

- 4. COMPREHENSIVE ZONING BY-LAW 2008-250: ANOMALY REPORT
AFFECTING LANDS ZONED RURAL COMMERCIAL, SUBZONE 11 (RC11)**
- RÈGLEMENT DE ZONAGE GÉNÉRAL 2008-250 : RAPPORT SUR LES
ANOMALIES CONCERNANT DES TERRAINS DONT LE ZONAGE EST
« ZONE DE COMMERCE RURAUX, SOUS-ZONE 11 (RC11) »**

COMMITTEE RECOMMENDATION

**That Council approve a Technical Amendment to the Table 218C – RC11
Subzone Provisions of the Zoning By-law, as detailed in Document 2.**

RECOMMANDATION DU COMITÉ

**Que le Conseil municipal approuve une modification technique au tableau
218C – Dispositions afférentes à la sous-zone RC11 du Règlement de
zonage, selon les modalités précisées dans le document 2.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic
Development Department, dated September 27, 2021
(ACS2021-PIE-PS-0124)
- Rapport de la Directrice, Direction générale de la planification, de
l'infrastructure et du développement économique, daté le 27 septembre 2021
(ACS2021-PIE-PS-0124)

**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 27 September 2021
Soumis le 27 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**

Contact Person

Personne ressource:

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demandes d'aménagement ruraux Choose an item.
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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2021-PIE-PS-0124

**SUBJECT: Comprehensive Zoning By-law 2008-250: Anomaly Report Affecting
Lands Zoned Rural Commercial, Subzone 11 (RC11)**

OBJET: Règlement de zonage général 2008-250 : Rapport sur les anomalies concernant des terrains dont le zonage est « Zone de commerces ruraux, sous-zone 11 (RC11) »

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve a Technical Amendment to the Table 218C – RC11 Subzone Provisions of the Zoning By-law, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil municipal d'approuver une modification technique au tableau 218C – Dispositions afférentes à la sous-zone RC11 du Règlement de zonage, selon les modalités précisées dans le document 2.

BACKGROUND

A report updating the Zoning By-law for the Carp Road Corridor was approved by Council in 2014. It was recently discovered that one of the zones updated through this report was Rural Commercial, Subzone 11, which is primarily used in the Village of Richmond for retail commercial sites. The amendment in 2014 has the effect of limiting retail sales types. This was not the intended for sites in the Village of Richmond where RC Subzone 11 sites fall within the Retail Commercial land use designation of the Richmond Secondary Plan and where a full range of commercial uses are anticipated.

This report recommends that Council approve a Technical Amendment to Zoning By-law 2008-250, for the purposes of deleting item k) from Table 218C - RC11 Subzone provisions which was inserted erroneously. The effect of this change will be to permit the full range of retail uses as per the parent RC zone. This anomaly affects twenty-two (22) different sites within Ward 21 – Rideau-Goulbourn. The Technical Zoning Amendment is necessary to delete this provision in Zoning by-law 2008-250, so as to clarify the intent of the Rural Commercial (RC) zone.

This report was triggered by an active Site Plan Control application underway in the Village of Richmond, which is affected by the limitations to the permitted retail uses.

The Zoning By-law provides a means of implementing the land-use policies in the Official Plan and the Village of Richmond Secondary Plan. The proposed amendment supports the Official Plan by ensuring an error in the by-law is corrected.

Properties Currently Zoned Rural Commercial, Subzone 11 (RC11)

2002 Carp Road, 2403 Huntley Road, 8 Colonel Murray Street, 2770 Eagleson Road, 2790 Eagleson Road, 6 Evelyn Drive, 5911 Perth Street, 5873 Perth Street, 5928 Perth Street, 6031 Perth Street, 5978 Perth Street, 5974 Perth Street, 6035 Perth Street, 5925 Perth Street, 6003 Perth Street, 5944 Perth Street, 5988 Perth Street, 5970 Perth Street, 5971 Perth Street, 5940 Perth Street, 5980 Perth Street, 5967 Perth Street

Summary of Technical Zoning By-law Amendment

There are twenty-two (22) properties within the City zoned Rural Commercial, Subzone 11 (RC11), all located within Ward 21 – Rideau-Goulbourn. The RC11 zone impacts twenty (20) properties in the Village of Richmond identified as Village Commercial and Village Commercial 1, within Schedule A of the Richmond Secondary Plan. Two (2) of the twenty-two (22) properties zoned RC11 are located outside of the Village of Richmond; these properties—municipally addressed as 2002 Carp Road and 2403 Huntley Road—are designated as General Rural Area in Schedule A of the Official Plan. These two properties are zoned RC11 with rural exceptions that specifically limit retail uses at the sites, in keeping with the intent of the General Rural Area designation. The effect of modifying the RC11 subzone will not result in changes to the permitted uses at 2002 Carp Road and 2403 Huntley Road.

