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| <p>2. ZONING BY-LAW AMENDMENT – PART OF 4711 ROCKDALE ROAD MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 4711, CHEMIN ROCKDALE</p> |
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 4711 Rockdale Road to permit rural residential uses, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage n° 2008-250 visant une partie du 4711, chemin Rockdale, afin de permettre les utilisations résidentielles rurales, 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-0085).

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-0085).

**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**

July 6, 2017 / 6 juillet 2017

**and Council / et au Conseil
July 12, 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:

**Mélanie Gervais, Planner / urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux**

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Ward: CUMBERLAND (19)

File Number: ACS2017-PIE-PS-0085

SUBJECT: Zoning By-law Amendment – part of 4711 Rockdale Road

**OBJET: Modification au Règlement de zonage – partie du 4711, chemin
Rockdale**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4711 Rockdale Road to permit rural residential uses, 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 n° 2008-250 visant une partie du 4711, chemin Rockdale, afin de permettre les utilisations résidentielles rurales, 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

4711 Rockdale Road

Owner

Ronald McHugh and Beverly McHugh (Bearbrook Golf Club Limited)

Applicant

Brandon Jarvis, Parsons Inc.

Description of site and surroundings

The property is located at the northeast corner of the Golf Course Road / Rockdale Road intersection. The land is positioned in the southeast portion of the existing property. The land consists of two proposed residential lots of 0.81 hectares each and is currently vacant and wooded. The subject land is surrounded by rural land uses including agricultural uses, rural residential uses and a golf course.

Summary of requested Zoning By-law amendment proposal

The current zoning is Parks and Open Space Subzone A – exception 21r “O1A[21r]”. The requested zoning amendment proposes to rezone the subject lands from O1A[21r] to Rural Countryside Subzone 1 “RU1” in order to permit residential uses.

Brief history of proposal

The site is currently the subject of two proposed severance applications. It is proposed that two 0.81 hectare lots be severed from the rest of the land to create two new residential lots. The retained land will contain 34.28 hectares. The severance applications which were approved by the Committee of Adjustment on March 24, 2017, are subject to conditions that the severed lands, being the two 0.81 hectare lots, be rezoned to permit residential uses. This Zoning By-law amendment application has been submitted in fulfillment of these conditions.

DISCUSSION

Public consultation

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. No comments were received.

Official Plan designation

The property is designated in the Official Plan as General Rural Area. This designation is intended to accommodate a variety of land uses that are appropriate for a rural location such as, but not limited to, farms, small industries, golf courses and in many places, small clusters of residential and commercial development. Severances are permitted subject to the policies in Section 3.7.2; both severances meet the Official Plan policies. The property was also identified as having potential for significant woodlands, and an Environmental Impact Statement was required as part of the severances to demonstrate there are no negative impacts on the natural heritage feature found on this property. This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). Amendments introduced by OPA 150 do not impact the proposed Zoning By-law amendment.

Planning rationale

This Zoning By-law amendment will affect 1.62 hectares of land, as shown on Document 1. This Zoning By-law amendment clears conditions imposed by the Committee of Adjustment. Staff have no concerns with the severance applications and has determined that the proposed rezoning is consistent with the Official Plan.

Provincial Policy Statement

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

RURAL IMPLICATIONS

This Zoning By-law amendment will permit the construction of two detached dwellings in an area already developed with large estate residential lots backing onto a golf course. No rural implications are anticipated.

COMMENTS BY THE WARD COUNCILLOR

Councillor Blais is aware of the application.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa.

GP – Governance, Planning and Decision-Making

APPLICATION PROCESS TIMELINE STATUS

This application 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 Services supports this Zoning By-law amendment because it is consistent with the City's Official Plan, the Zoning By-law, and the Provincial Policy Statement.

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, Economic Development and Long Range Planning 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.

