

<p>5. ZONING BY-LAW AMENDMENT – 1353 SCHARFGATE DRIVE</p> <p>MODIFICATION AU RÈGLEMENT DE ZONAGE – 1353, PROMENADE SCHARFGATE</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for 1353 Scharfgate Drive to permit a village residential estate lot plan of subdivision, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 1353, promenade Scharfgate, afin de permettre l'élaboration d'un plan de lotissement de quartier résidentiel de village, comme l'expose en détail le document 2.

DOCUMENTATION / DOCUMENTATION

Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 20 June 2017 (ACS2017-PIE-PS-0089).

Rapport du Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 20 juin 2017 (ACS2017-PIE-PS-0089).

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 26
12 JULY 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 26
LE 12 JUILLET 2017**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
6 July 2017 / 6 juillet 2017**

**and Council / et au Conseil
12 July 2017 / 12 juillet 2017**

**Submitted on June 20, 2017
Soumis le 20 juin 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice,**

Planning Services / Service 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:

**Jeff Ostafichuk, Planner/ Urbaniste, Development Review Rural / Examen des
demandes d'aménagement rurale**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0089

SUBJECT: Zoning By-law Amendment – 1353 Scharfgate Drive

**OBJET: Modification au Règlement de zonage – 1353, promenade
Scharfgate**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1353 Scharfgate Drive to permit a village residential estate lot plan of subdivision, 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 12 July 2017 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 1353, promenade Scharfgate, afin de permettre l'élaboration d'un plan de lotissement de quartier résidentiel de village, 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 12 juillet 2017, 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

1353 Schargate Drive

Owner

2099116 Ontario Ltd.

Applicant

Stantec Consulting Ltd. Contact: David Krajaefski

Description of site and surroundings

The property is located in the Village of Manotick south of Bankfield Road between First Line Road and Mud Creek. Commonly known as the Manotick Special Design Area (SDA), the property is surrounded by a number of approved plans of residential subdivisions. This 6.87-hectare parcel is for the most part made up of open field with trees along the perimeter of the site. Development of this site will complete the local street pattern in this part of the SDA.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Development Reserve Subzone 1 (DR1), which recognizes future village development in areas designated as Village in the Official Plan. The uses permitted in this zone are of a low scale and intensity so as not to preclude future development options. Rezoning the property to a Village Residential zone is required to enable the development of a residential subdivision.

It is proposed to amend the Zoning By-law from Development Reserve Subzone 1 (DR1) to Village First Density Zone with an exception (V1P[xxxxr]), and Parks and Open Space (O1).

The V1P [xxxxr] zone will provide for similar residential provisions afforded the neighbouring residential plans. Additionally, the proposed O1 zone will be applied to the proposed park block and the Mud Creek lands which are owned by the City.

Brief history of proposal

The proposed plan of subdivision was granted draft approval on May 18, 2017. The property will be subdivided into 16 lots. The lots will range in size with a minimum lot size of 0.26 hectares and a maximum of 0.64 hectares and will accommodate a detached dwelling on private services. The subdivision will comprise of one new street and one block for parkland. It will be accessed from McManus Avenue and will connect to Maple Creek Estates located to the south and west. In accordance with the approved Concept Development Plan for the SDA a pathway will be constructed within the Mud Creek lands (owned by the City) connecting the proposed park block to the future development lands to the north.

A condition of final approval requires the owner, prior to registration of the subdivision plan, to ensure that the proposed plan conforms with a Zoning By-law approved under the requirements of the *Planning Act*.

DISCUSSION

Public consultation

A statutory public meeting was held for the plan of subdivision and the accompanying Zoning By-law amendment on October 29, 2015 at the Manotick Arena Hall.

The applicant's consultant presented the proposed plan to approximately 35 residents. Also in attendance was the Ward Councillor and the Manotick Village Community Association.

Public Comments

All comments written and heard at the public meeting were addressed through the draft plan of subdivision. With all levels of appeal exhausted the plan of subdivision was draft approved on May 18, 2017. No comments were received with respect to the proposed residential use and the zoning provisions to bring the proposed plan into conformity with the City's Zoning By-law.

