

**ZONING BY-LAW AMENDMENT – 5651 FIRST LINE ROAD**

**MODIFICATION DU RÈGLEMENT DE ZONAGE – 5651, CHEMIN FIRST  
LINE**

**COMMITTEE RECOMMENDATIONS**

1. That Council approve an amendment to Zoning By-law 2008-250 for 5651 First Line Road to correct a provision to a previous approved By-law (2018-349), as detailed in Document 2.
2. That Council consider this report at the February 12, 2020 meeting.

**RECOMMANDATIONS DU COMITÉ**

1. Que le Conseil municipal approuve une modification apportée au *Règlement de zonage 2008-250*, visant le 5651, chemin First Line, afin qu'une disposition figurant dans un règlement préalablement approuvé (2018-349) soit rectifiée, comme le précise le document 2.
2. Que le Conseil examine ce rapport à sa réunion du 12 février 2020.

**Documentation/Documentation**

1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated January 31, 2020 (ACS2020-PIE-PS-0027)  
  
Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 31 janvier 2020 (ACS2020-PIE-PS-0027)
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 11 February 2020  
  
Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 11 février 2020

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 11  
FEBRUARY 12, 2020**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 11  
LE 12 FÉVRIER 2020**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
11 February 2020 / 11 février 2020**

**and Council  
et au Conseil  
12 February 2020 / 12 février 2020**

**Submitted on 31 January 2020  
Soumis le 31 janvier 2020**

**Submitted by  
Soumis par:**

**Douglas James,**

**Acting Director / Directeur par intérim**

**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:**

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demandes d'aménagement ruraux**

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

**File Number: ACS2020-PIE-PS-0027**

**SUBJECT: Zoning By-law Amendment – 5651 First Line Road**

**OBJET: Modification du *Règlement de zonage* – 5651, chemin First Line**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5651 First Line Road to correct a provision to a previous approved By-law (2018-349), as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee recommend Council consider this report at the February 12, 2020 meeting.
3. 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 February 12, 2020", 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 municipal d'approuver une modification apportée au *Règlement de zonage 2008-250*, visant le 5651, chemin First Line, afin qu'une disposition figurant dans un règlement préalablement approuvé (2018-349) soit rectifiée, comme le précise le document 2.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'examiner ce rapport à sa réunion du 12 février 2020.
3. 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, 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 12 février 2020 », 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**

5651 First Line Road

### **Owner**

Minto Communities Inc.

### **Applicant**

Minto Communities Inc.

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

Situated in the Village of Manotick's Mahogany Community, the subject site is located west of the now under construction Phase 1. The site "Phase 2+" (Phases 2, 3 and 4) is bounded by Mahogany Creek (formerly the Unnamed Drain) to the east, Manotick Estates to the north, Century Road to the south, and future development lands to the west (First Line Road).

### **Summary of requested Zoning By-law amendment proposal**

The intent of the proposed Zoning By-law amendment (ZBLA) is to correct a provision in a previous approved Zoning By-law Amendment for a portion of the Draft Approved Plan of Subdivision lands located at 5651 First Line Road. More specifically, the amendment would apply to Village Residential Third Density Subzone A, (V3A [871r] S404). The requested correction will change the maximum building height from 6 to 11 metres.

### **Brief history of proposal**

On October 19, 2018, the Draft Plan of Subdivision was approved. The Draft Plan of Subdivision includes the second, third and fourth phases of the Mahogany

Community. The Draft Plan of Subdivision proposes 868 housing units, which includes a mix of housing types with varying lot sizes, a school, parks, open space, and a roadway network, with two connections to Century Road. The complete Mahogany Community (Phases 1 to Phase 5) will contain a maximum of 1,400 dwelling units.

On October 10, 2018, Zoning By-law Amendment (ZBLA) No. 2018-349 approved zoning for portions of Phases 2 to 4.

On November 27, 2019, a second Zoning By-law Amendment (ZBLA) No. 2019-407 was approved zoning for portions of Phases 2 to 4.

This application proposes to correct an error made in the 2018 ZBLA, changing the maximum building height from 6 to 11 metres.

## **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.

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

### **Official Plan designation**

The site is designated as "Village" on Schedule "A" in the Official Plan. A variety of land uses are encouraged to provide for the daily needs of the rural community and to ensure that they remain rural in character and scale. The proposed Phase 2+ development of the Mahogany Community conforms to the strategic directions and policies of the Official Plan.

