

**Report to/Rapport au :**

Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales

**and Council / et au Conseil**

**March 19, 2013**  
**19 mars 2013**

**Submitted by/Soumis par : Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource: *Derrick Moodie, Manager/Gestionnaire, Development Review-Rural Services/Examen des projets d'aménagement-Services ruraux, Planning and Growth Management/Urbanisme et Gestion de la croissance (613) 580-2424, 15134 Derrick.Moodie@ottawa.ca*

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Rideau – Goulbourn (21)

Ref N°: ACS2013-PAI-PGM-0032

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**SUBJECT: ZONING – 2920 DANBURY WAY**

**OBJET : ZONAGE – 2920, VOIE DANBURY**

**REPORT RECOMMENDATIONS**

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 2920 Danbury Way from Village Residential First Density, V1C[309r] to Village Residential First Density, V1G[667r], as shown in Document 1.

**RECOMMANDATIONS DU RAPPORT**

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 2920, voie Danbury de Zone résidentielle de village de densité 1 (V1C[309r]) à Zone résidentielle de village de densité 1 (V1G[667r]), comme le montre le document 1.

## BACKGROUND

The subject property is located at the southwest corner of Prince of Wales Drive and Danbury Way in the Village of North Gower.

The subject site is a vacant 1.14 ha site with 205 metres of frontage on Prince of Wales Drive. The site is surrounded by an existing residential subdivision to the west, and agricultural uses to the south and east.

### Purpose of Zoning Amendment

The proposal is to rezone the subject site from Village Residential First Density Zone, Subzone C with rural exception 309, (V1C[309r]) to Village Residential First Density Zone, Subzone G with an exception (V1G[667r]), to permit the reduction in minimum lot size enabling the creation of five residential lots.

## DISCUSSION

### Official Plan

The subject property is designated 'Village' in the Official Plan. The intent of the Village designation is to provide for the daily needs of the rural community and to ensure that they remain distinctly rural in character and scale.

Policy 3.7.1 (4b) states that the intensity and distribution of land uses within the Village will be determined in the context of the ability to support development on private water and wastewater services. In support of the re-zoning application, the applicant has prepared a Hydrogeological Study and Terrain Evaluation. The Rideau Valley Conservation Authority (RVCA) conducted the review of this study and determined that revisions to the report were required. A revised Hydrogeological Study and Terrain Evaluation. was submitted to staff and the RVCA on February 1, 2013. The RVCA is satisfied that the re-zoning application can proceed. Minor recommendations in response to the Hydrogeological Study and Terrain Evaluation Report will be made by the RVCA at the severance stage.

### North Gower Secondary Plan

The property is designated 'Residential' within the Village of North Gower Secondary Plan. Permitted uses in the 'Residential' designation permit single detached dwellings. The proposed rezoning meets the objective of the Plan to provide adequate housing for the current and future needs of the residents.

### Zoning By-law 2008-250

The subject land is zoned Village Residential First Density Zone, Subzone C with rural exception 309, (V1C[309r]). This zoning is a low-density residential zone that permits a minimum lot area of 4000 square metres with a minimum lot width of 45 metres. The

exception 309 permits the following additional uses on the site: agricultural use, equestrian establishment and park.

The requested Zoning By-law amendment proposes to rezone the subject property to Village Residential First Density Zone, Subzone G with rural exception 667 (V1G[667r]). This zoning is a low density residential zone that permits a minimum lot area of 1,950 square metres and a minimum lot width of 30 metres. The proposed zoning is consistent with the existing subdivision located to the west of the property. The exception, 667r, will permit a minimum front and corner side yard setback of 6.0 metres. The applicant proposes to build one or two-storey single detached dwellings with attached garages.

### RURAL IMPLICATIONS

Once rezoned, an application will be made to sever the subject property into five residential lots providing additional housing within the Village of North Gower.

### CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy.

### COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendation.

### LEGAL IMPLICATIONS

There are no legal implications associated with 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 implications associated with this report.

### ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

### TECHNOLOGY IMPLICATIONS

Information Technology approved this report without comment.

