

**3. ZONING BY-LAW AMENDMENT – 1240 OLD PRESCOTT ROAD
MODIFICATION DU RÈGLEMENT DE ZONAGE – 1240, CHEMIN OLD PRESCOTT**

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council:

1. Approve an amendment to Zoning By-law 2008-250 for 1240 Old Prescott Road to permit a residential subdivision by rezoning the lands from Development Reserve Subzone 1 (DR1) to Village Residential First Density Subzone E rural exception XXXX (V1E[XXXXr] and Open Space Subzone 1 (O1), as detailed in Document 2.
2. Replace the word “minimum” in Document 2 with “maximum”.

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil

1. approuve une modification au Règlement de zonage 2008-250 qui concerne la propriété du 1240, chemin Old Prescott, en vue de permettre l'aménagement d'un lotissement résidentiel en changeant le zonage des terrains, de zone d'aménagement futur, sous-zone 1 (DR1) à zone résidentielle de village de densité 1, sous-zone E assortie d'une exception rurale XXXX (V1E[XXXXr]) et à zone de parc et d'espace vert, sous-zone 1 (O1), comme l'explique en détail le document 2.
2. remplace le mot « minimale » dans le document 2 par le mot « maximale ».

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 24, 2021 (ACS2021-PIE-PS-0113)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 septembre 2021 (ACS2021-PIE-PS-0113)

2. Extract of draft Minutes, Planning Committee, October 7, 2021

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 7 octobre 2021

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 25
OCTOBER 13, 2021**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 25
LE 13 OCTOBRE 2021**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
7 October 2021 / 7 octobre 2021**

**and Council
et au Conseil
13 October 2021 / 13 octobre 2021**

**Submitted on 24 September 2021
Soumis le 24 septembre 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-0113

SUBJECT: Zoning By-law Amendment – 1240 Old Prescott Road

OBJET: Modification du Règlement de zonage – 1240, chemin Old Prescott

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1240 Old Prescott Road to permit a residential subdivision by rezoning the lands from Development Reserve Subzone 1 (DR1) to Village Residential First Density Subzone E rural exception XXXX (V1E[XXXXr] and Open Space Subzone 1 (O1), as detailed in Document 2.**
- 2. That 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 October 13, 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 qui concerne la propriété du 1240, chemin Old Prescott, en vue de permettre l'aménagement d'un lotissement résidentiel en changeant le zonage des terrains, de zone d'aménagement futur, sous-zone 1 (DR1) à zone résidentielle de village de densité 1, sous-zone E assortie d'une exception rurale XXXX (V1E[XXXXr]) et à zone de parc et d'espace vert, sous-zone 1 (O1), comme l'explique 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 13 octobre 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

1240 Old Prescott Road

Owner

2099116 Ontario Inc

Applicant

Matt Nesrallah

Description of site and surroundings

The property at 1240 Old Prescott Road is in the Village of Greely on the west side of Old Prescott between Mitch Owens and Parkway Roads. The subdivision is for 37 residential lots, the continuation of West Beach Way to Old Prescott Road, a park, a path block, an open space block and a stormwater management pond. The site is mainly treed. There is an existing industrial park immediately south with the balance of the surrounding lands having been developed as village residential subdivisions.

Summary of requested Zoning By-law amendment proposal

The current zoning is Development Reserve Subzone 1, reflects that the area is intended for development. An amendment to the Zoning By-law is required as a condition of draft approved. The applicant is requesting a change in zoning to Village Residential First Density Subzone E with a rural exception to permit an increase in lot coverage from 15 to 25 per cent as well as a watercourse setback of 15 metres. An Open Space would be for the balance of the non-residential parcels.

Brief history of proposal

The Plan of Subdivision and Zoning By-law amendment applications were originally filed in 2013. Draft approval of the subdivision occurred this year. The number of lots was reduced from the original proposal to reflect the private servicing requirements and stormwater management.

DISCUSSION

Public consultation

As part of the combined subdivision and Zoning By-law amendment application an enhanced notification was carried out and a Public Meeting for the subdivision held on June 24, 2014 with 38 people in attendance.

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

Official Plan designation

The site is designated Village in the Official Plan. That designation contemplates a range of residential uses as well as a range of commercial, industrial and institutional uses. Minimum lot areas for privately serviced village lots are 0.4 hectares in size. Residential development in the rural area is to be focused in the villages, primarily the larger ones, of which Greely is one.

Other applicable policies and guidelines

The Community Design Plan for the Village of Greely serves to guide development in the village. It identifies the lands as being intended for lower density residential, containing a park as well as the road as shown in the draft approval of the subdivision. Pedestrian connectivity is also identified through a path link to the subdivision immediately to the north.