### **Other applicable policies and guidelines**

Additional policies for the Village of Manotick are set out in the approved Manotick Secondary Plan (2016). The Manotick Secondary Plan sets out detailed policies that provide direction as to how the Village will develop in the future, with a vision to "maintain a village atmosphere in a growing inclusive community that respects Manotick's historic beginnings, where residents' daily needs are met and where visitors are welcome in a pedestrian-oriented commercial core".

The Secondary Plan facilitates the logical phasing of development in the area (the integration of transportation links, parks and open space, schools, pedestrian links and stormwater) and forms the basis for various, subsequent Plans of Subdivision.

Schedule "A" - Land Use, of the Secondary Plan designates the site as the "Mahogany Community". Notwithstanding other policies in the Secondary Plan, Section 2.3.5 set-out specific policies for the Mahogany Community. For the purpose of this Zoning By-law amendment they are:

- Policy 2.3.5. (1): "All development shall be on the basis of central water and wastewater services".

Central water and wastewater are provided.

- Policy 2.3.5. (2): "The Mahogany Community Development Concept Plan (January 2008) as approved by the City of Ottawa, will be used as the basis for the approval of subsequent Plans of Subdivision, Site Plans and Zoning".

Proposed development conforms to the Concept Plan.

- Policy 2.3.5. (3): "The location of land uses will be in accordance with Schedule C – Mahogany Land Use".

Single Family (Low/Medium) density and Mixed Residential are dispersed throughout the community, as directed by Schedule C.

- Policy 2.3.5. (5): "The land use and associated densities below will be permitted in the Mahogany Community":

- a. Single Family (Low Density) areas will provide for approximate lot sizes of 22 metres x 50 metres.

Approved Draft Plan provides for lots of approximately 22 X 50.

- b. Single Family (Moderate Density) areas may have a density up to seven units per gross residential acre (16 units per gross residential hectare);

The current average density of the Single Family (Moderate Density) areas is approximately 13.4 units per gross residential hectare.

- c. Mixed Residential areas may have a density up to 14 units per gross

residential acre (35 units per gross residential hectare), and consist of singles, street townhouses, semi-detached, linked bungalows and multiple clusters provided that no more than 25 per cent of the total residential units on the lands shown conceptually on Schedule C are Mixed Residential. Mixed Residential shall be integrated into the overall residential development.

The current average density of the Mixed Residential areas is approximately 21.4 units per gross residential hectare.

- Policy 2.3.5. (7): “The total amount of development in Phase 1 to 5 shown on Schedule D – Phasing for Mahogany Community shall not exceed 1,400 dwelling units”

The proposed total unit count for Phases 1 - 5 remains at 1400 units.

The proposed correction to the Zoning By-law does not affect the policies as set in out Section 2.3.5 above.

### **Planning rationale**

The purpose of this Zoning By-law amendment is to correct an error in the previous amendment approved by Council through amending by-law 2018-349. It appears that information provided by the applicant for the maximum height provision was misinterpreted; the error was not discovered by the City until the developer applied for building permits. The Zoning Bylaw's Village Residential Third Density Sub Zone A (V3A) permits a height maximum of 11 metres. The zoning approved for the subject lands provided for a maximum building height of 6 metres for a detached dwelling. A building height of 11 metres is typical amongst detached dwellings and is common throughout the initial phases of Minto Mahogany. The request is to delete the maximum building height of 6 metres as it relates to detached dwellings and reinstate the 11-metre height provision already permitted in the standard V3A zone.

We understand the applicant has a number of closings that have been affected by this error and know of the urgency behind this matter.

The subject application has been examined pursuant to the provisions of the Provincial Policy Statement, the Official Plan, the Manotick Secondary Plan and Section 51 of the *Planning Act*. This examination has revealed that the application, subject to conditions

submitted herewith, is complete. The proposed development does not have any financial impacts to the City. The owner is to pay all costs associated with the development of the park and stormwater facilities.

### **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.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Moffatt is aware of this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations in this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications with the recommendations of the report. Minto will fund the associated advertising costs.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts with this report.

### **ENVIRONMENTAL IMPLICATIONS**

The subject application has been examined pursuant to the Official Plan and the Manotick Secondary 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. All matters of interest have been secured through the approved conditions of the Draft Plan of Subdivision.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following 2015-2018 Terms of Council Priority:

- EP2 - Support growth of local economy

### **APPLICATION PROCESS TIMELINE STATUS**

This application Processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

### **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 and the Manotick Secondary Plan and the implementation of the Draft Approved Plan of Subdivision. The Planning, Infrastructure, Economic Development Department recommends approval.

