

**5. ZONING BY-LAW AMENDMENT – 4400 PIPERVILLE ROAD
MODIFICATION DU RÈGLEMENT DE ZONAGE – 4400, CHEMIN PIPERVILLE**

COMMITTEE RECOMMENDATIONS, AS AMENDED

That Council approve:

1. An amendment to Zoning By-law 2008-250 for 4400 Piperville Road to temporarily permit an orphaned accessory structure by rezoning the land from Rural Countryside Zone (RU) to Rural Countryside Zone rural exception XXXX (RU[XXXXr]) as detailed in Document 2.
2. That the text under the heading “LEGAL IMPLICATIONS” on page 5 of the report be replaced with the following: “There are no legal implications associated with implementing the recommendation contained within this report.”

RECOMMANDATIONS DU COMITÉ, TELLES QUE MODIFIÉES

Que le Conseil approuve :

1. une modification au Règlement de zonage 2008-250 visant le 4400, chemin Piperville pour permettre l'aménagement temporaire d'une structure accessoire autonome en faisant passer le zonage du terrain de zone d'espace rural (RU) à zone d'espace rural, exception XXXX (RU[XXXXr]), comme indiqué dans le document 2.
2. le texte sous l'en-tête « Répercussions juridiques » à la page 5 du rapport soit remplacé par ce qui suit : « Il n'y a aucune répercussion juridique liée à la mise en œuvre des recommandations du présent rapport. »

Documentation/Documentation

1. Acting Director's report, Planning, Infrastructure and Economic Development Department, dated November 5, 2021 (ACS2021-PIE-PS-0135)

Rapport de la Directrice par intérim, de la planification, de l'infrastructure et du développement économique, daté le 5 novembre 2021 (ACS2021-PIE-PS-0135)
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, December 2, 2021

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

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 27
DECEMBER 8, 2021**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 27
LE 8 DÉCEMBRE 2021**

**Report to
Rapport au:**

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

**and Council
et au Conseil
8 December 2021 / 8 décembre 2021**

**Submitted on 5 November 2021
Soumis le 5 novembre 2021**

**Submitted by
Soumis par:
Lily Xu**

**Acting Director / Directrice par intérim
Planning Services / Services de la planification
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'immobilier et du développement
économique Direction générale de la planification, de l'infrastructure et du
développement économique**

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Ward: OSGOODE (20)

File Number: ACS2021-PIE-PS-0135

SUBJECT: Zoning By-law Amendment – 4400 Piperville Road

OBJET: Modification du Règlement de zonage – 4400, chemin Piperville

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4400 Piperville Road to temporarily permit an orphaned accessory structure by rezoning the land from Rural Countryside Zone (RU) to Rural Countryside Zone rural exception XXXX (RU[XXXXr]) 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 December 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 le 4400, chemin Piperville pour permettre l'aménagement temporaire d'une structure accessoire autonome en faisant passer le zonage du terrain de zone d'espace rural (RU) à zone d'espace rural, exception XXXX (RU[XXXXr]), comme indiqué dans 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 décembre 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

4400 Piperville Road

Owner

Joan Ilott

Applicant

Dwight Johnson

Address of the site

4400 Piperville Road

Description of site and surroundings

The property at 4400 Piperville Road is located on the south side of Piperville Road, east of the Ramsayville Road and Piperville Road intersection. The lands to be rezoned have a frontage of approximately 153.3 metres on Piperville Road and have a lot area of approximately 19.3 hectares. The site is currently zoned Rural Countryside (RU) and contains a detached dwelling and an accessory garage. The property is surrounded by similar rural residential properties and vacant land.

The current Rural Countryside (RU) zoning permits a variety of land uses including a single detached home and accessory structure(s) on a lot with a minimum lot area of 0.8 hectares and minimum lot width of 50 metres.

Summary of requested Zoning By-law amendment proposal

The applicant proposed to temporarily rezone the parcel from Rural Countryside Zoning to a modified Rural Countryside Zone (RU [XXXXr]). The exception will allow a garage to exist as a primary use for a period of no more than three years as allowed under the *Planning Act*.

Brief history of proposal

The Committee of Adjustment Considered the related consent for severance application (D08-01-20/B-00349) on January 13, 2021. The Committee granted the requested severance, subject to conditions including a temporary rezoning.

DISCUSSION

Public consultation

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. No concerns were identified. A public meeting was not required for this application.

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

Official Plan designations

In accordance with the Official Plan transition policies approved by Ottawa City Council, this application was evaluated against the policies contained within the existing Official Plan. Information on the New Official Plan designation is included for reference purposes only.

According to Schedule A of the existing Official Plan, 4400 Piperville Road is designated General Rural Area. It contains a variety of land uses, such as farms, rural housing, wood lots and forests, small industries, golf courses, and in many places,

existing clusters of residential subdivisions and severances and commercial development. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and to limit the amount of residential development such that development will not preclude, or resist continued agricultural and or other non-residential uses.

Under the new Official Plan, 4400 Piperville Road will be designated Rural Countryside. The Rural Countryside is made up of a variety of low intensity uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses such as golf courses, vacation properties or bed and breakfasts. The Rural Countryside also contains clusters of low-density residential units which pre-date this plan. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.

