

2. ZONING BY-LAW AMENDMENT – PART OF 1120 MANOTICK STATION ROAD

MODIFICATION DU RÈGLEMENT DE ZONAGE – PARTIE DU 1120, CHEMIN MANOTICK STATION

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 1120 Manotick Station Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Rural Residential Subzone 2, rural special exception xxxr (RR2 [xxxr]) and Open Space Zone, subzone C (O1C), as detailed in Document 2

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 1120, chemin Manotick Station, afin de faire passer la désignation du bien-fonds de Zone d'espace rural (RU) à Zone résidentielle rurale, sous-zone 2, exception rurale spéciale xxxr (RR2 [xxxr]) et Zone d'espace vert, sous-zone C (O1C), comme l'expose en détail le document 2.

Documentation/Documentation

1. Director's report, Economic Development Services, Planning, Infrastructure and Economic Development Department, dated August 16, 2021 (ACS2021-PIE-PS-0114)

Rapport du Directeur, Service du développement économique, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 16 août 2021 (ACS2021-PIE-PS-0114)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, September 2, 2021

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 2 septembre 2021

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 24
SEPTEMBER 8, 2021**

30

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 24
LE 8 SEPTEMBER 2021**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
2 September 2021 / 2 septembre 2021**

**and Council
et au Conseil
8 September 2021 / 8 septembre 2021**

**Submitted on 16 August 2021
Soumis le 16 août 2021**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice**

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: OSGOODE (20)

File Number: ACS2021-PIE-PS-0114

SUBJECT: Zoning By-law Amendment – part of 1120 Manotick Station Road

**OBJET: Modification du Règlement de zonage – partie du 1120, chemin
Manotick Station**

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1120 Manotick Station Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Rural Residential Subzone 2, rural special exception xxxr (RR2 [xxxr]) and Open Space Zone, subzone C (O1C), as detailed in Document 2.
2. That the 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 September 8, 2021," 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 2008-250 visant une partie du 1120, chemin Manotick Station, afin de faire passer la désignation du bien-fonds de Zone d'espace rural (RU) à Zone résidentielle rurale, sous-zone 2, exception rurale spéciale xxxr (RR2 [xxxr]) et Zone d'espace vert, sous-zone C (O1C), comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales 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 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 8 septembre 2021 », 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

Part of 1120 Manotick Station Road

Owner

Rideau Forest Developments Ltd.

Applicant

JL Richards & Associates Limited

Description of site and surroundings

The subject property is located at 1120 Manotick Station Road and is situated southwest of the intersection of Manotick Station Road and Mitch Owens Road. The site is Phase 9 of the draft approved plan of subdivision known as Rideau Forest – Phases 7-11. This Phase has an area of approximately 34 hectares and will accommodate 43 residential lots. Existing rural estate lot subdivisions abuts the property to the south and west.

Summary of requested Zoning By-law amendment proposal

An amendment to the Zoning By-law to permit the residential development is required as one of the conditions of the draft plan of subdivision approval which must be satisfied prior to registration of each phase of the Rideau Forest Subdivision.

The applicant is requesting a change to Zoning By-law 2008-250 from Rural Countryside Zone (RU) to Rural Residential Zone, Subzone 2, rural exception (RR2 [xxxr]), to accommodate the residential lots, and Open Space Zone, subzone C (O1C), to accommodate the stormwater management components of the subdivision.

Brief history of proposal

The subdivision and original Zoning By-law amendment applications for Rideau Forest – Phases 7-11, were filed prior to July 23, 2003 and consequently, were reviewed on the basis of the former Regional and Osgoode Official Plans. As such, this permits the applicant to have a reduced lot size of less than 0.8 hectares if a recreational facility such as a special landscape feature is provided. A 13-hectare nature preserve was previously provided to meet this requirement. The development also continues to comply with the policy requiring an average lot size of not less than 0.8 hectares per dwelling unit when averaged over all the land in the development. While the average lot area in the current Phase is 0.68 hectares, larger lot sizes are anticipated in subsequent phases; subsequent phases will need to demonstrate that the 0.8-hectare average lot area is being achieved. Further, engineering reports reviewed as part of the draft approval established that the servicing needs could be met with reduced lot size. As part of the detailed engineering design of the current Phase of development, a Performance Report is required, demonstrating that the previous subdivision phase is performing as predicted in the approved Hydrogeological Report. The Performance Report is a pre-requisite of registration of Phase 9.

