

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**October 31, 2014
31 octobre 2014**

**Submitted by
Soumis par:**

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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2014-PAI-PGM-0183

SUBJECT: Zoning By-law Amendment – 2570 Old Second Line Road

**OBJET: Modification du règlement de zonage – 2570, chemin Old Second
Line**

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2570 Old Second Line Road to prohibit residential development, as detailed in Document 2.

RECOMMANDATION DU RAPPORT

Que le comité de l'urbanisme recommande au conseil d'approuver une modification au règlement de zonage n° 2008-250 visant la propriété située au 2570, chemin Old Second Line, et ayant pour effet d'y interdire tout aménagement résidentiel, comme le précise 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

2570 Old Second Line Road.

Description of site and surroundings

The lands subject to the rezoning are predominantly vacant, currently used for agricultural purposes, and contain 50.3 hectares. The property is bordered to the north by railway tracks, with other agricultural properties to the east and west. On the opposite side of Old Second Line Road there is also farmland. The property has 565 metres of frontage along Old Second Line Road. There is a hay barn located on the southwest corner of the property, and a watercourse runs through the northwest side of the lot.

The lands were part of a farm holding that contained a house and some accessory structures. Through the process of a surplus farm dwelling severance, one lot has been created where the existing house lies (2620 Old Second Line Road), as well as the remnant parcel (2570 Old Second Line Road), which contains the farmland.

Summary of requested Zoning By-law amendment proposal

The Zoning By-law amendment has been submitted in order to fulfill a condition of approval from a Committee of Adjustment decision related to a surplus farm dwelling

severance at 2570 Old Second Line Road. This rezoning will apply to the retained lands, as shown on the attached Location Plan.

The current zoning designation of the property is Agricultural Zone, Subzone 1 (AG1). This Zoning By-law amendment will change the zoning to Agricultural Zone, Subzone 4 (AG4). The purpose of this change is to prohibit residential development on the property, thereby ensuring the lands are used only for agricultural purposes as per the permitted uses and provisions of the AG4 zone.

Brief history of proposal

The land to which the proposed zoning amendment applies is the subject of an application for a Severance of Surplus Farm Dwelling application. A decision on this severance application was made on June 4, 2014. The Committee of Adjustment approved the severance, with the condition that the applicant changes the zoning on the retained land to prohibit residential development.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No comments were received.

Official Plan designation

This application is being processed under the policies of Official Plan Amendment 150. The property is designated Agricultural Resource Area.

This designation protects the prime agricultural area from loss of lands to other uses. Severances are permitted for a surplus dwelling due to farm consolidation [Section 3.7.3(8)]. Section 3.7.3(9b) requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and (9c) stipulates that the size of the severed lot be a size that minimizes the loss of agricultural lands. This Zoning By-law amendment satisfies the requirements of the Official Plan [Section 3.7.3(9b)] as conditioned by the Committee of Adjustment.

Other applicable policies and guidelines

The Provincial Policy Statement (PPS), which came into effect on April 30, 2014, has specific policies with regard to the management of Ontario's agricultural resources.

Section 2.3.4.1(c) restricts lot creation in agricultural resource areas to residences that are deemed surplus to a farming operation as a result of farm consolidation. The PPS policies related to severances on agricultural lands provide the basis for the City's related Official Plan and Zoning By-law severance policies, as such, this application is in accordance with the PPS, Official Plan and the Zoning By-law.

Planning rationale

This Zoning By-law amendment will affect 50.3 hectares of retained agricultural land with approximately 565 metres of frontage along Old Second Line Road. The parcel will meet the minimum lot area requirements of the AG4 zone, which is 45 hectares, and the minimum lot width requirement of 90 metres. This Zoning By-law amendment proposes to rezone the remnant agricultural lands from AG1 to AG4, in order to restrict future residential development. The permitted uses in the AG4 zone are agricultural use, environmental preserve and educational area, equestrian establishment, forestry operation and kennel.

This Zoning By-law amendment implements conditions imposed by the Committee of Adjustment. No new development is proposed.

RURAL IMPLICATIONS

This Zoning By-law amendment restricts new residential development, thus protecting the agricultural land from fragmentation or competing uses. The effect of this rezoning will be to maintain the rural heritage, and strengthen the rural landscape by supporting the continued productive use of agricultural lands.

COMMENTS BY THE WARD COUNCILLOR

Councillor El-Chantiry is aware of this application and concurs with 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 implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

This Zoning By-law amendment prohibits residential use and prevents fragmentation of agricultural land, preserving high quality farmland.

TECHNOLOGY IMPLICATIONS

Information Technology and Planning and Growth Management have agreed that for Land Use reports from Development Review Services and Policy Development and Urban Design Branches, there is no technology component.