Planning rationale

The proposed temporary rezoning aligns with the intent of the General Rural Area and will allow for the finalization of a severance that will create one new residential lot. Once the severance is finalized, the owner will be able to build a new residence thereby making the existing garage an accessory structure in conformance with the provisions of the Rural Countryside zone. At such time, the temporary rezoning would no longer be required. Upon the lapse date of the temporary rezoning, the lot will revert to the current RU zoning. As such, the rezoning should be viewed as procedural in nature rather than altering the built form or uses permitted along Piperville Road.

Official Plan Section 3.7.2 "General Rural Area", particularly Policy 10 pertains to severances. The General Rural area allows limited opportunities for residential lot creation through severance. Policy 10 defines the circumstances under which residential lot creation is permissible. Staff were previously satisfied that the creation of the lot is consistent with the Official Plan and the Committee of Adjustment granted preliminary consent for the severance on January 13, 2021 at which time the undertaking a successful rezoning was imposed as a condition.

The applicant's proposal is consistent with Official Plan Section 5.2.1 "Implementation Mechanisms under the *Planning Act* – Other Implementation Policies". Policy 13 allows temporary rezoning to be permitted for the implementation of development that is consistent with the Official Plan but currently prohibited by the Zoning By-law. In this instance, the temporary rezoning shall not exceed three years in length.

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 will facilitate the creation of one new residential lot.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report and has no concerns.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendation contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associate with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

- Sustainable Infrastructure – the proposed temporary zoning amendment will allow an existing accessory structure to be reused on the newly created lot in association with a new house.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-21-0089) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Zoning

CONCLUSION

Planning, Infrastructure and Economic Development recommends support of the proposed zoning as it is consistent with the Official Plan and aligns with Council's 2019-2022 Term Priorities.

DISPOSITION

Committee and Council Services, Office of the City Clerk 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.

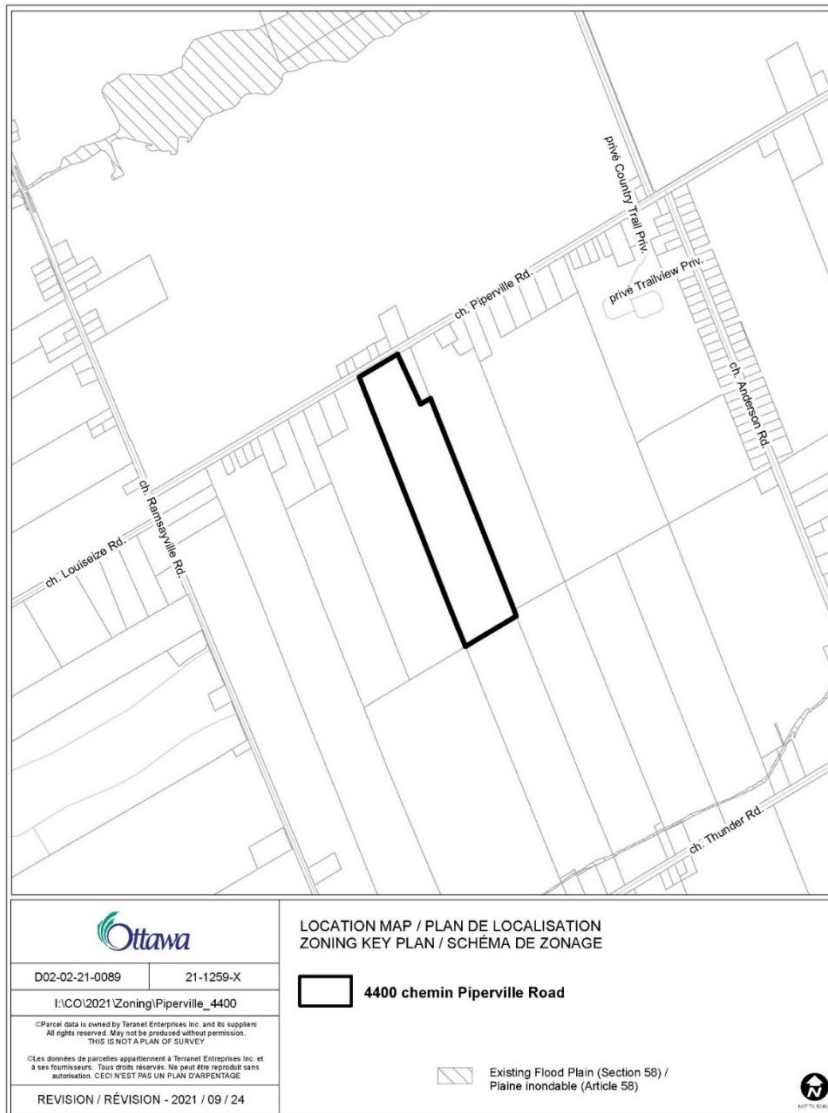
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The area noted by the thick black line notes the area proposed to be rezoned to Rural Countryside Zone [XXXXr]. The rezoning will temporarily permit a garage to exist as a primary use on an otherwise vacant lot, for a period of time not exceeding three years.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4400 Piperville Road:

1. To rezone the lands as Shown on Document 1
2. Add a new exception XXXXr to Section 240 – Rural Exceptions with provisions similar in effect to the following:
 - a) In column II, add the text “RU[XXXXr]”
 - b) In Column V, add the following:

“A garage and storage building of up to 375 square metres is permitted as a principal use for a temporary period of three years starting on the date this by-law is passed at Council”

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. No concerns were identified.