

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
10 September 2020 / 10 septembre 2020**

**and Council  
et au Conseil  
23 September 2020 / 23 septembre 2020**

**Submitted on 26 August 2020  
Soumis le 26 août 2020**

**Submitted by  
Soumis par:  
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Acting Director / Directeur par intérim  
Planning Services / Services de la planification,  
Planning, Infrastructure and Economic Development Department / Direction  
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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2020-PIE-PS-0086**

**SUBJECT: Zoning By-law Amendment – Part of 3809 Borrisokane Road**

**OBJET: Modification du *Règlement de zonage* – Partie du 3809, chemin  
Borrisokane**

## REPORT RECOMMENDATIONS

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3809 Borrisokane Road, as shown in Document 1, to permit single-detached dwelling units, as detailed in Document 2.
2. That Planning 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 September 23, 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’urbanisme recommande au Conseil d’approuver la modification du *Règlement de zonage* (n° 2008-250) visant à permettre, sur une partie du 3809, chemin Borrisokane, illustrée dans le document 1, la construction d’habitations isolées, comme l’indique le document 2.
2. Que le Comité de l’urbanisme 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 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 23 septembre 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

Part of 3809 Borrisokane Road

**Owner**

Caivan Brazeau Development Corporation

**Applicant**

Zeyad Hassan

**Related Applications**

Prior approval was granted to rezone adjacent lands through File No. D02-02-19-0010, as well as draft approval for a Plan of Subdivision application for the lands under File No. D07-16-19-0005.

**Description of site and surroundings**

The property is located east of Highway 416, west of the future Greenbank Road alignment, south of Cambrian Road, and south of the former Drummond Pit. The surrounding lands are currently undeveloped, but several parcels of land to the north, east, and south of the site are in various stages of Plan of Subdivision and Zoning By-law amendment applications. The surrounding lands and planned developments within the area are predominantly low-rise residential.

To the west of the lands is Highway 416, and on the west side of the highway is the eastern property boundary of the Trail Road Waste Facility. The lands subject to this Zoning By-law amendment are beyond 500 metres from the Trail Road Landfill Facility.

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

The lands subject to the Zoning By-law amendment application are currently zoned Rural Countryside, Exception 2618 (RU[2618]), and Residential Third Density Zone, Subzone YY, Exception 2617 (R3YY[2617]). The application will rezone a portion of RU[2618] to R3YY[2617]. Additionally, a portion of land that is currently zoned R3YY[2617] will be rezoned to R3YY[2619].

These changes are intended to incorporate the lands previously zoned incorrectly due to a surveying error, while maintaining the general layout of the draft approved Plan of Subdivision.

**DISCUSSION****Public Consultation**

Public consultation for this application was conducted in accordance with the procedure for Zoning By-law amendment applications. Owners within 120 metres of the site were

notified through Canada Post mailing, and two signs posted onsite. No comments were received for this notice.

### **Official Plan Designations**

Under Schedule B of the Official Plan (OP), the site is designated as Sand and Gravel Resource Area, with a Developing Community (Expansion Area) overlay. These designations state, under Section 3.7.4.15, that the rehabilitation and new use of a depleted mineral extraction site may be possible where the aggregate resources of a property have been fully extracted. Under this Policy, the City will not require the proponent to amend the OP, instead the OP will be amended to accurately reflect the new use at the time of the next comprehensive OP update, or through a general OP amendment. Additionally, Section 3.12 outlines policies for the lands identified as Development Community (Expansion Area) on Schedule B, which are to be developed primarily for residential purposes. An amendment to the OP will not be required to remove the designation of Developing Community (Expansion Area) to replace it with General Urban Area, but an amendment may be required to implement infrastructure and open space provisions of plans approved for individual areas.

### **Other Applicable Policies and Guidelines**

The Barrhaven South Urban Expansion Area Community Design Plan (BSUEA CDP) provides a guide to development of the lands. The BSUEA area is generally located east of Borrisokane Road, north of Barnsdale Road, southwest of the existing Barrhaven South CDP lands, and west of the existing Greenbank Road. Residential land-uses comprise the majority of the development within the BSUEA and include low-medium density land-uses such as detached and semi-detached dwellings, and townhouses. Under Section 8.2 of the BSUEA, the lands had been provided with an overlay designation called “Developing Community (Expansion Area)” to allow for the gravel pit lands to be integrated into the Barrhaven South CDP at a later date once the pit licences are retired, and Zoning By-law amendments to change the land-uses are approved.

### **Planning rationale**

The Zoning By-law amendment is to correct a surveying error under File No. [D02-02-19-0010](#), which resulted in the prior Zoning By-law amendment not aligning with the Urban Boundary. This correction will amend the zoning for an approximately 24-metre-wide strip within the Urban Boundary for the length of the property. This section of the property is currently zoned RU[2618] (Rural Countryside Zone). Additionally, a portion of land that is currently zoned R3YY[2617] will be rezoned to R3YY[2619] to line up with the amended Plan of Subdivision. The draft approved Plan

of Subdivision will be amended through a red-line change process under the delegated authority.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2014 and 2020 Provincial Policy Statements.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

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

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

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **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**

This Zoning By-law amendment proposal relates to new buildings that would have been and will be constructed in accordance with the Ontario Building Code; there are no accessibility impacts associated with this report.