The Draft Plan of Subdivision for Rideau Forest – Phases 7 to 11 was approved August 25, 2006. In February 2007, Council approved the Zoning By-law amendment required for the first phase, Phase 7, to proceed to registration.

In December 2008, Council approved the Zoning By-law amendment required for the second phase, Phase 8, to proceed to registration.

DISCUSSION

Public consultation

Public consultation and notification were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments. No public meetings were held in the community in relation to the proposed Zoning By-law amendment application. A total of five comments were received during the public circulation process.

For this proposal's consultation details, see Document 3 of this report.

Official Plan designation

The subject property is designated Rural Natural Feature in the City's Official Plan as is most of the Rideau Forest Subdivision, including the previously registered phases. The purpose of this designation is to protect locally significant natural areas. Uses permitted in the General Rural Area may be permitted on land designated Rural Natural Features. The General Rural Area allows for a variety of uses, including detached dwellings. While rural estate lot subdivisions are no longer permitted under the City's Official Plan, grandfathering policies permit for the registration of previously draft approved subdivisions which were approved under former Official Plan policies.

Any development proposed within the Rural Natural Features designation must be supported by and Environmental Impact Statement (EIS), which demonstrates that development can occur without adversely impacting the natural heritage features and their functions. The total area encompassing the Rideau Forest – Phases 7-11 subdivision underwent extensive review as part of the subdivision process before draft approval. The approved report acknowledged the proposed development would have some impacts on the natural functions of this area, however impacts could be minimized through mitigation measures. Conditions were imposed within the draft approved plan of subdivision to ensure the appropriate mitigation measures are implemented. Further, through the clearance of conditions for the registration of the subdivision, an updated EIS has been provided and is currently being reviewed through this concurrent process. Any required mitigation measures will be implemented prior to the registration of Phase 9.

Other applicable policies and guidelines

The subject property is not within the boundary of any applicable Secondary Plan or Community Design Plan.

Urban Design Review Panel

This application was not subject to review by the Urban Design Review Panel.

Planning rationale

The proposed Zoning By-law amendment application implements zoning to accommodate the development of a previously approved draft plan of subdivision. As discussed above, the property is designated Rural Natural Features in the Official Plan; any development within this designation must demonstrate no negative impacts on species at risk and their habitat. The initial environmental impact statement (EIS) associated with the subdivision application did identify that mitigation would be required; as part of the registration process of the subdivision, proceeding concurrently with the zoning application, an updated EIS has been provided. Any required mitigation associated with this phase of development will be implemented prior to the registration of the subdivision.

As the Draft Plan of Subdivision application was submitted and approved under the former Regional and Osgoode Official Plans, smaller lots were permitted as long as the average lot size over the full build out of the subdivision was maintained at a minimum of 0.8 hectares, and a recreational feature, including protected environmental feature, was provided. Through the final two phases of the development the applicant will need to demonstrate that the average lot area for the full subdivision is maintained over 0.8 hectares.

Section 4.4.2.1 of the Official Plan states that subdivision application based on private services that exceed 40 lots will not be approved for registration unless it is broken into discreet phases of no more than 40 lots, with subsequent phases requiring a servicing review demonstrating that continued development is appropriate. While the applicant is requesting the registration of 43 lots, through registration a 0.3-metre reserve will be put in place across the frontage of three lots which can only be lifted once the required

servicing report is providing. This alternative meets the intent of Policy 4.4.2.1 of the Official.

The proposed Zoning By-law amendment requests three amendments. First is to rezone the residential lots (Area A in the Zoning schedule provided in Document 1) from Rural Countryside Zone (RU), to Rural Residential Zone, Subzone 2 with special exceptions (RR2[xxxxr]). The two exceptions are to accommodate the smallest lots, in relation to area and frontage. The smallest lot area in Phase 9 is 0.56 hectares, whereas the average area for the Phase is 0.68 hectares. This lot area remains adequately sized for development on private services as current Official Plan policies permit lot areas of 0.4 hectares for development on private services within Village boundaries. The second exception to the RR2 subzone is in relation to lot width, reducing the minimum lot width of the RR2 zone from 50 metres to 42 metres. The proposed 42 metres-lot width is to accommodate the potential City acquisition of a drainage ditch which is located along the southern property line of Lots 42 and 43. Reducing the minimum lot width to 42 metres will ensure that these lots remain in compliance with zoning if the detail design determines that the City should acquire ownership of this ditch system. Staff note that the average lot width through this phase of development is 53.6 metres.

