

Summary of Written and Oral Submissions: Zoning By-Law Amendment – 5254 Bank Street (ACS2021-PIE-PS-0111)

In addition to those outlined in the Consultation Details section of the report, the following outlines the written and oral submissions received between the publication of the report and prior to City Council's consideration:

Agriculture and Rural Affairs Committee

Number of delegations at Agriculture and Rural Affairs Committee: 1

Number of written submissions received by Agriculture and Rural Affairs Committee and Council between June 18 and July 7, 2021 : 0

Primary concerns, by individual

1. Jonah Bonn, Holzman Consultants for the Applicant – Oral submission

- 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.
- Opposed to Staff recommendation

Effect of Submissions on Agriculture and Rural Affairs Committee

Decision:

Debate:

The Committee spent approximately 20 minute on this item. CARRIED as amended by motion from Councillor Darouze.

Vote:

Agriculture and Rural Affairs Committee CARRIED the report recommendations as amended. The Committee recommendations to Council were as follows (amendments are underlined for ease of reference):

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
XXr	RG3[xxr]- h		All uses until the hold is	<ul style="list-style-type: none"> • Minimum lot area: 1,700 sq. m • Minimum lot width: 22 m

			<p>removed, except:</p> <ul style="list-style-type: none"> • Parking lot • Storage yard 	<ul style="list-style-type: none"> • 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 • Stormwater Management Report • Transportation Impact Assessment
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				<ul style="list-style-type: none">• Aggregate Resource Impact Assessment
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CARRIED

Effect of Submissions on Council Decision:

Council considered all oral submissions in making its decision and CARRIED the recommendations as presented by the Agriculture and Rural Affairs Committee.