### **ENVIRONMENTAL IMPLICATIONS**

There are no environmental impacts associated with this report.

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- Economic Prosperity

- Sustainable Environmental Services

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-20-0041 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**

The Planning, Infrastructure and Economic Development Department recommends approval of the application to rezone lands within the Urban Boundary from RU[2618] to R3YY[2617], and the rezoning of a portion of lands from R3YY[2617] to R3YY[2619] to allow the development of detached dwelling and townhouses. The application is consistent with the Provincial Policy Statement, the OP, and the Barrhaven South CDP.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

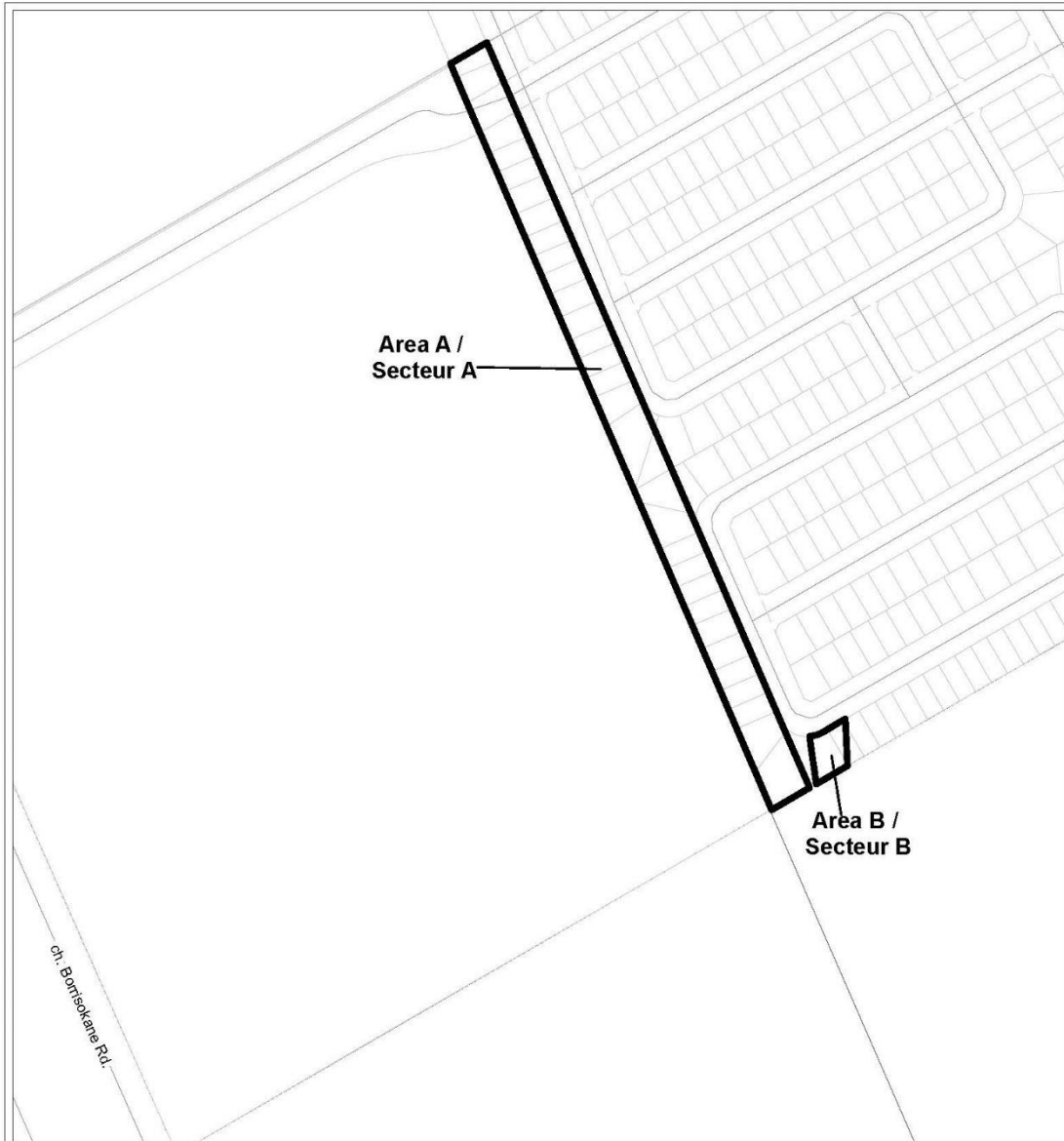
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




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](http://geoOttawa).



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0041	20-0564-D	<b>Part of / Partie de ch. 3809 Borrisokane Road</b>	
I:\CO\2020\Zoning\Borrisokane_3809		 Area A to be rezoned from RU[2618] to R3YY[2617] Le zonage du secteur A sera modifié de RU[2618] à R3YY[2617] Area B to be rezoned from R3YY[2617] to R3YY[2619] Le zonage du secteur B sera modifié de R3YY[2617] à R3YY[2619]	
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REVISION / RÉVISION - 2020 / 07 / 06			

## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3809 Borrisokane Road:

1. Rezone the lands shown in Document 1 as follows:
  - a. Area A from RU[2618] to R3YY[2617]
  - b. Area B from R3YY[2617] to R3YY[2619]