

- 1. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT – 1346 AND PART OF  
1380 BANKFIELD ROAD**
- MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE –  
1346 ET PARTIE DU 1380, CHEMIN BANKFIELD**

**COMMITTEE RECOMMENDATION**

- 1. That Council approve:**
  - a. An amendment to the Official Plan, Volume 2C – Manotick Secondary Plan, to permit an automobile dealership for the property known municipally as 1346 Bankfield Road, as detailed in Document 1;**
  - b. An amendment to Zoning By-law 2008-250 for part of 1380 Bankfield Road, to permit an automobile dealership, as shown in Document 2 and detailed in Document 3.**

**RECOMMANDATION DU COMITÉ**

- 1. Que le Conseil approuve ce qui suit :**
  - a. Une modification au Plan officiel, Volume 2C – Plan secondaire de Manotick, afin de permettre l'établissement d'un concessionnaire d'automobiles sur la propriété située au 1346, chemin Bankfield, comme l'explique en détail le document 1;**
  - b. Une modification au Règlement de zonage 2008-250 relativement à une partie du 1380, chemin Bankfield, afin de permettre l'établissement d'un concessionnaire d'automobiles, comme le montre le document 2 et l'explique en détail le document 3.**

DOCUMENTATION / DOCUMENTATION

Director, Planning Services, Planning, Infrastructure and Economic Development  
Department report dated 17 October 2017 (ACS2017-PIE-PS-0123).

Rapport de la Directrice, Services de la planification, Direction de la planification,  
de l'infrastructure et du développement économique daté le 17 octobre 2017  
(ACS2017-PIE-PS-0123).

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 29  
8 NOVEMBER 2017**

**3**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 29  
LE 8 NOVEMBRE 2017**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
2 November 2017 / 2 novembre 2017**

**and Council / et au Conseil  
November 8, 2017 / 8 novembre 2017**

**Submitted on October 17, 2017  
Soumis le 17 octobre 2017**

**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:**

**Sarah McCormick, Planner / Urbaniste, Development Review Rural / Examen des  
demandes d'aménagement ruraux  
(613) 580-2424, 24487, Sarah.McCormick@ottawa.ca**

**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2017-PIE-PS-0123**

**SUBJECT: Official Plan and Zoning By-law Amendment – 1346 and part of 1380  
Bankfield Road**

**OBJET:        Modification au Plan officiel et au Règlement de zonage – 1346 et  
partie du 1380, chemin Bankfield**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve:**
  - a. An amendment to the Official Plan, Volume 2C – Manotick Secondary Plan, to permit an automobile dealership for the property known municipally as 1346 Bankfield Road, as detailed in Document 1;**
  - b. An amendment to Zoning By-law 2008-250 for part of 1380 Bankfield Road, to permit an automobile dealership, as shown in Document 2 and detailed in Document 3; and**
- 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 8 November 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 ce qui suit :**
  - a. Une modification au Plan officiel, Volume 2C – Plan secondaire de Manotick, afin de permettre l’établissement d’un concessionnaire d’automobiles sur la propriété située au 1346, chemin Bankfield, comme l’explique en détail le document 1;**
  - b. Une modification au Règlement de zonage 2008-250 relativement à une partie du 1380, chemin Bankfield, afin de permettre l’établissement d’un**

**concessionnaire d'automobiles, comme le montre le document 2 et l'explique en détail le document 3; et**

- 2. Que 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 8 novembre 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**

### **Site Location**

1346 Bankfield Road and part of 1380 Bankfield Road.

### **Description of site and surroundings**

The site is located in the Village of Manotick. The property known municipally as 1346 Bankfield Road is the location of an existing automobile dealership. The gravel parking lot for this automobile dealership has encroached onto part of 1380 Bankfield Road. This portion of 1380 Bankfield Road was subject to a lot line adjustment application, with the intent of legally acknowledging the existing area used by the automobile dealership. The severance request was granted by the Committee of Adjustment on May 26, 2017 with conditions that required the owner to provide confirmation that an Official Plan and Zoning By-law amendments were completed, with all appeals exhausted, for the severed lands in order to permit the existing development.

Abutting lands to the south are subject to a Draft Plan of Subdivision approval for low density residential uses, and those lands to the west are designated for future estate lot residential development. At this location, Bankfield Road is identified as the northern

boundary of the Village of Manotick, with lands to the north of Bankfield Road designated Agricultural Resource Area.

## **DISCUSSION**

### **Official Plan Amendment**

The lands are located within the Village of Manotick, as per Schedule A of the Official Plan, and identified as a Special Design Area in the Manotick Secondary Plan. The intent of the Special Design Area is for the development of Estate Residential lots with Open Space on lands located to the west of Mud Creek. An automobile dealership is not a permitted use within this designation.