DISCUSSION

Details regarding the anomaly are summarized in the table below. Locations maps are included in Document 1 and details of the recommended zoning are included for reference in Document 2.

Amendments for review by Agriculture and Rural Affairs Committee		
Item	Address	Summary of Amendment
1	Lands Zoned Rural Commercial, Subzone 11 (RC11) Ward 21	<p>A technical amendment is needed to delete a provision in Table 218C - RC11 Subzone Provisions, to clarify the intent of the RC zone.</p> <p>The provision to be deleted as follows: <i>“Retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services.”</i></p> <p>The provision to be deleted limits retail uses in the RC11 subzone. See Document 2 for details of the recommended zoning. This provision is to be removed from the subzone due to <i>By-law 2014-166</i> which erroneously applied limitations on retail store uses. <i>By-law 2014-166</i> was intended for properties within the Carp Road Corridor only but was mistakenly applied to all properties zoned RC11.</p>
2	2002 Carp Road RC11 [335r] Ward 21	<p>The property municipally addressed as 2403 Huntley Road underwent a recent site-specific Zoning By-law Amendment (<i>By-law 2018-37</i>) which assigned it an exception (856r) limiting retail uses. This amendment was consistent with the policies of the Official Plan and Carp Road Corridor Community Design Plan. This property will</p>

		not be affected by the proposed technical amendment as the site-specific exception will continue to limit the retail uses and will not result in a change to the permitted uses at the site.
3	2403 Huntley Road RC11 [856r] Ward 21	The property municipally addressed as 2002 Carp Road has a historic exception zone (335r) approved by (<i>By-law 2009-191</i>) which prohibits a retail store. This property will not be affected by the proposed technical amendment as the site-specific exception will continue to limit the retail uses and will not result in a change to the permitted uses at the site.

Provincial Policy Statement

The proposed amendment is consistent with the Provincial Policy Statement 2020, promoting efficient development and land use patterns while undertaking a coordinated, integrated and comprehensive approach for planning matters within the municipality.

Official Plan

The City of Ottawa Zoning By-law provides a means of implementing the land use policies in the Official Plan. The lands are designated Village in the Official Plan. The proposed City of Ottawa Zoning By-law amendments conform to the Official Plan, ensuring consistency between zoning provisions and land use policies in the Official Plan, and by correcting errors and omissions to ensure the effective implementation of the Official Plan through the City of Ottawa Zoning By-law.

Richmond Secondary Plan

The RC zone impacts twenty (20) properties in the Village of Richmond identified as Village Commercial and Village Commercial 1, within Schedule A of the Richmond

Secondary Plan. The Richmond Secondary Plan identifies retail and service commercial uses as permitted uses in the Village Commercial and Village Commercial 1 designations.

Public Consultation

Public consultation and notification were undertaken in accordance with Section 5.2.3 of the Official Plan approved by Council for technical amendments. For this amendment's consultation details, see Document 3 of this report.

RURAL IMPLICATIONS

The amendment to the zoning will allow for a broader range of uses within the Village of Richmond to support the local population's need, this is a technical amendment.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of this amendment to correct site-specific anomalies.

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 the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

ENVIRONMENTAL IMPLICATIONS

There are no direct environmental implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

SUPPORTING DOCUMENTATION

Document 1 Location Maps

Document 2 Details of Recommended Zoning

Document 3 Public Consultation and Notification Details

CONCLUSION

A review of the proposed Technical Zoning By-law Amendment has been conducted, and the Planning, Infrastructure and Economic Development Department supports this Zoning By-law amendment as it is consistent with the intent of the City's Official Plan and the Richmond Secondary Plan. This Technical Amendment follows the Alternative Procedures consistent with Official Plan Policy 5.2.3.3.

