

**2. ZONING BY-LAW AMENDMENT – 4845 BANK STREET  
MODIFICATION AU RÈGLEMENT DE ZONAGE – 4845, RUE BANK**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 4845 Bank Street to permit rural commercial uses, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour le 4845, rue Bank, afin de permettre des utilisations commerciales rurales, comme il est détaillé dans le Document 2.**

**DOCUMENTATION / DOCUMENTATION**

**John L. Moser, Acting Deputy City Manager report dated 10 June 2015 / Rapport du Directeur municipale adjoint par intérim daté du 10 juin 2015 (ACS2015-PAI-PGM-0110).**

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 6  
8 JULY 2015**

**9**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 6  
LE 8 JUILLET 2015**

**Report to  
Rapport au:**

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

**July 2, 2015 / 2 juillet 2015**

**and Council / et au Conseil  
July 8, 2015 / 8 juillet 2015**

**Submitted on June 10, 2015  
Soumis le 10 juin 2015**

**Submitted by  
Soumis par:**

**John L. Moser,**

**Acting Deputy City Manager / Directeur municipale adjoint par intérim,  
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**Ward: OSGOODE (20)**

**File Number: ACS2015-PAI-PGM-0110**

**SUBJECT: Zoning By-law Amendment – 4845 Bank Street**

**OBJET: Modification au Règlement de zonage – 4845, rue Bank**

## **REPORT RECOMMENDATION**

**That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4845 Bank Street to permit rural commercial uses, as detailed in Document 2.**

## **RECOMMANDATION DU RAPPORT**

**Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 pour le 4845, rue Bank, afin de permettre des utilisations commerciales rurales, comme il est détaillé dans le Document 2.**

## **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**

4845 Bank Street

### **Owner**

Brian Pollock

### **Applicant**

Holzman Consultants Inc.

### **Description of site and surroundings**

The property is 0.18 hectares (0.44 acres) and is located on the east side of Bank Street, north of Rideau Road and south of Blais Road and the Findlay Creek community. The property is located on the fringe of the urban boundary. Currently, there is an existing 2-storey detached dwelling on partial services (municipal water and a private sewage system), as well as a garden shed.

There are a multitude of uses that surround the property. To the north and west are detached dwellings; east and south is vacant land; and a mix of rural residential and commercial uses scattered along Bank Street.

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

The current zoning of the property is Rural Countryside (RU). The application proposes to rezone the property to Rural Commercial, Subzone 1 (RC1).

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Development Applications. No comments were received regarding this application.

### **Official Plan designations**

The application was submitted after the adoption of Official Plan Amendment 150 (OPA 150) and is therefore subject to the Official Plan, as amended by OPA 150. However, this rezoning is not dependent on any of the policies introduced by OPA 150.

The property is designated General Rural Area on Schedule A of the Official Plan. Section 3.7.2 of the Official Plan is applicable to the subject lands. A Zoning By-law amendment is required where new non-residential uses are proposed (Policy 3.7.2.5). Such an application must demonstrate why the proposed uses are not better located within a village and how the uses are in keeping with the rural area (Policy 3.7.2.6).

The zone proposed (RC1) for the property permits uses such as an animal hospital, car wash, gas bar, and restaurant, that are better suited to the general rural area than in a village, as the uses in this zone are more appropriate with the rural character of the area and neighbouring properties along Bank Street. The property is not located in proximity to an agricultural area, therefore, rezoning the property for rural commercial uses will not pose any impacts on neighbouring agricultural uses and operations. Currently, there are no plans for development of this site. Site specific issues such as lighting,

noise, odour, dust or traffic will be evaluated when a site plan control application is submitted.

The urban boundary is less than one kilometre from the property. Policy 3.7.2.11 states that proposals within this distance will be reviewed with respect to lot size, type of use and other characteristics, to ensure that they do not adversely limit potential expansion of the boundary at that location or create a long-term demand for the extension of municipal services. The addition of rural commercial uses will not adversely limit the potential expansion of the urban boundary, or create a long-term demand for the extension of municipal services, because the size of the property is relatively small (0.18 hectares) and it is surrounded by properties already designated and zoned for rural commercial uses on private services. The applicant has sufficiently demonstrated through a Site Suitability Report that there is no need to extend municipal services to the site with the addition of rural commercial uses.

The property is also located within 120 metres of a Rural Natural Feature and 500 metres of a Limestone Resource Area. There are no development plans as part of this application, therefore, an Environmental Impact Statement and Aggregate Resource Assessment may be required as part of the Site Plan Control process once a specific use and development plan is proposed.

### **Planning rationale**

The applicant has requested to rezone the property from RU to RC1, which is in keeping with the surrounding properties on the west side of Bank Street, as well as south of the property.

The addition of rural commercial uses will permit the development of highway and recreational commercial uses which will serve the rural community and visiting public. The rural commercial zone is an appropriate zone for the property as it accommodates a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services. These uses require large amounts of land and cause noise related nuisance, so they are better located in the rural area than in a village.