Urban Design Review Panel

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

Planning rationale

The subject application has been examined pursuant to the provisions of the Official Plan and Village of Greely Community Design Plan (CDP) and complies with the intent of both plans. Private servicing with well and septic has been demonstrated sufficiently to support the 37 residential lots, and the storm water conceptual design is also sufficient to proceed to more detailed design which is underway. The road is the extension of the existing West Beach Way, as contemplated to be extended both through the previous subdivisions to the north and west and the CDP. Connectivity will be improved through the existing pedestrian path as well as the proposed path towards the east side of the development, which is also contemplated in the CDP.

The draft approval of the subdivision seeks to protect tree cover along the perimeter of the development. Although the applicant did not request a change to the standard setback for the Village Residential First density subzone the recommended zoning is to increase the rear yard setback from the standard 7.5 metres to 10 metres. This will assist in the protection of the boundary trees to the north side where these lots would back onto existing residential lots and the west side where the lots will back onto a walkway and pond. In addition, the rear yards of the south backing lots, backing onto the industrial lands are recommended to be increased from the 7.5 metres to 15 metres which will both assist in protecting tree cover in that area but also assist in buffering between the residential uses and the existing industrial ones. Further measures are required as part of the conditions for final approval, which include noise remediation and notices on title.

There is a mutual agreement drain running through this site and would impact setbacks for two lots. As well, there is the pond on the development immediately west of this subdivision which would also require setbacks. Based on the subdivision review process a setback of 15 metres was accepted as appropriate and will be implemented through that recommended Zoning By-law.

The requested exception to increase the lot coverage to 25 percent from the zone standard of 15 percent is typical of the residential zones in this part of Greely and therefore appropriate.

The recommended Village Residential Zone Subzone E with the rural exception is appropriate for the development of the residential lots in this subdivision.

The recommended zoning for the open space block, the northern side of the hydro corridor, the storm block and the park block which are all adjoining is Open Space which permits the uses intended in the subdivision as well as the CDP.

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 village residential subdivision.

COMMENTS BY THE WARD COUNCILLOR

The Councillor has noted that he is aware of the application and the recommendations of the report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendation(s) in 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 (EIS) was filed at the time of the subdivision and zoning amendment applications but is required to be updated as a condition of final approval. No significant environmental features were identified and the increase in the rear yard setbacks will assist in maintaining some of the existing tree cover.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Thriving Communities – the proposed zoning will implement the draft approved subdivision.

APPLICATION PROCESS TIMELINE STATUS

This application D02-02-13-0034 was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to resolving issues relating to the subdivision draft approval.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Planning and Infrastructure and Economic Development recommends support of the proposed zoning as it is consistent with the Official Plan, the Village of Greely Community Design Plan and has exception provisions that assist in minimizing the impact of the residential uses on the adjacent lands.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien,

Program Manager, Tax Billing and Control, Finance Services Department (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.

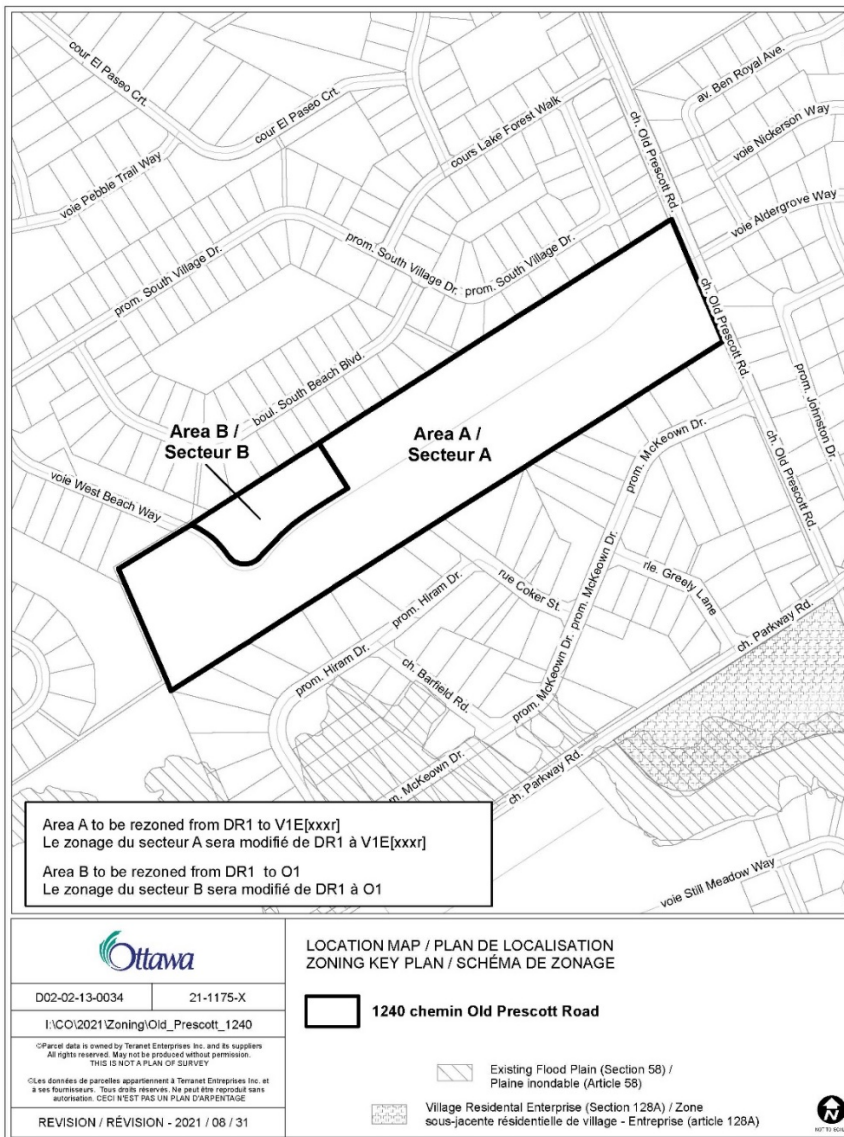
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The residential lots will be zoned to a Village Residential First Density Subzone E zone with an exception. The park, storm water pond and open space block is to be zoned Open Space.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1240 Old Prescott Road:

To rezone the lands shown in Document 1 as Area A from DR1 and to V1E[XXXXr].

To rezone that lands shown in Document 1 as Area B from DR1 and to O1.

Add a rural exception zone [XXXXr]

- Increase minimum lot coverage from 15 to 25%
- The setback to watercourses at 15 m from normal high water mark
- Increase rear yard setback abutting any RG zone from 7.5 to 15 metres and from 7.5 to 10 metres in all other cases

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. Enhanced notification was carried out and included a Public Meeting held on June 24, 2014 with 38 people in attendance. It was the statutory meeting for the plan of subdivision.

Here is a summary and response to comments received at the public meeting and prior to this report being prepared:

1) Loss of Natural Environment and Wildlife Habitat

- The property was not identified as a natural area in the Official Plan nor as an ecological area in the Greely Community Design Plan. The EIS had not identified any significant features and there are construction guidelines for minimizing disturbance to, for example, nesting birds. The property has been slated for residential development.

2) Incompatibility of the residential use with the Industrial adjacent

- The lots on the south side of the extension of West Beach are deeper and the zoning will propose an increased setback from that rear lot line to allow for additional distance and mitigation measures to ameliorate that compatibility issue. There are draft conditions to look at noise mitigation in particular. The zoning proposed will double the rear yard setback to facilitate buffering.

3) Tree Protection at the lot boundary and to buffer the industrial uses:

- The storm water management design now proposes mid-rear lot drainage swales without infiltration to protect the boundary trees to the north side of the development. This will allow boundary trees to be preserved.
- There are draft conditions to look to protect boundary trees.

- The lots to the south have depth enough to ensure trees can be protected to assist in creating an appropriate buffer between the industrial and residential uses.

- 4) Quality and quantity of runoff and impacts on the recreation lake.
 - The storm water is not directed towards any of the existing lakes. The storm water is to be directed to the proposed pond on-site that will be designed to provide water quality and quantity management of the run-off and then direct it to the mutual agreement drain through to Parkway Road and then Shields Creek.
- 5) Cut through traffic:
 - No traffic study was required with only 37 lots. Cut through traffic is not anticipated as this is a local road leading only into other subdivisions.
 - Road design for final approval will help ensure appropriate traffic movement.
- 6) Noise
 - A noise study is required for final approval of the subdivision to address the stationary noise relating to the industrial uses as well as noise from traffic. Any mitigation measures needed will be required as a result of the study findings. Increased setbacks for the rear yards of the lands to the south side of the developments are proposed as part of the exception zone.
- 7) Phase 2 Environmental Site Assessment should be required
 - A Phase 1 ESA did not identify the need for a Phase 2 to be prepared.
- 8) Protect the private amenity areas and trails.
 - Tree protection building setbacks and fencing should ensure privacy and limit trespass.
- 9) Well and septic impacts on surface and groundwater
 - The Hydrogeological Report and Terrain Analysis has demonstrated that the proposed development of 37 lots can meet the guidelines for the safe development on private services.
- 10) Objecting to the development of the lands

- The lands have been identified as residential since 2006 with a park shown in the Community Design Plan.

11) Pedestrian Connections. It was both requested to have and not to have a pedestrian link to the east side of the development as well as the one to the park.

- It was decided to add the east connection to enhance the Greely Loop as part of the subdivision process.