The second amendment is to rezone the portions of the stormwater management system described as Areas B in the Zoning schedule provided in Document 1. These include the stormwater management pond proposed on Block 44 of the Draft Plan of Subdivision (found in Document 4) and the above-mentioned drainage ditch identified as Block 45.

Finally, a minor adjustment to the zoning of the previous phase of development is proposed. This previous zoning should have had the rural residential zoning to follow the property lines, however the residential zoning encroached slightly into the Phase 9 lands. This zoning anomaly would be rectified by rezoning a portion of the drainage ditch in Phase 9, identified as Area C of the Zoning schedule found in Document 1, from RR2[318r] to O1C.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The proposed Zoning By-law amendment permits the development of a draft approved rural estate lot subdivision.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of this application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

An Environmental Impact Statement was submitted and reviewed during the Plan of Subdivision application. An updated Environmental Impact Statement has been submitted by the applicant in accordance with a condition of draft approval of the Plan of Subdivision. The review of the Environmental Impact Statement is ongoing and will determine if any mitigation measures will be required prior to moving towards the registration of Phase 9 of the subdivision.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities – the proposed zoning amendment accommodates the development of a previous approved plan of subdivision.

APPLICATION PROCESS TIMELINE STATUS

This application D02-02-21-0013 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to staff workload volumes and pending review of the initial detail engineering design package.

SUPPORTING DOCUMENTATION

Document 1 Zoning Schedule

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Draft Approved Plan of Subdivision

CONCLUSION

The Planning, Infrastructure and Economic Development Department recommends the approval of this Zoning By-law amendment as it meets the intent of the City's Official Plan, is consistent with the Zoning By-law as well as the previously approved Plan of Subdivision and represents good planning.

DISPOSITION

Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; 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.

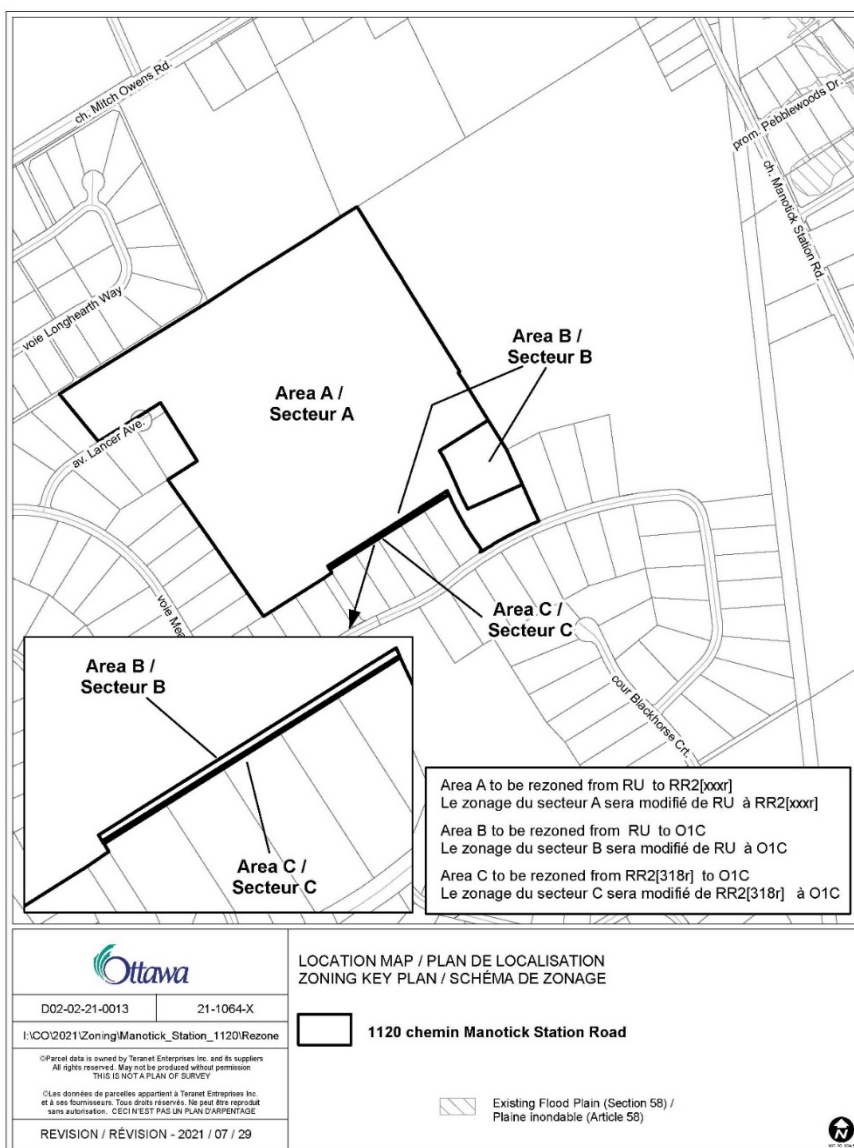
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Zoning Schedule

