

- 1. ZONING – 7068 FOURTH LINE ROAD  
ZONAGE – 7068, CHEMIN FOURTH LINE**

### **COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 7068 Fourth Line Road to change the zoning of the retained lands to prohibit future residential uses and to change the zoning of the severed lands to permit an increase in the maximum permitted size of the accessory buildings to 7 per cent of the lot area and to permit a maximum height of 20 metres for the existing silos, as shown in Document 1 and detailed in Document 2.**

### **RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 en ce qui a trait au 7068, chemin Fourth Line afin de changer le zonage des terrains conservés pour interdire toute utilisation résidentielle future et celui des terrains disjoints pour permettre l'augmentation de la taille maximale des bâtiments accessoires permise à 7 pourcent de la surface de lot et une hauteur maximale de 20 m pour les silos existants, comme le montre le document 1 et l'explique en détail le document 2.**

### **DOCUMENTATION / DOCUMENTATION**

**Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 2 May 2014 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 2 mai 2014 (ACS2014-PAI-PGM-0122).**

**Report to  
Rapport au:**

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

**and Council  
et au Conseil**

**May 2, 2014  
2 mai 2014**

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

**Contact Person  
Personne ressource:  
Michael Mizzi, Chief / Chef,  
Development Review Services / Services d'Examen des projets d'aménagement,  
Planning and Growth Management / Urbanisme et Gestion de la croissance  
(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca  
Report Author / Auteur du rapport  
Edith Tam, Planner I / Urbaniste I, Development Review Rural Services Unit, /  
Unité examen des demandes d'aménagement services ruraux  
613-580-2424, 12526, edith.tam@ottawa.ca**

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

**File Number: ACS2014-PAI-PGM-0122**

**SUBJECT: Zoning – 7068 Fourth Line Road**

**OBJET: Zonage – 7068, chemin Fourth Line**

## REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 7068 Fourth Line Road to change the zoning of the retained lands to prohibit future residential uses and to change the zoning of the severed lands to permit an increase in the maximum permitted size of the accessory buildings to 7 per cent of the lot area and to permit a maximum height of 20 metres for the existing silos, as shown in Document 1 and detailed in Document 2.

## RECOMMANDATION 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 en ce qui a trait au 7068, chemin Fourth Line afin de changer le zonage des terrains conservés pour interdire toute utilisation résidentielle future et celui des terrains disjoints pour permettre l'augmentation de la taille maximale des bâtiments accessoires permise à 7 pourcent de la surface de lot et une hauteur maximale de 20 m pour les silos existants, comme le montre le document 1 et l'explique en détail le document 2.

## BACKGROUND

Learn more about [Zoning By-law amendments](#)

For all the supporting documents related to this application visit the [Development Application Search Tool](#)

### Site location

7068 Fourth Line Road.

### Description of Site and Surroundings

The property, 7068 Fourth Line Road, is located on the west side of Fourth Line Road between Lockhead Road and Callendor Road. It is an agricultural parcel surrounded by agricultural uses. The land to be severed will have a frontage of 30 metres on Fourth Line Road to an irregular depth of 786 metres and contain a lot area of 3.5 hectares.

This parcel contains an existing detached dwelling and is known as 7068 Fourth Line Road. The retained land will have a frontage of 269 metres on Fourth Line Road to an irregular depth of 1394 metres and contain a lot area of 47 hectares. This parcel is vacant and will be known as 7054 Fourth Line Road.

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

The current zoning is Agriculture Zone (AG) under Zoning By-law 2008-250. The proposal is to rezone part of the subject lands as a condition of a consent application. These lands comprise of both the severed and retained portions of the property.

The applicant is requesting an amendment to rezone the retained lands from Agriculture Zone (AG) to Agriculture, Subzone 4 (AG4) to prohibit future residential uses. The applicant is also requesting an amendment to rezone the severed lands from Agriculture Zone (AG) to Agriculture, Rural Exception [xxxxr] (AG[xxxxr]) to recognize the an increase in the maximum permitted size of the accessory buildings to 7 per cent of the lot area and to permit a maximum height of 20 metres for the existing silos.

### **Brief history of proposal**

The Committee of Adjustment considered the consent application and subsequently granted provisional approval.

## **DISCUSSION**

### **Public consultation**

An e-mail was sent on March 19, 2014 to the Ward Councillor as well as registered community organizations from the Department's Public Notification application. A technical circulation was sent out to technical agencies and public bodies on March 24, 2014. A Public Circulation and Notice of Application was also sent out to property owners within a 120-metre radius of the application on March 24, 2014. On-site signage was posted on March 31, 2014 indicating the proposed rezoning of the property. The circulation period ended on April 9, 2014 and no comments have been received.

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

### **Official Plan designations**

The site is designated as Agricultural Resource Area within the Official Plan. The intent of the Agricultural Resource Area is to protect major areas of agriculture, and other lands suitable for agriculture, from loss to other uses. The policies enable severance of surplus farm dwellings resulting from farm consolidation.

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

The Provincial Policy Statement is issued under Section 3 of the *Planning Act*. In respect of the exercise of any authority that affects a planning matter, the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the *Act*.