### TERM OF COUNCIL PRIORITIES

GP3 – Make sustainable choices

### 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

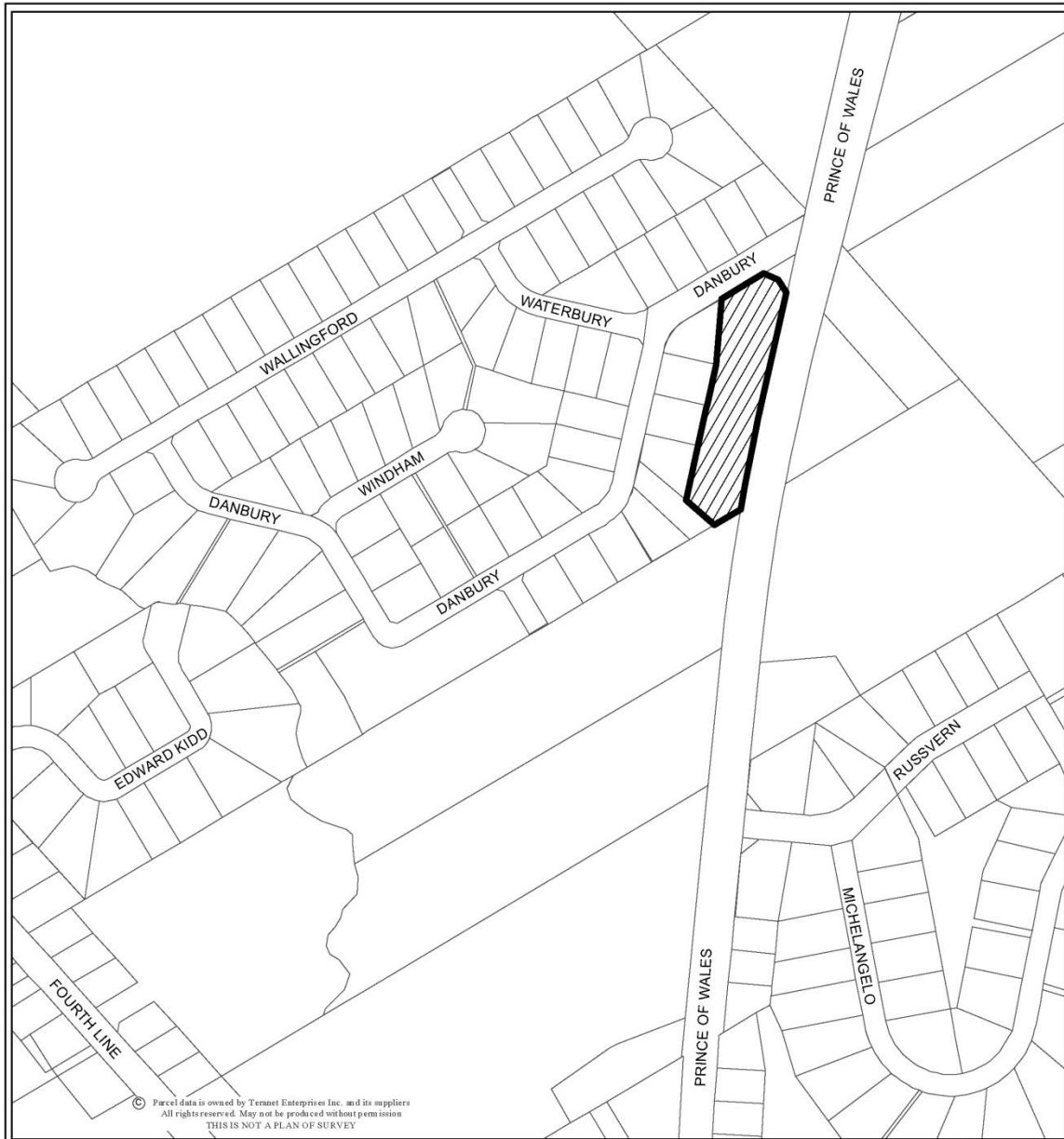
Document 1 Location Map

### DISPOSITION




City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.



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THIS IS NOT A PLAN OF SURVEY

 Produced by Infrastructure Services and Community Sustainability Produit par le Services d'infrastructure et Viabilité des collectivités	 <b>Location Map / Plan de révision</b> <b>Zoning Key Plan / Schéma de zonage</b> <b>2920 DANBURY WAY</b> <b>Area A to be rezoned from V1C[309r] to V1G[667r]</b>	Échelle N.T.S. Mètres
D02-02-12-0111      12-1558-C I:\CO\2012\Zoning Key\ DanburyWay2920		 Scale N.T.S. Metres
2013 / 03 / 07 REVISION DATE    DE RÉVISION		