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoOttawa.ca).

A zoning Schedule illustrating the areas to be rezoned as detailed in the body of the report.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1120 Manotick Station Road:

1. Rezone the lands identified as Area A, as shown in Document 1, from RU to RR2[xxxr].
2. Add exception, RR2[xxxr], to Section 240 – Rural Exception with a provision similar in effect to the following:
 - a. Add to Column V provisions:
 - i. Minimum lot area: 0.56 hectares
 - ii. Minimum lot width: 42m
3. Rezone the lands identified as Area B, as shown in Document 1, from RU to O1C.
4. Rezone the lands identified as Area C, as shown in Document 1, from RR2[318r] to O1C.

Document 3 – Consultation Details

Notification and Consultation Process

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.

Public Comments and Responses

Comment:

Cannot find the approval documents for this development plan or details on the actual development plan.

Response

Draft approval for the entirety of the subdivision at 1120 Manotick Station Road is still in effect. Detailed design of this phase of the subdivision is not subject to public consultation, any questions related to the detailed design of the subdivision should be directed to the developer.

Comment:

No concerns with the development, however, there are concerns on the impact of any further development on the drainage of the area. There has been increasing water pooling adjacent to the development lands and do not want this to worsen.

Response:

Staff and the developer's consulting team is aware of the existing drainage concerns around the perimeter of the subdivision lands. Through the review of the detailed design drawings City engineering staff will work to ensure that the drainage patterns are improved.

Comment:

Concerns regarding policy of the Official Plan for a maximum of 40 lots.

Response:

The City Official Plan does have a policy that limits the registration of subdivisions to 40 lots. Any subsequent phase is conditional upon a performance report to be provided and reviewed by staff to confirm whether continued development is appropriate and identify any additional requirements. Given the layout of the remaining phases of the draft approved subdivision (Phases 7-11), the line of the phase is proposed to include 43 residential lots. Through the ongoing detail design of the subdivision, staff will be requiring that a reserve is placed along 3 lots which would need to be lifting through a formal 'lifting of a 30cm reserve' application. This application will require, as per the Official Plan policy mentioned above, that a performance report is completed demonstrating that continued development is appropriate.

Comment:

Impacts of development on the environment and wildlife.

Response:

In order to proceed with the registration of the subdivision, the applicant is required to complete an updated Environmental Report looking at changes to the environment, to identify any impacts the development may have on Species at Risk and their habitat, and whether there are any mitigation measures required. Staff are in receipt of this report and are currently reviewing the report.

Comment:

Concerns regarding traffic, there does not seem to be an extension to Lancer.

Response:

Phase 9 of the Rideau Forest subdivision does include an extension of Lancer Avenue (Street 1).

Comment:

Cannot find the details as to what stormwater management facilities are being proposed.

Response:

As a condition of approval for the draft plan of subdivision application, a detailed engineering design is required which includes the preparation of a stormwater management plan. While the draft approval of a subdivision is subject to public consultation, the detailed design is not. As part of the Zoning By-law amendment application the area identified as a stormwater management pond is proposed to be re-zoned to Open Space Zone, subzone C.

45

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 24
LE 8 SEPTEMBER 2021**

Document 4 – Draft Plan of Subdivision – Phase 9