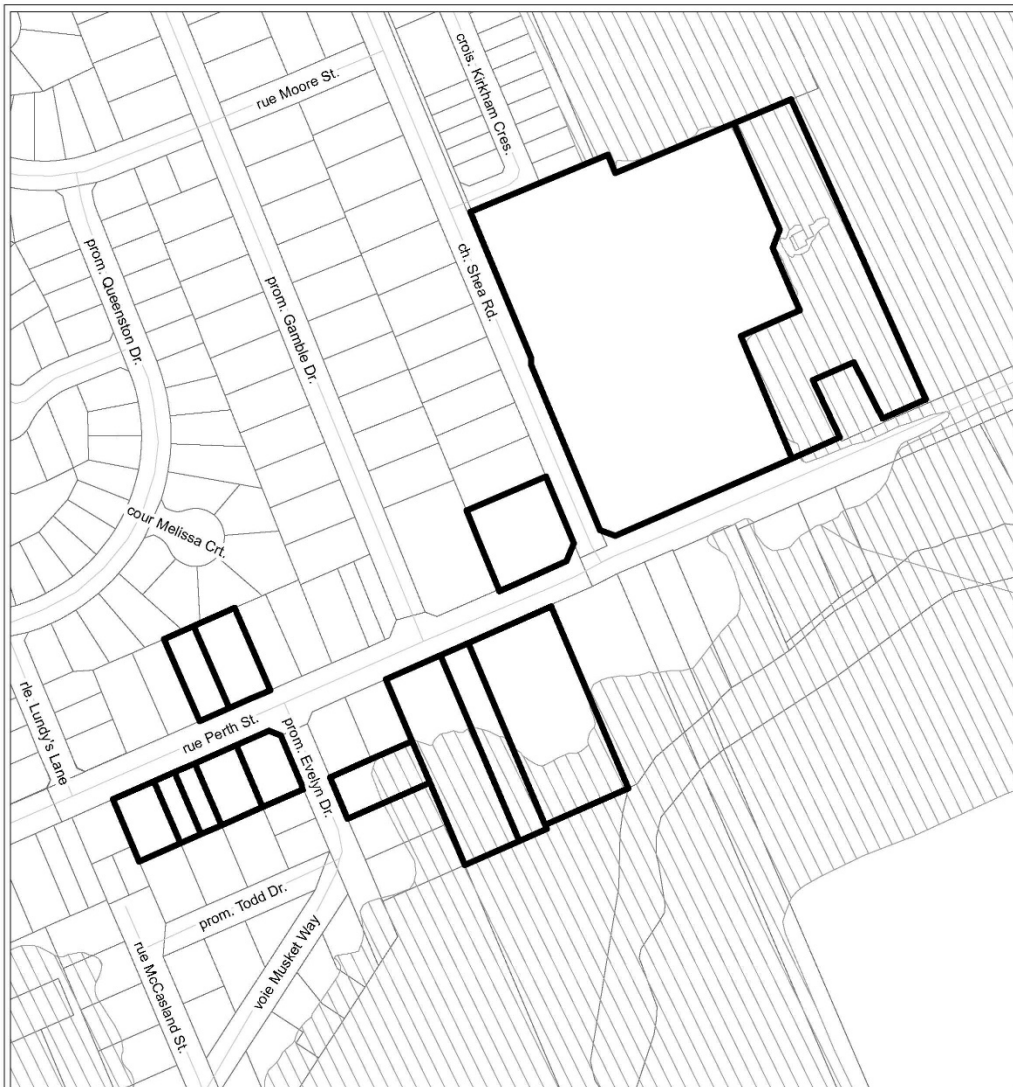
DISPOSITION




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.

