

3. **ZONING BY-LAW AMENDMENT – ANOMALY – PART OF 3760 GRAINGER PARK ROAD**
- MODIFICATION AU RÈGLEMENT DE ZONAGE – ANOMALIE – PARTIE DE 3760, CHEMIN GRAINGER PARK**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for the purposes of rezoning the entirety of 3760 Grainger Park Road to Rural Countryside Rural Exception 353r (RU [353r]) to correct an error, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du *Règlement de zonage 2008-250* en vue de changer le zonage de la totalité du 3760, chemin Grainger Park à « zone d'espace rural, assortie de l'exception rurale 353r (RU [353R]) » afin de corriger une erreur, comme l'indique le document 2.

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated January 20, 2020
(ACS2020-PIE-PS-0013)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 20 janvier 2020 (ACS2020-PIE-PS-0013)

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 10
FEBRUARY 12, 2020**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 10
LE 12 FÉVRIER 2020**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
6 February 2020 / 6 février 2020**

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

**Submitted on 20 January 2020
Soumis le 20 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**

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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2020-PIE-PS-0013

**SUBJECT: Zoning By-law Amendment – Anomaly – part of 3760 Grainger Park
Road**

**OBJET: Modification au Règlement de zonage – Anomalie – partie de 3760,
chemin Grainger Park**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for the purposes of rezoning the entirety of 3760 Grainger Park Road to Rural Countryside Rural Exception 353r (RU [353r]) to correct an error, 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 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 d'approuver une modification du *Règlement de zonage 2008-250* en vue de changer le zonage de la totalité du 3760, chemin Grainger Park à « zone d'espace rural, assortie de l'exception rurale 353r (RU [353R]) » afin de corriger une erreur, comme l'indique 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, 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](#)

Site location

3760 Grainger Park Road

Applicant

City-initiated amendment

Description of site and surroundings

The property at 3760 Grainger Park Road is composed of two PINs (045490270 and 045490295). It is located at the corner of Grainger Park Road and Breezy Heights Road. The property is partially forested and there are some existing residential uses in the area. Highway 417 is located to the east and a campground / recreation vehicle park to the southwest.

Summary of requested Zoning By-law amendment proposal

This City-initiated amendment will update the boundary of the Rural Countryside zoning (RU [353r]) for the subject address to reflect an amendment to the former West Carleton zoning by-law previously approved by City Council in 2007, but not carried over to Comprehensive Zoning By-law 2008-250. A location map is included in Document 1. Zoning details are included in Document 2.

Brief history of proposal

A lot line adjustment was approved by the Committee of Adjustment in 2006 to convey part of 3798 Grainger Park Road to 3760 Grainger Park Road. On February 14, 2007, City Council approved an amendment (file #D02-02-06-0103) to West Carleton Zoning By-law 2007-62 to zone the entirety of address 3760 Grainger Park Road from Tourist Commercial (CT) to Rural Exception 59 (RU-59). The map approved by Council clearly shows both the historic parcel at 3760 Grainger Park (PIN 045490270) as well as the conveyed parcel from the lot line adjustment (PIN 045490295) being rezoned as RU-59.

Through the enactment of the new Comprehensive Zoning By-law 2008-250, the previous CT zone in the West Carleton Zoning By-law became Rural Commercial Subzone 5 (RC5) and RU-59 became Rural Countryside Rural Exception 353r (RU [353r]). The associated mapping for By-law 2008-250 correctly zoned PIN 045490270 as RU [353r] but incorrectly zoned PIN 045490295 as RC5.

DISCUSSION

Public consultation

Public notification was undertaken in accordance with policies in Section 5.2.3.3 of the Official Plan for technical amendments to the Zoning By-law. These policies provide for an expedited process when amendments are undertaken to correct anomalies in the By-law.

The Ward Councillor was notified of the proposed amendment and notification of the date of the Agriculture and Rural Affairs Committee meeting was provided in the Ottawa Citizen and Le Droit newspapers. No comments were received.

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

Official Plan designation

The subject lands are designated General Rural Area as shown on Schedule A of the Official Plan.

Planning rationale

The proposed amendment is needed to accurately reflect the Council-approved boundary of the RU [353r] zone in the Zoning By-law.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The report recommendations will affect a property in the rural area and will update the Zoning By-law to reflect the zoning as approved by Council in 2007.