It is proposed to amend Volume 2C – Manotick Secondary Plan, Section 2.3.4 Special Design Area (SDA) – Estate Residential and Open Space, to acknowledge the existing use on the subject property by permitting an automobile dealership as a permitted use on the lands known municipally as 1346 Bankfield Road. This amendment would also bring the current Rural Commercial zoning of 1346 Bankfield Road into conformity with the Official Plan.

### **Zoning By-law Amendment**

As shown in Document 2, the portion of 1380 Bankfield Road on which the gravel parking lot has encroached is zoned Development Reserve, subzone 1 (DR1). As a result of the lot line adjustment application, these lands are proposed to be merged with the adjacent property at 1346 Bankfield Road which is zoned Rural Commercial (RC).

It is proposed that the portion of 1380 Bankfield Road, identified as Area A, and which was subject to the conditionally approved Lot Line Adjustment application, be rezoned Rural Commercial (RC) in order to permit the existing use and to match the zoning of 1346 Bankfield Road with which it will be merged.

### **Provincial Policy Statement**

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

## **Planning Rationale**

The Official Plan and Zoning By-law amendments meet the intent of the Provincial Policy Statement by promoting efficient development and land use patterns, with commercial uses that support the needs of the community. The proposal represents good planning by recognizing an existing commercial use with frontage on and direct vehicular access from an existing arterial road.

## **RURAL IMPLICATIONS**

The Official Plan and Zoning By-law amendments recognize the existing automobile dealership, supporting commercial development within the village boundaries.

## **CONSULTATION**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by Council for Official Plan and Zoning By-law amendments. No City led community information and comment session was held in the community. No comments were received.

Through the public consultation process, no comments were received from members of the public. Additionally, those comments received through the technical circulation identified no questions or concerns.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Moffatt is aware of the applications related to this report.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk 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. No new development is proposed given automobile dealership already exists. Accessibility considerations were made through the site plan control process, and will be reviewed as part of the site plan amendment application which will include the additional parking area into the site plan.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the "On Time Decision Date" established for the processing of Official Plan and Zoning By-law amendment applications.



**SUPPORTING DOCUMENTATION**

Document 1 Proposed Official Plan Amendment

Document 2 Proposed Zoning By-law Amendment

Document 3 Details of Recommended Zoning

**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 – Proposed Official Plan Amendment**

**Official Plan Amendment **XX** to the  
Official Plan for the  
City of Ottawa**

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**THE STATEMENT OF COMPONENTS**

**PART A – THE PREAMBLE** introduces the amendment but does not constitute part of Amendment **xx** to the Official Plan for the City of Ottawa.

**PART B – THE AMENDMENT** constitutes Amendment **xx** to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of the proposed Official Plan amendment is to identify an automobile dealership as a permitted use within the Special Design Area of the Manotick Secondary Plan for the property known municipally as 1346 Bankfield Road. This amendment will recognize the existing use of the subject property. The current mapping of the Manotick Secondary Plan is not proposed to change.

### **2. Location**

The subject property is comprised of 1346 and part of 1380 Bankfield Road. The site is located in the Village of Manotick, east of First Line Road and on the south side of Bankfield Road.

### **3. Basis**

#### Background

The site is currently occupied by an automobile dealership and has split zoning with 1346 Bankfield Road zoned Rural Commercial and part of 1380 Bankfield Road zoned Development Reserve, subzone 1. The property is located within the Village (Manotick) boundary, as identified on Schedule A of the Official Plan, and designated Special Design Area in the Manotick Secondary Plan. The existing automobile dealership is not consistent with the permitted uses of the Special Design Area designation. 1380 Bankfield Road was subject to a Lot Line Adjustment application which severs a 6,600-square metre portion of the property which is conditionally approved to be merged with 1346 Bankfield Road. Once the lot line adjustment is complete, the automobile dealership will be completely contained on 1346 Bankfield Road.

The proposed Official Plan Amendment would recognize the existing use of the property in the Manotick Secondary Plan.

#### Rationale

The subject property is the location of an existing automobile dealership which has frontage on and vehicular access to an existing arterial road. It is an appropriate location for commercial uses. The Official Plan Amendment would recognize the existing use as an additional permitted use within the Special Design Area for the property known municipally as 1346 Bankfield Road.

## **PART B – THE AMENDMENT**

### **1. Introduction**

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. xx to the Official Plan for the City of Ottawa.