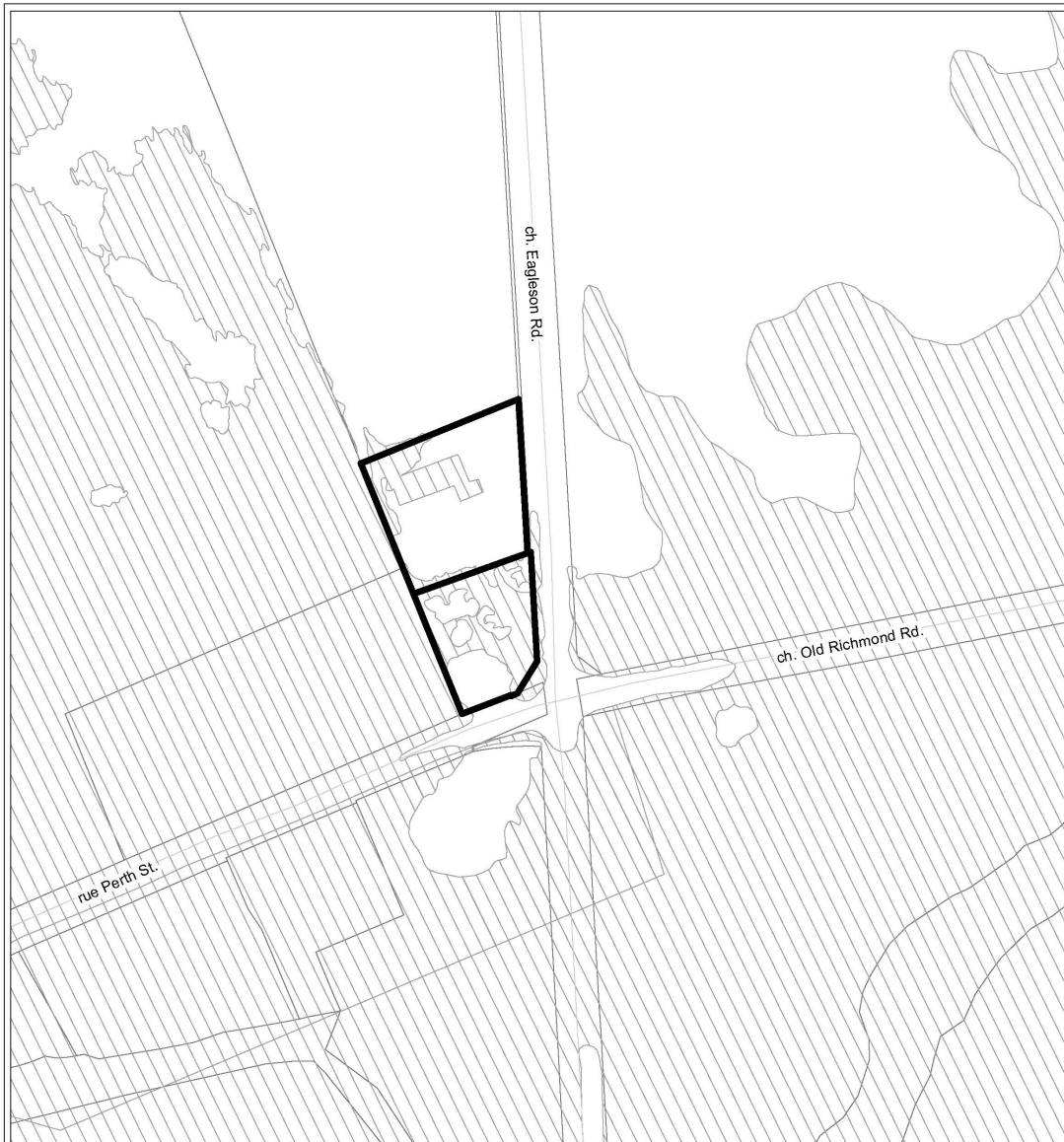
Document 1 – Zoning/Location Maps







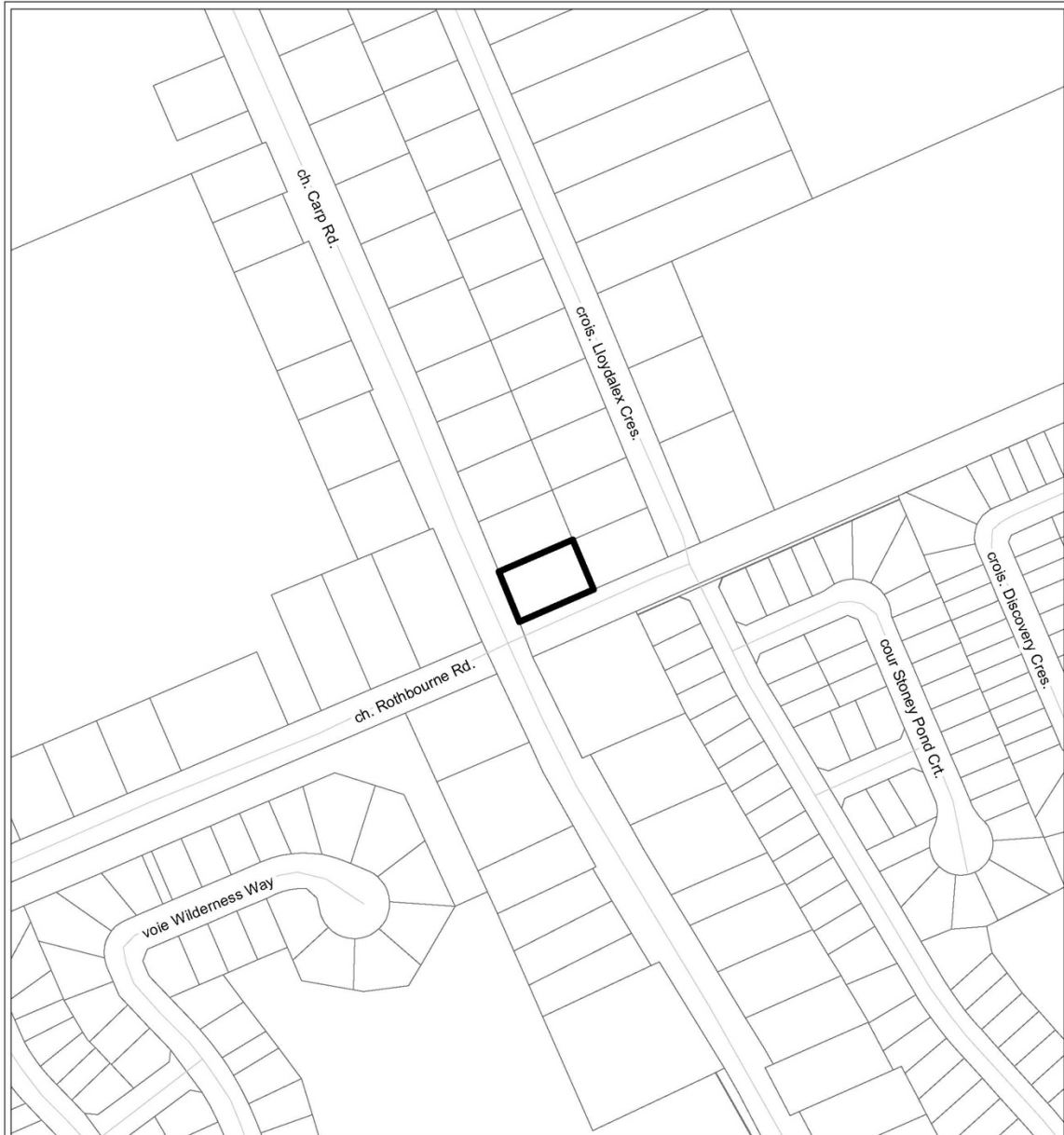
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0081	21-1120-X	 5873, 5911, 5925, 5928, 5940, 5944, 5967, 5970, 5971, 5974, 5978, 5980, 5988 rue Perth Street, 6 promenade Evelyn Drive	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
I:\CO\2021\Zoning\RC11\...Map4 <small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small> <small>©Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2021 / 08 / 19			