TERM OF COUNCIL PRIORITIES

The recommended Zoning By-law amendment is aligned with the City's Term of Council Priority of Environmental Stewardship. The application will promote long-term sustainability by protecting the City's agricultural resources from fragmentation and loss to non-agricultural uses.

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 Overview Data Sheet (attached separately – on file with the City Clerk)

CONCLUSION

Planning and Growth Management Department supports this Zoning By-law amendment because it is consistent with the intent of the City's Official Plan and the Zoning By-law.

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.

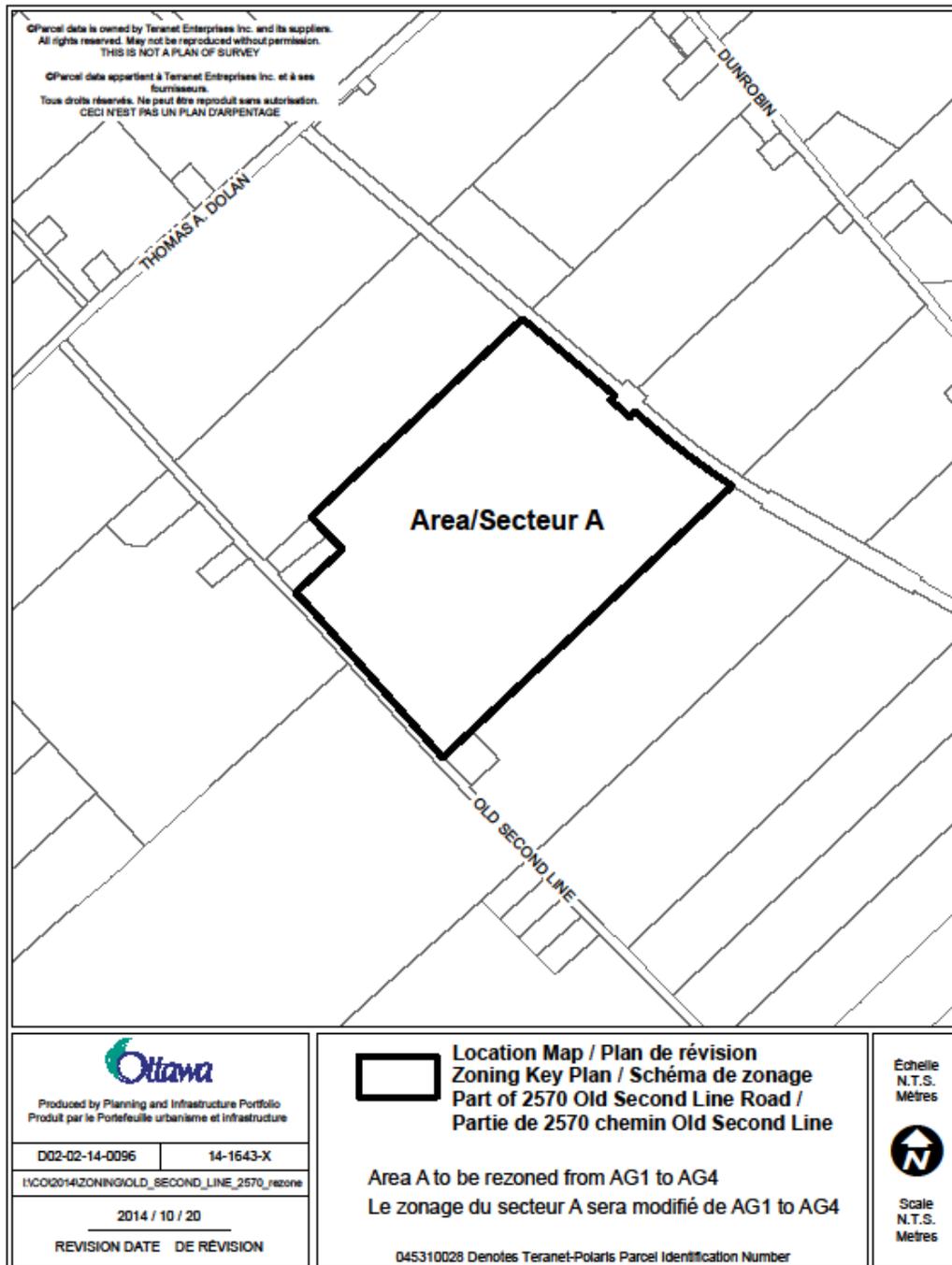
Planning and Growth Management Department to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

The location map includes a part of the property addressed as 2570 Old Second Line Road. The hatched area on the map is to be rezoned from AG1 to AG4.



Document 2 – Details of Recommended Zoning

Proposed changes to the Comprehensive Zoning By-law for part of 2570 Old Second Line Road, as shown on Document 1, is to rezone the land from AG1 to AG4.