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

Official Plan designation and other applicable policies and guidelines

This plan of subdivision is being considered under the Manotick Secondary Plan, Concept Development Plan for the Special Design Area (SDA) approved by Council July 11, 2006.

The Concept Plan established the following principles to guide development in the Special Design Area:

- Development in the SDA will be single detached residential development based on private servicing.
- Lot sizes of between 0.4 hectares and 0.6 will be permitted, or as determined by more current investigations. Precise lot sizes in individual developments will be based upon findings detailed in hydrogeological studies that will be required for approval for each plan of subdivision proposed.
- The concept for the SDA establishes that two permanent intersections and one optional-temporary access will be required from First Line Road and one access from Bankfield Road. The location and design of these accesses will be confirmed by future traffic studies required to support individual plans of subdivision.
- The Concept Plan identifies environmentally sensitive lands along the Mud Creek corridor. The Concept Plan requires that no development occur in these lands and that they rest in public ownership. The City plans to develop pathway linkages, where possible, within these lands, along Mud Creek and two pedestrian crossings of the creek are proposed.

- A requirement for a 0.4 – 0.8-hectare neighbourhood park to be centrally located within the SDA lands
- Woodlots within the SDA have been assessed. While not significant enough to warrant City acquisition of the woodlots, they should, as much as possible, be preserved in subsequent plans of subdivision using the Design with Nature/Protection of Vegetation Cover principles.
- The Concept Plan established that there is a significant groundwater recharge area within the SDA. There is to be no development permitted within this area, though the exact boundary of these lands may be revised in the future at plan of subdivision stage if supported by more detailed, City-supported study.

Planning rationale

The purpose of this Zoning By-law amendment is to facilitate the development of an approved draft Plan of Subdivision. The subject application has been examined pursuant to the provisions of the Provincial Policy Statement, the Official Plan, the Manotick Special Design Area Concept Development Plan and Environmental Management Plan and Section 51 of the *Planning Act*. This examination has revealed that the application, subject to conditions submitted herewith, is complete.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

RURAL IMPLICATIONS

The proposal is consistent with the draft approved plan of subdivision and policies that guide residential development in the Official Plan's Villages. The proposed Zoning By-law amendment will have no adverse effects on the rural community.

COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of the recommendation in this report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this report.

ENVIRONMENTAL IMPLICATIONS

The subject application has been examined pursuant to the Manotick Special Design Area Concept Development Plan and Environmental Management Plan. The Conservation Authority and City Staff have reviewed the reports and plans provided with the plan of subdivision and Zoning By-law amendment applications. The Conservation Authority and City Staff are satisfied that the natural features on and adjacent to the site will be adequately protected with the mitigation measures that will be put in place.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

This project addresses the following 2015-2018 Terms of Council Priorities

EP3 - Support growth of local economy

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the review of the plan of subdivision.

SUPPORTING DOCUMENTATION

Document 1 Location Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed rezoning conforms to the policies of the Official Plan (as amended) and the implementation of the draft approved plan of subdivision. The Planning, Infrastructure, Economic Development Department recommends approval.

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor 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.