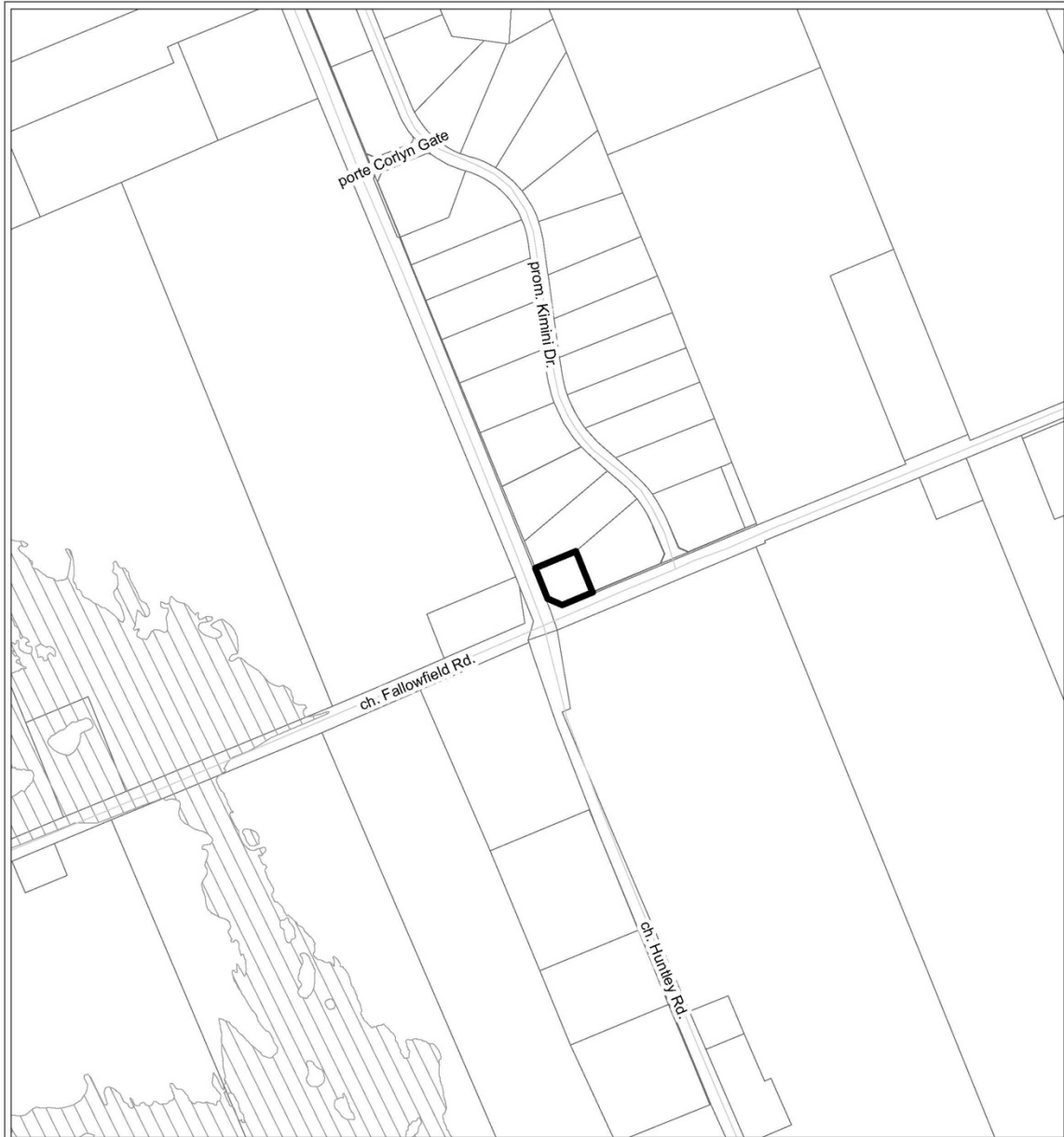
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0081	21-1120-X		8 rue Colonel Murray Street, 6003, 6031, 6035 rue Perth Street
I:\CO\2021\Zoning\RC11\...Map3			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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REVISION / RÉVISION - 2021 / 08 / 19		 NOT TO SCALE	







		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0081	21-1120-X		2770, 2790 chemin Eagleson Road
I:\CO\2021 Zoning\RC11\...Map5			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>			
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REVISION / RÉVISION - 2021 / 08 / 19		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
		 NOT TO SCALE	



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0081	21-1120-X		2002 chemin Carp Road
I:\CO\2021 Zoning\RC11\...Map1			
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REVISION / RÉVISION - 2021 / 08 / 19		 <small>NOT TO SCALE</small>	



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-21-0081	21-1120-X		2403 chemin Huntley Road
I:\CO\2021 Zoning\RC11\...Map2			
<small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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Document 2 – Details of Recommended Zoning

It is proposed to amend the City of Ottawa Zoning by-law 2008-250 city-wide for properties zoned Rural Commercial, Subzone 11 (RC11):

1. Delete provision (k) Retail store brought into effect by (By-law 2014-166) in Table 218C – RC11 Subzone provisions in Section 218 - RC - Rural Commercial Zone.

The provision to be deleted as follows: *“Retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services.”*

Document 3 – Public Consultation and Notification Details

Public circulation of the proposed amendments was not required prior to the statutory public notification of the Agricultural and Rural Affairs Committee meeting, as the language amendment/clarification of intent contained in this report is a technical zoning amendment is within the meaning of Policy 5.2.3.3 of the Official Plan:

where further amendments are required to fully implement an approved recommendation of City Council to amend the Official Plan or Zoning By-law;

- (a) to carry forward in the Zoning By-law, the regulations of the former municipalities' zoning by-laws, where required, to accurately harmonize those regulations;
- (b) to amend the language of a provision so as to clarify its intent; or,
- (c) to eliminate unnecessary redundancies and out dated references.

Notification of these public meetings was carried out in accordance with policies in Section 5.2.3.3 of the Official Plan for amendments to correct errors in the Zoning By-law.