### **DISPOSITION**

Office of the City Clerk, Council and Committee Services, to notify the owner; applicant; 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, Innovative Client Services Department to forward the implementing by-law to City Council.

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

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 11  
FEBRUARY 12, 2020**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 11  
LE 12 FÉVRIER 2020**

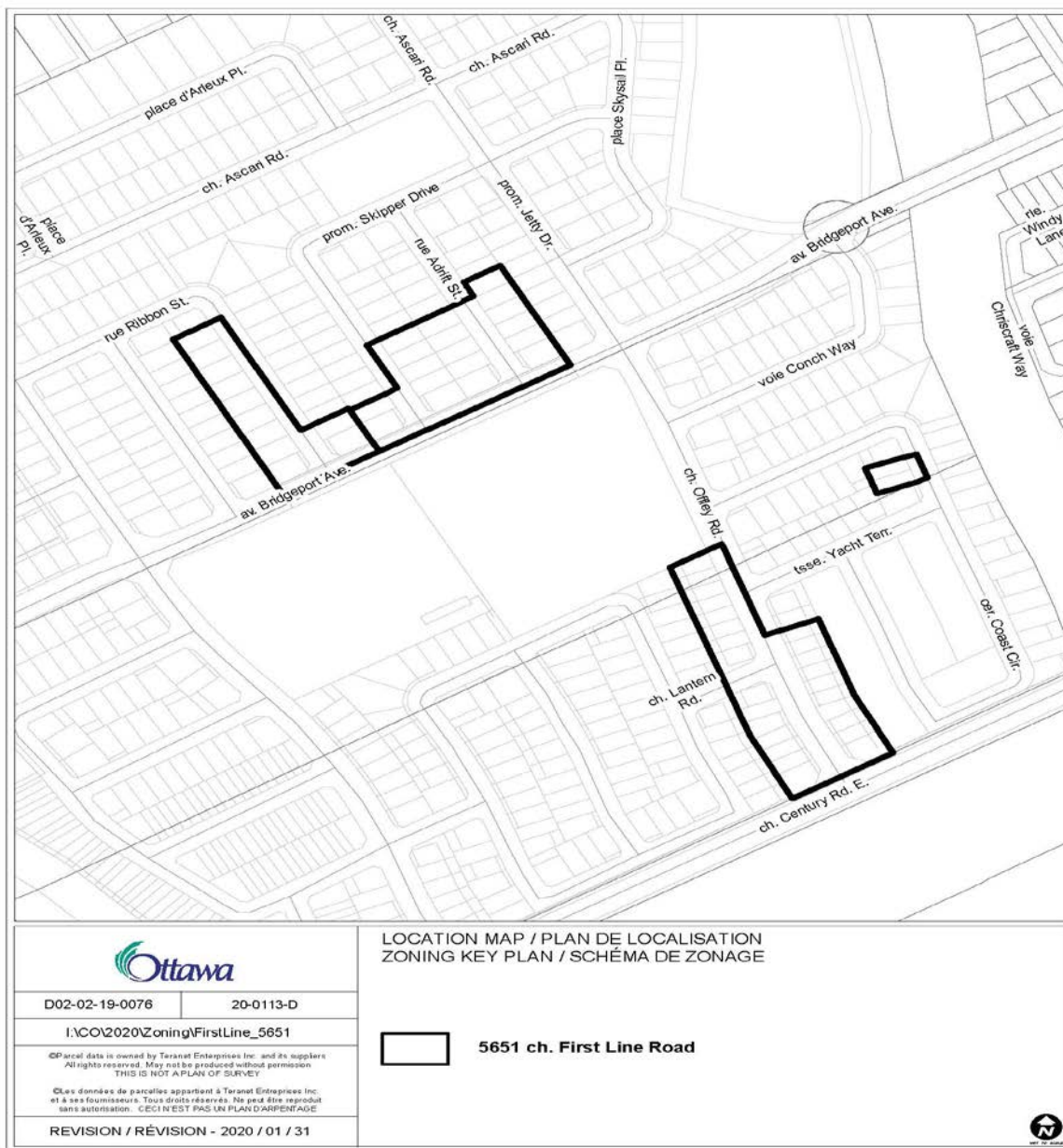
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

This location map includes the property addressed as 5651 First Line Road and identifies the areas to be rezoned.



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5651 First Line Road:

1. By amending Column V of exception [871r] of Section 240 – Rural Exceptions by deleting the text, “maximum height: 6 m”.

**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 comments were received.