Site specific issues regarding proximity to the Rural Natural Feature and Limestone Resource Area, as well as setbacks, landscaping and transportation will be dealt with through the site plan control process.

### **RURAL IMPLICATIONS**

There are no potential rural implications that would alter the character of the area of the property as a result of its rezoning. Permitting rural commercial uses will encourage businesses to locate in the rural area.

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

Councillor George Darouze is aware of this application.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendation outlined in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk implications associated with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This application advances the Term of Council Priorities (2011-2014), through the following priority:

Economic Prosperity EP3 – Support growth of local economy.

### **APPLICATION PROCESS TIMELINE STATUS**

This application 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

Document 3 Overview Data Sheet

## **CONCLUSION**

In summary, the proposed amendment to the Zoning By-law will permit several other non-residential land uses on the property. Adding these uses is not out of character with the general rural area, as these uses are better suited in a rural setting than in a village.

## **DISPOSITION**

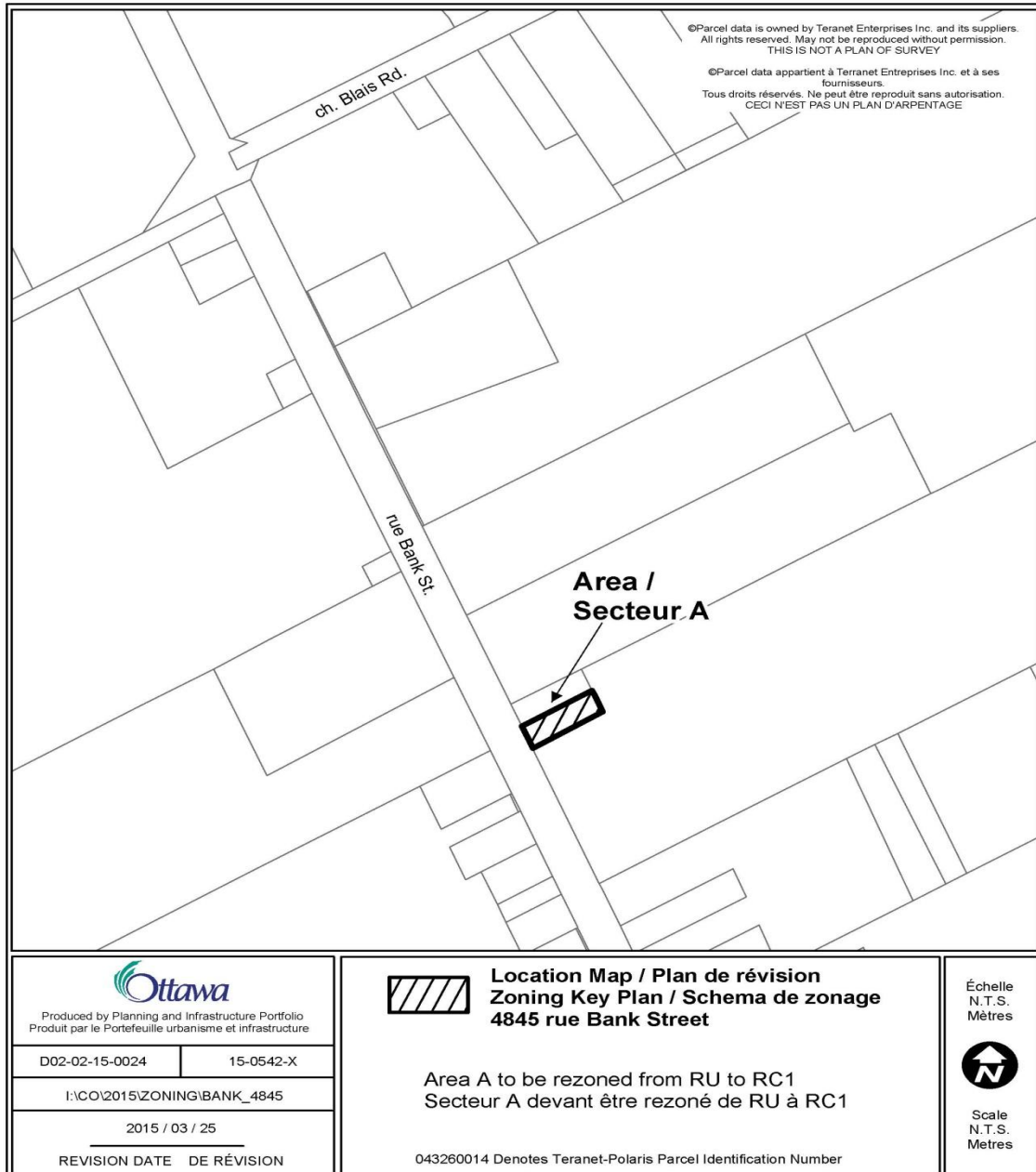
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, Scott Templeton, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management Department to prepare the implementing by-law, forward to Legal Services and undertake the statutory notification.

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

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)





**Document 2 – Details of Recommended Zoning**

The proposed change to Zoning By-law 2008-250 for 4845 Bank Street, as shown on Document 1, is to rezone the land from RU to RC1.