The Agricultural Resource policies (2.3.4.1(c)) apply and, as such, lot creation in agricultural resource areas may only be permitted for a residence surplus to a farming operation as a result of farm consolidation. Furthermore, new residential dwellings are prohibited on the retained farmland.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **COMMENT BY THE WARD COUNCILLOR**

Councillor Moffatt is aware of this application and the staff recommendation.

### **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendation outlined in 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**

There are no technology implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This report aligns to the following Term of Council Priorities:

ES2 – Enhance and protect natural systems.

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

Document 2 Details of Recommended Zoning

Document 3 Data Sheet (attached separately on file with the City Clerk)

## **Planning rationale and conclusion**

The Zoning By-law amendment aligns with both the Provincial Policy Statement and the Official Plan policies in an agricultural area.

Official Plan policies require that the retained lands be rezoned to prohibit future residential uses. Prohibiting a residential dwelling is intended to limit a pattern of lot creation for the construction of a new residential dwelling in areas designated Agricultural Resource Area.

**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.

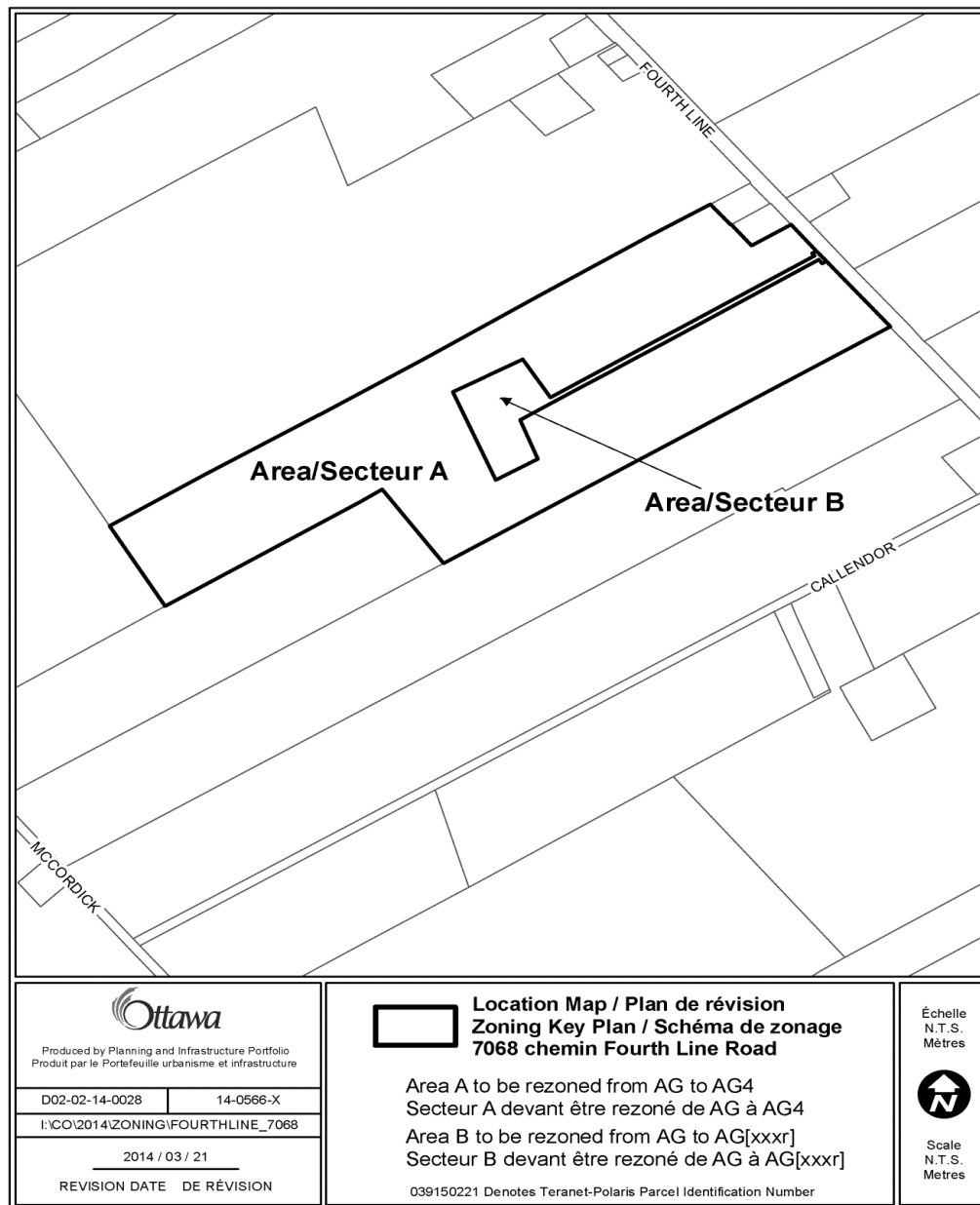
Planning and Growth Management to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

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

**Document 1 – Location Map**

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

The property is located on the west side of Fourth Line Road between Lockheed Road and Callendor Road.





**Document 2 – Details of Recommended Zoning**

Proposed Changes to the Comprehensive Zoning By-law for 7068 Fourth Line Road:

1. Area A as shown on Document 1 from AG to AG4.
2. Area B as shown on Document 1 from AG to AG[xxxxr] to permit an increase in the maximum permitted size of the accessory buildings to 7 per cent of the lot area and to permit a maximum height of 20 metres for the existing silos.