**AGRICULTURE AND RURAL
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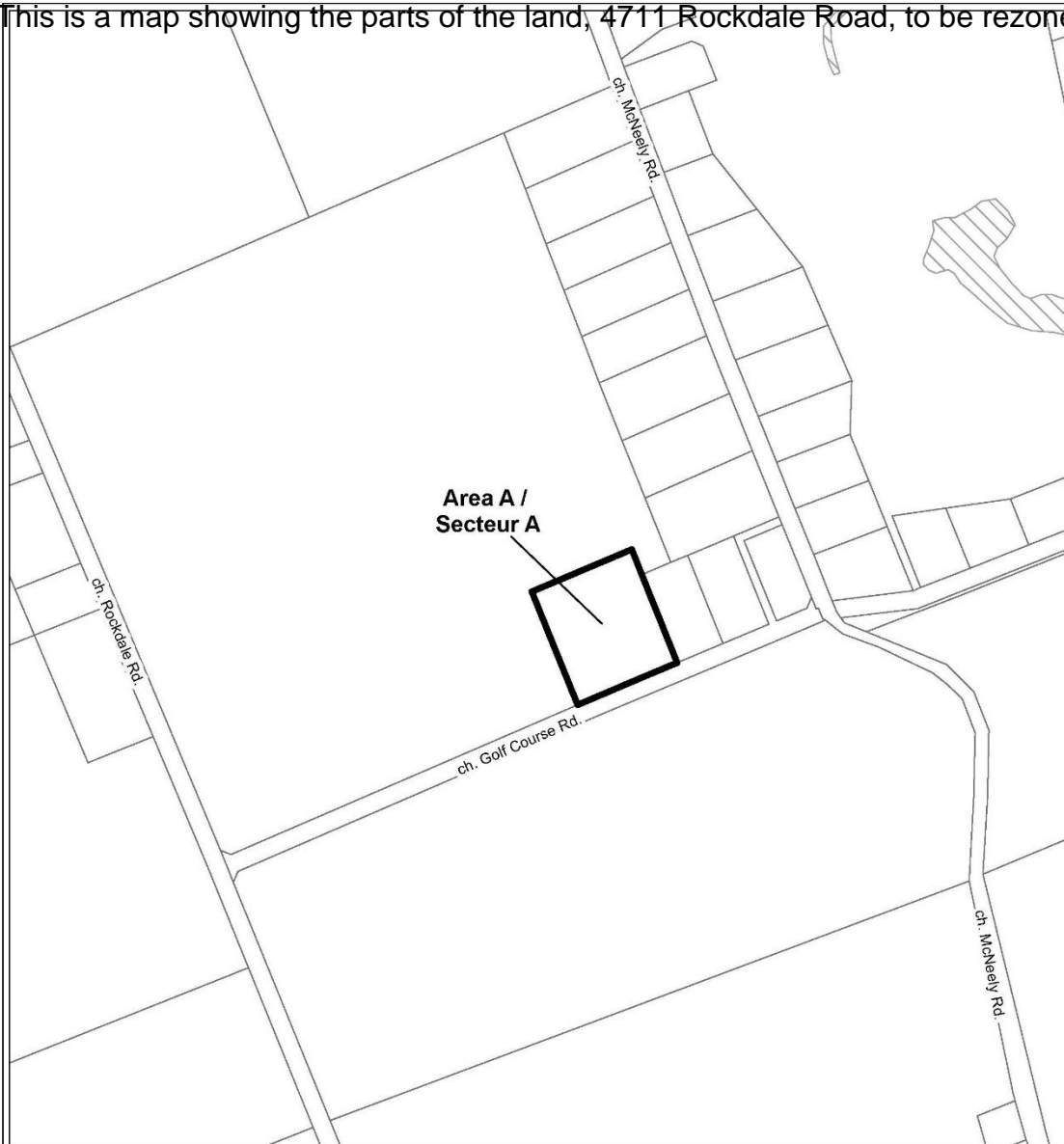
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**COMITÉ DE L'AGRICULTURE ET
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Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](#)


This is a map showing the parts of the land, 4711 Rockdale Road, to be rezoned.







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| REVISION / RÉVISION - 2017 / 05 / 30 | |

LOCATION MAP / PLAN DE LOCALISATION
 ZONING KEY PLAN / SCHÉMA DE ZONAGE

 **Part of / partie de
 4711 chemin Rockdale Road**

**Area A to be rezoned from O1A[21r] to RU1
 Le zonage du secteur A sera modifié de O1A[21r] à RU1**

 Existing Flood Plain (Section 58) /
 Plaine inondable (Article 58)



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 4711 Rockdale Road is to rezone the lands shown in Document 1 as Area A from O1A[21r] to RU1.