### **2. Details of the amendment**

The Official Plan, Volume 2C, Manotick Secondary Plan is hereby amended as follows:

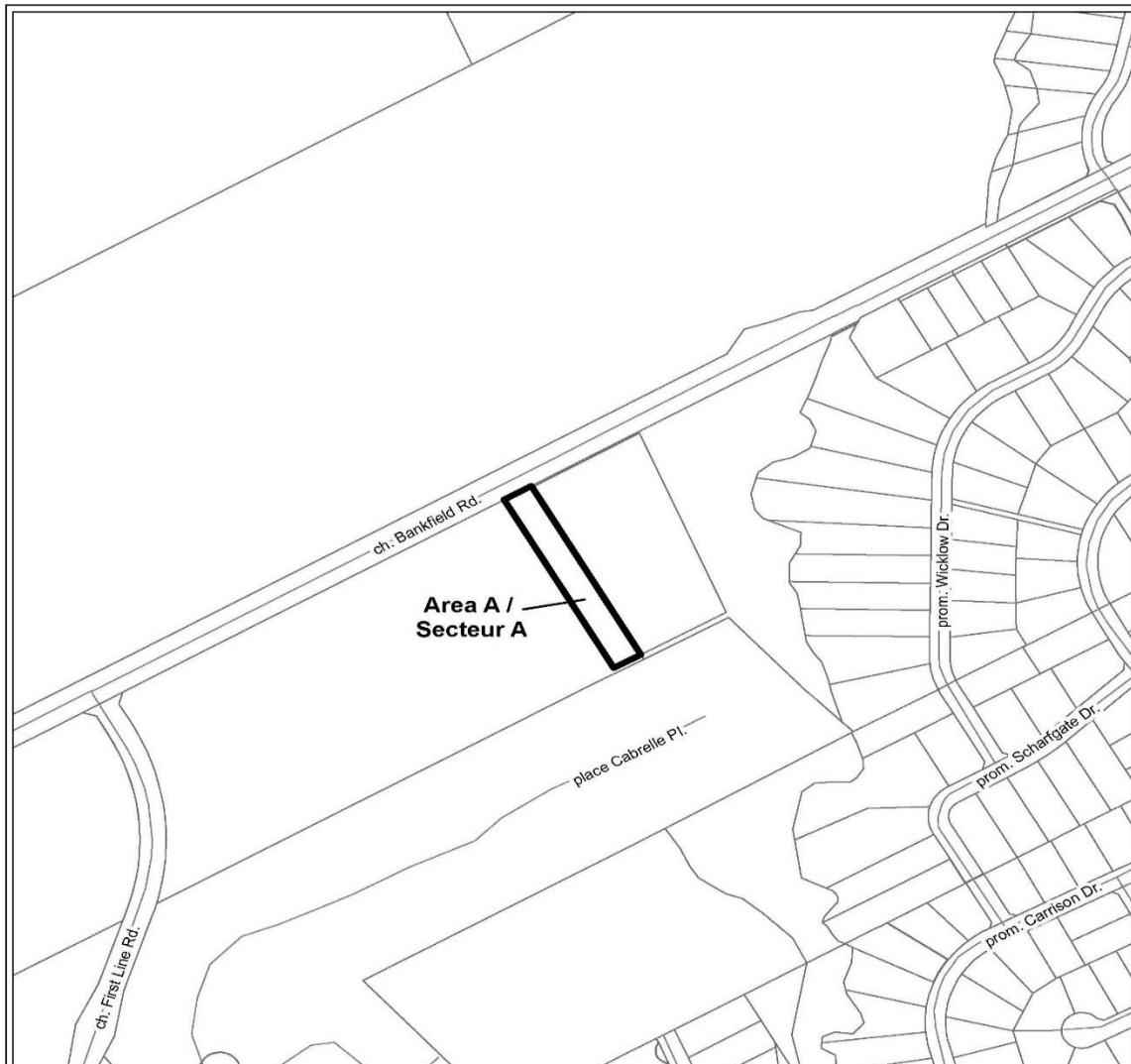
Amend Section 2.3.4 by adding Policy 4 which states:




Notwithstanding policies 1-3 above, on the lands known municipally as 1346 Bankfield Road, an automobile dealership is considered a permitted use.

### **3. Implementation and Interpretation**

Implementation and interpretation of this amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa

Document 2 – Proposed Zoning By-law Amendment



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0069	17-1349-X		<b>Part of / partie de                  1380 chemin Bankfield Road</b>
I:\CO\2017\Zoning\Bankfield_1346_1380...rezone			Area A to be rezoned from DR1 to RC Le zonage du secteur A sera modifié de DR1 to RC
<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>			
<small>©Les données de parcelles appartient à Teranet Entreprises 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 - 2017 / 09 / 26			

**Document 3 – Details of Recommended Zoning**

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for part of 1380 Bankfield Road is to rezone Area A, as illustrated in Document 2, from DR1 to RC