

**MINOR ZONING BY-LAW AMENDMENT APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW**

Location of Minor Re-zoning: Parts of 6420 Ottawa Street West

File No.: D02-02-25-0034

Date of Application: May 28, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for Parts of 6420 Ottawa Street West, as shown on the attached Location Map, and submitted by Fotenn Planning + Design, on behalf of Mattamy (Jock River) Limited, is to remove portions of the Floodplain Overlay from the subject site to permit development and to update the boundaries of the floodplain to limit development within the revised floodplain, as well as place a holding provision on those related lots and blocks, as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the category of minor modification to an overlay.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map showing the Flood Plain Overlay of Zoning By-law No. 2008-250 be amended as shown in Document 1.
2. That the Zoning Map of Zoning By-law 2008-250 be amended at 1115 through 1131 Charolais Place (odd only) as shown in Area A in Document 1.
3. That an exception be added to Zoning By-law No. 2008-250 for Area A as shown in Document 1 with provisions similar in effect to the following:
 - a) Add a new exception xx1r to section 240 – Rural Exceptions with provisions similar to the following :
 - i. In Column I, Exception Number, add the text xx1r
 - ii. In Column II, Applicable Zone, add the text “VE2 [xx1r]-h”
 - iii. In Column IV, Land Uses Prohibited, add the text “All uses until the holding symbol is lifted”.

iv. In Column V, Provisions, add the text:

- “Despite Section 57, the size of required corner sight triangles will be as per the approved Plan of Subdivision.
- Despite Section 65, the following provisions shall apply to permitted projections:
 1. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard, but no closer than 0.2 m to a lot line.
 2. An air conditioning condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line, and may not be located in a front yard, except in the case of a back-to-back townhouse dwelling.
 3. Steps attached to a porch may project 2.5 m into a front and corner side yard but may project no closer than 0.5 m from the property line and no closer than 0 m from a property line abutting a sight triangle.
- Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 5.5 m from the back edge of the sidewalk.
- More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home, provided a draft plan of subdivision has been approved for the lot of record.
- In the case of a home-based business operating within a semi-detached dwelling, the required parking space is only required if the business employs an outside employee.
- Minimum lot area : 220 m²
- Minimum lot width : 9 m

- Minimum front yard setback : 3 m
 - Minimum interior side yard setback : a total of 1.8 m, with a minimum of 0.6 m on one side.
 - Minimum corner side yard setback : 2.5 m
 - Minimum rear yard setback : 6 m
 - Maximum lot coverage : 65%
 - The holding symbol may only be lifted upon satisfactory completion of the following condition:
 1. Confirmation from the Rideau Valley Conservation Authority that the flood plain mapping has been updated south of Ottawa Street removing the lands from the flood plain and allowing the Flood Plain Overlay to be removed.”
4. That an exception be added to Zoning By-law 2008-250 for Area B as shown in Document 1 with provisions similar in effect to the following:
- a) Add a new exception xx2r to section 240 – Rural Exceptions with provisions similar to the following:
 - i. In Column I, Exception Number, add the text xx2r
 - ii. In Column II, Applicable Zone, add the text “O1[xx2r]-h”
 - iii. In Column IV, Land Uses Prohibited, add the text “All uses until the holding symbol is lifted”.
 - iv. In Column V, Provisions, add the text:
 - “The holding symbol may only be lifted upon satisfactory completion of the following condition:
 1. Confirmation from the Rideau Valley Conservation Authority that the flood plain mapping has been updated south of Ottawa Street removing the lands from the flood plain and allowing the Flood Plain Overlay to be removed.”

August 20, 2025



Date

Allison Hamlin,
Manager, Development Review All Wards
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0034

SITE LOCATION

6420 Ottawa Street West, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The application is to remove portions of the Floodplain Overlay from the subject site and update the boundaries of the flood plain in accordance with the approved grading plan and flood plain map prepared by DSEL and approved by the Rideau Valley Conservation Authority (RVCA) as part of a RVCA cut and fill application. As part of the cut and fill application some additional lands have been added to the regulatory flood plain. As a result, the flood plain overlay and a holding provision will be added to those lots and blocks to prohibit development until such time as the floodplain can be removed. The initial zoning for the subject lands had included a holding provision that included removing the lands from the floodplain. Once the detailed as-built drawings were provided lots and blocks now registered now lie within the flood plain where they were not initially intended to.

The subdivision of the subject lands received draft approval from the City on October 13, 2021, was registered as 4M1754 March 10, 2025 and includes 397 detached dwellings and 70 townhouse dwellings, as well as an internal road network, pedestrian pathways, and a 0.85-hectare parkette. The flood plain resulting from the Jock River covers much of the subject lands is bounded by a berm along the Ottawa Street West right-of-way that was constructed under authorization of the RVCA in 2005.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement.
- The proposal conforms to Section 10.1.1 of the Official Plan, Natural Hazards: Flooding Hazards and Erosion Hazards. Specifically, part 4), which states Revisions to the Flood Plain Overlay in the Zoning By-law, or regulation limits in secondary plans or area-specific policies, may be implemented without the need for an Official Plan amendment, when site-specific geodetic elevation information prepared by an Ontario Land

Surveyor has been accepted by the appropriate conservation authority, or when the City is undertaking updates to the Flood Plain Overlay in the Zoning By-law and concurrence from the appropriate conservation authority has been received. In the case of this application, the flood plain has changed following conservation authority-approved works that have been carried out under RVCA Permits RV5-2219, RV5-6222, RV5-2523, and RV5-0724.

- The cut and fill work carried out by the applicant was review and approved by the Rideau Valley Conservation Authority as confirmed in their comment letter provided August 6th, 2025. This letter confirms that the finished grading plans of the works conducted are sufficient to remove a large extent of the Flood Plain Overlay within the Plan of Subdivision, however, as a result of the work, two small sections must be added to the Flood Plain Overlay as shown in Document 1.
- A section to be added to the of the Flood Plain Overlay covers much of seven individual lots and one block within the Subdivision. A holding symbol will be included with these seven lots to ensure that development does not occur until the lots can be removed from the flood plain.

RELATED APPLICATIONS

Subdivision file D07-16-18-0017

CONSULTATION DETAILS

Councillor David Brown provides concurrence for delegated authority for this report.

Public Comments

Summary of Comments - Public

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. Comments in objection to the subject application were received from two abutting residents concerning the Flood Plain Overlay and existing drainage concerns on adjacent properties.

Response to Public Comments

This Zoning By-law Amendment proposed changes to the Flood Plain Overlay on the subject property only, as shown in the Location Map. The Flood Plain Overlay mapping on adjacent properties are deemed to be beyond the scope of this application as they are not affected by this proposal. In addition, solutions to those drainage concerns are on-going with the developer and City.

Technical Agency/Public Body Comments

Summary of Comments –Technical

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements. The RVCA has commented confirming their approval of the works carried out, and that they have no objections to the Zoning By-law Amendment. No further comments were received.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

Response to Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

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Document 1 – Location Map