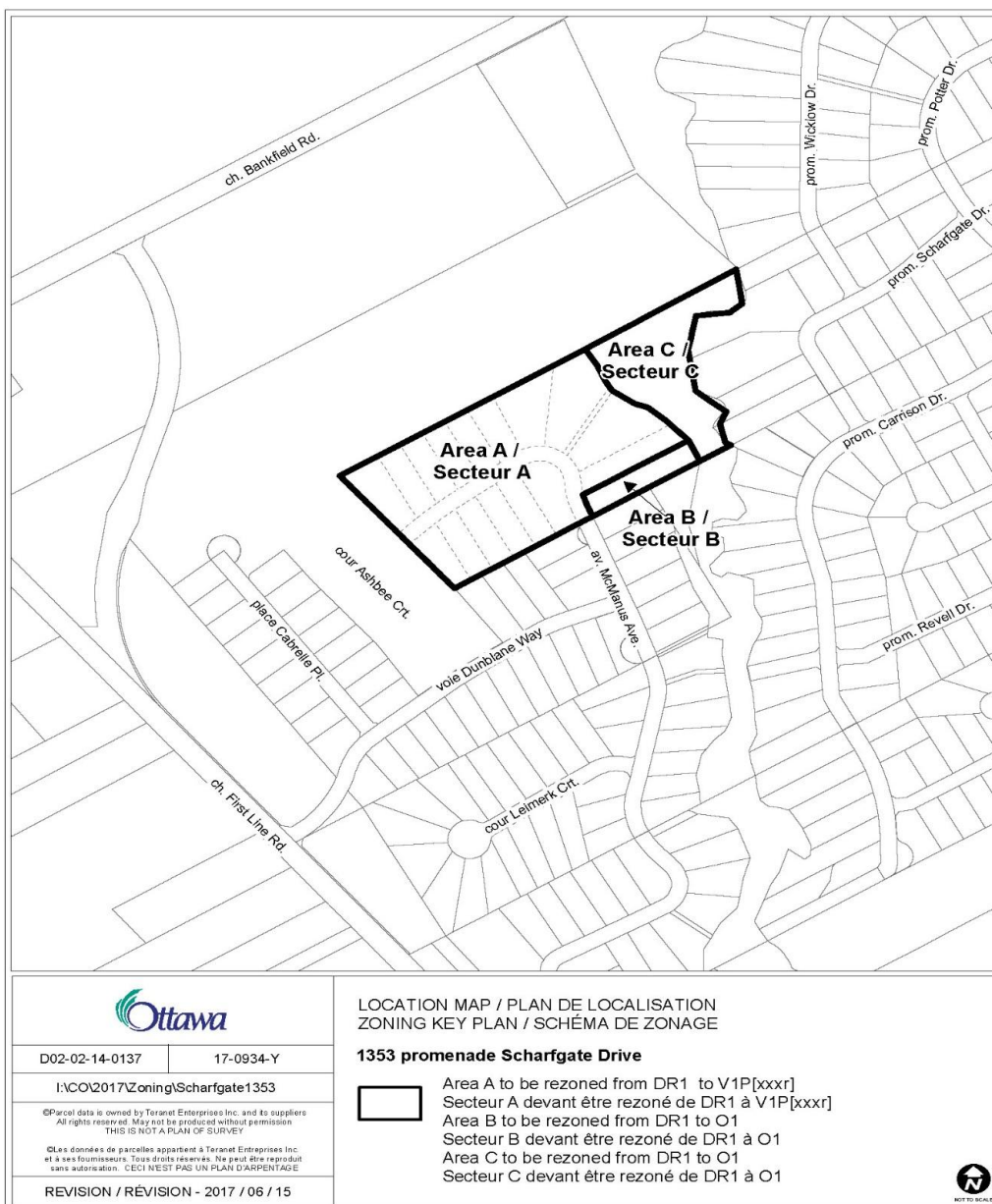
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This is a location map that identifies the location of the subject lands and proposed zoning revisions.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 1353 Scharfgate Drive:

1. Rezone the lands shown in Document as follows:
 - a) Area A from DR1 to V1P [xxxr]
 - b) Area B from DR1 to O1
 - c) Area C from DR1 to O1
2. Add a new exception V1P [xxxr] to Section 240 – Rural Exception with provisions similar in intent to the following:
 - a) In Column II – Applicable Zones add the text, “V1P [xxxr]”
 - b) In Column V – Provisions add the following text:
 - Minimum Lot Area: 2500 square metres
 - Minimum Lot Width: 25 metres
 - For that lot located in the interior bend of the public street, the lot is considered a corner lot and the front lot width is deemed to be the lot line abutting the street for a distance of 25 metres measured from where the lot line abuts the abutting lot line in the V1P[xxxr] Zone.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A statutory public meeting was held for the plan of subdivision and the accompanying zoning bylaw amendment on October 29, 2015 at the Manotick Hall Arena.

Public Comments and Responses

All comments written and heard at the public meeting were addressed through the draft plan of subdivision and with all levels of appeal exhausted drafted approved on May 18, 2017. No comments were received with respect to the proposed residential use and the zoning provisions to bring the proposed plan into conformity with the City's Zoning By-law.