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry is aware of the proposed amendment.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

APPLICATION PROCESS TIMELINE STATUS

This report is a City-initiated amendment and is not subject to 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

Document 3 Consultation Details

CONCLUSION

This amendment is recommended for approval to ensure that the intention of Council in 2007 is reflected in the Comprehensive Zoning By-law.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner 3760 Grainger Park Road; 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.

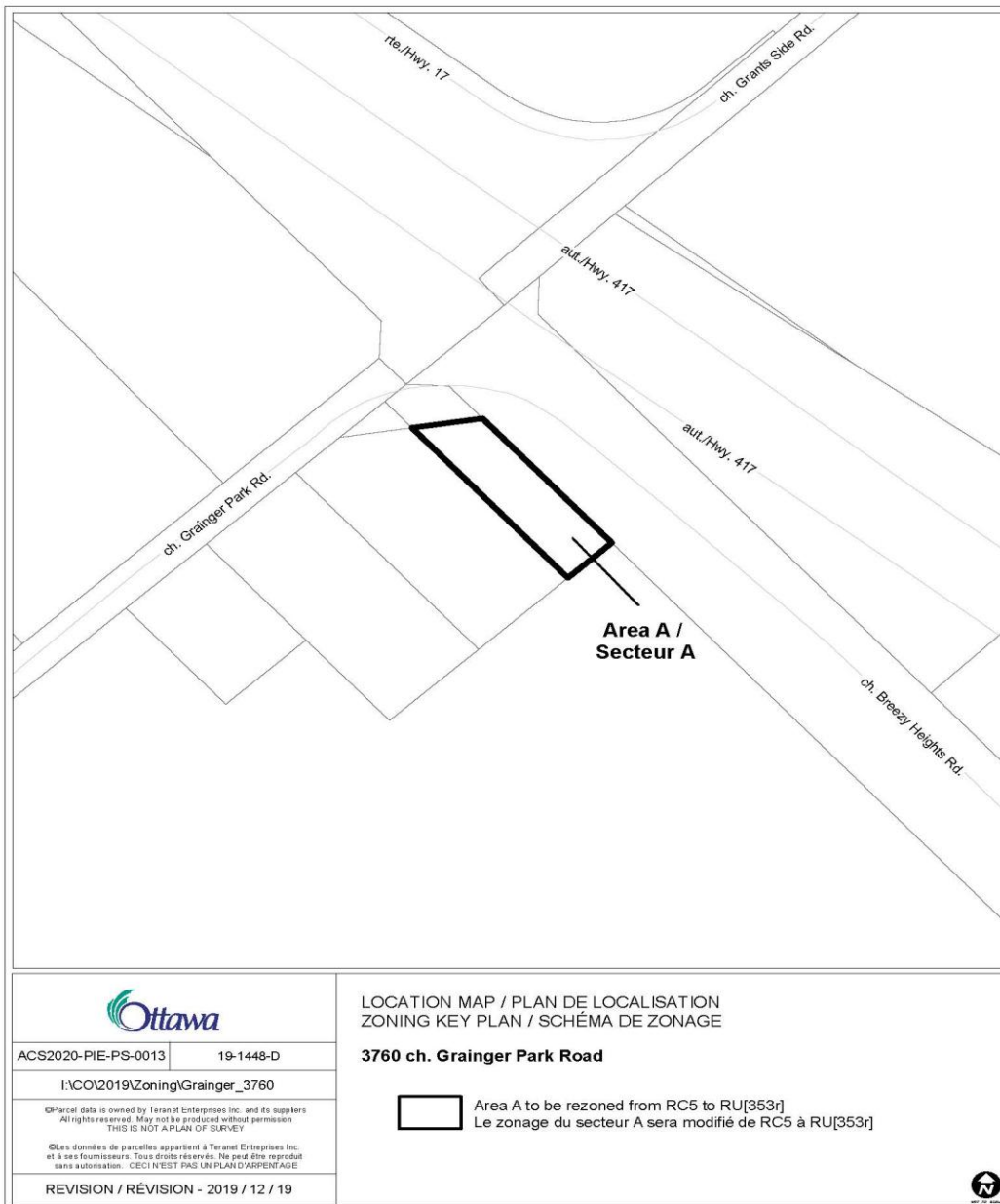
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This map indicates the portion of 3760 Grainger Park Road being rezoned to correct the error in Zoning By-law.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3760 Grainger Park Road is to rezone the lands as shown in Document 1.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy in Section 5.2.3.3 of the Official Plan. No comments were received.