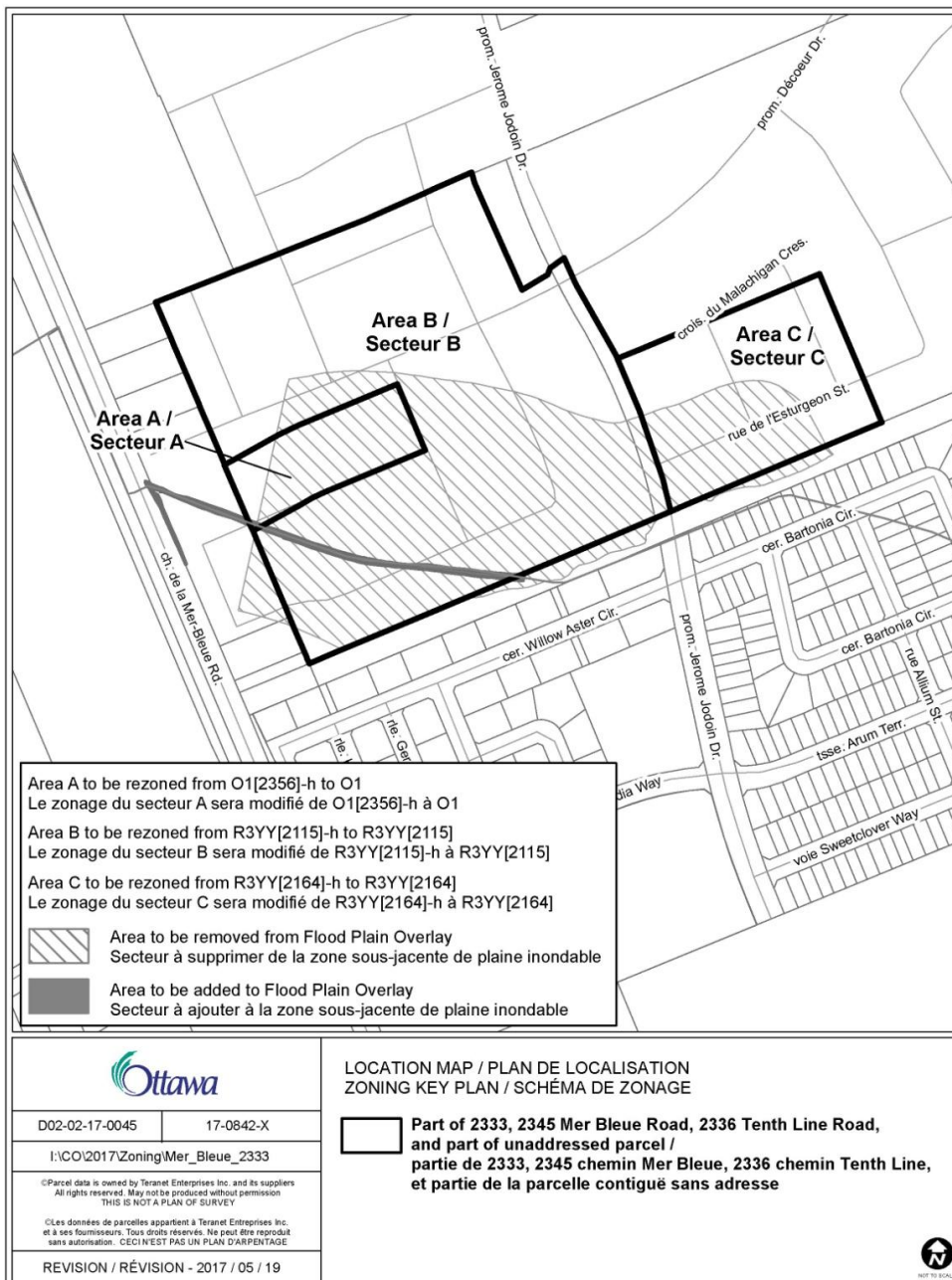
Legal Services to forward the implementing by-laws to City Council.

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

Document 1 – Zoning/Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This map shows the revised boundaries of the flood plain overlay and the holding symbol being removed from part of the lands located at 2333, 2345 Mer Bleue Road, 2336 Tenth Line Road and an unaddressed parcel south of the subject addresses



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 2333, 2345 Mer Bleue Road, 2336 Tenth Line Road and an unaddressed parcel south of the subject addresses:

1. Amend the boundary of the flood plain overlay as shown in Document 1;
2. Rezone Area A from O1[2356]-h to O1;
3. Rezone Area B from R3YY[2115]-h to R3YY[2115];
4. Rezone Area C from R3YY[2164]-h to R3YY[2164];
5. Amend exception [2356] in Section 239 – Urban Exceptions by deleting the provisions in exception [2356] and reserving it for future use;
6. Amend exception [2115] in Section 239 – Urban Exceptions by deleting the following text in Column IV, “All uses until such time as the holding symbol is removed”, and by deleting the following text in Column V, “-the holding symbol may only be removed at such time as the flood plain overlay is removed.”;
7. Amend exception [2164] in Section 239 – Urban Exceptions by deleting the following text in Column IV, “All uses until such time as the holding symbol is removed.”, and by deleting the following text in Column V, “-the holding symbol may only be removed at such time as the flood plain overlay is removed.”.