

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 21
SEPTEMBER 8, 2021**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 21
LE 8 SEPTEMBRE 2021**

**EXTRACT OF DRAFT MINUTES 25
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
SEPTEMBER 2, 2021**

**EXTRAIT DE L'ÉBAUCHE
DU PROCÈS-VERBAL 25
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 2 SEPTEMBRE 2021**

ZONING BY-LAW AMENDMENT – 5254 BANK STREET

ACS2021-PIE-PS-0111

OSGOODE (20)

That Council refuse an amendment to Zoning By-law 2008-250 for 5254 Bank Street, for the purposes of rezoning the land from Rural Countryside Subzone 2 (RU2) to Rural General Industrial Subzone 3, Exception XX (RG3 [XXr]), as detailed in Document 2.

Councillor Darouze introduced his motion and gave a summary as to why the application should be approved.

Questions were asked if going against staff recommendation would cause a risk. Staff responded saying that it reviewed the zoning by-law. Is the site capable of treating its own septic waste. The applicant indicated that the level of treatment allowed may require to use more advance form of treatment. It does not pass that test. However, this isn't the final round of approval for evaluation for environmental issues. This is about sequence of approvals.

The agent for the applicant, Jonah Bonn of Holzman Consultants stated he is a planner and has been working on file. He is in agreement with Councillor Darouze's motion, but list of exceptions should a bit longer.

The staff recommendation was amended by the following motion.

Motion ARA 2021 25/1

Moved by Councillor G. Darouze

WHEREAS staff have recommended that the Zoning By-law Amendment for 5254 Bank Street be refused; and

WHEREAS despite the staff recommendation, the subject property is not a desirable location for a residential use; and

WHEREAS the property is subject to site plan control and the application for site plan approval will require the owner to demonstrate that wastewater generated from the proposed use can be suitably treated on site with a permissible wastewater servicing option;

THEREFORE IT BE RESOLVED that the report recommendation #1 be amended as follows:

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5254 Bank Street, for the purposes of rezoning the land from Rural Countryside Subzone 2 (RU2) to Rural General Industrial Subzone 3, Exception XX (RG3 [XXr]), with provisions as per the revised Details of Recommended Zoning below:

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5254 Bank Street:

1. Rezone the lands as shown in Document 1.
2. Add a new exception to Section 240 – Rural Exceptions with provisions similar in effect to the following:

I – Exception Number	II Applicable Zones	III – Exception Provisions - Additional Land Uses Permitted	IV – Exception Provisions - Land Uses Prohibited	V – Exception Provisions - Provisions
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XXr	RG3[xxr]-h		<p>All uses until the hold is removed, except:</p> <ul style="list-style-type: none"> • Parking lot • Storage yard 	<ul style="list-style-type: none"> • Minimum lot area: 1,700 sq. m • Minimum lot width: 22 m • Despite the provisions of the underlying zone, all uses and development, including the construction of buildings and structures, are prohibited until the holding symbol is removed • The holding symbol can be removed only after the following have been submitted and approved by the General Manager of Planning, Infrastructure and Economic Development: <ul style="list-style-type: none"> • Site Plan Control application demonstrating that the wastewater generated from the proposed use can suitably treated on site with a permittable wastewater servicing option • Phase II ESA
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				<ul style="list-style-type: none">• Stormwater Management Report• Transportation Impact Assessment• Aggregate Resource Impact Assessment
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CARRIED