

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme**

**and Council
et au Conseil**

**November 13, 2014
13 novembre 2014**

**Submitted by
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Ward: CUMBERLAND (19)

File Number: ACS2014-PAI-PGM-0224

SUBJECT: Zoning By-law Amendment – 4660 Farmers Way

OBJET: Modification au Règlement de zonage – 4660, voie Farmers

REPORT RECOMMENDATION

That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4660 Farmers Way to prohibit future residential uses, 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 4660, voie Farmers, et ayant pour but d'y interdire les utilisations résidentielles à l'avenir, 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

4660 Farmers Way.

Description of site and surroundings

The site is a 72.5-hectare parcel of land currently being used for farming purposes. A large wooded area approximately 11 hectares in size and a watercourse that acts as a tributary to the Bear Brook bisect the property. The property is bound by residential uses along Piperville Road, as well as Farmers Way. A rail corridor forms the boundary to the west, with agricultural land beyond.

Summary of requested Zoning By-law amendment proposal

The property is currently zoned Rural Countryside (RU), which permits agriculture, forestry, and a variety of residential uses. The intent of the RU zone is to allow a range of rural-based land uses on generally large lots.

The purpose of this Zoning By-law amendment is to fulfil conditions related to a consent application. In accordance with the conditions imposed by the Committee of Adjustment, the resulting retained lands from the severance must be rezoned to prohibit residential development. In order to accomplish this, a holding zone is proposed to be placed on the land.

Brief history of proposal

The Committee of Adjustment granted the owner of the property conditional approval for Consent-to-Sever on October 1, 2014. The purpose of the application was to separate the existing residential portion from the arable land, similar to that of a surplus farm

severance. The owner/applicant has one year from the hearing date to rezone the retained farmlands to restrict residential development, with all levels of appeal exhausted prior to the lapse of the consent.

DISCUSSION

Official Plan designation

The majority of the property is designated General Rural Area. This designation is intended to provide a location for agriculture uses, often requiring significant land area in order to facilitate the nature of the operation. A limited amount of residential development through severances and other rural and tourist service uses that do not conflict with agriculture uses are also permitted to exist in the General Rural Areas [Section 3.7.2(1)].

Part of the property is also designated as Rural Natural Feature [Section 3.2.4]. This designation within the Official Plan is used to identify and protect natural areas in the rural area that contain significant woodlands, wetlands, and wildlife habitat. The policies contained within this section prohibit development within these features or within 120 metres of the boundary of a natural heritage feature. Development may be permitted provided an Environmental Impact Statement demonstrates that there are no negative impacts.

Other applicable policies and guidelines

Policies relating to the servicing of this area currently do not support additional residential development [Section 5.6.1.2]. The holding zone is an effective way in which to prevent development until such time that policies become supportive.

Planning rationale

This rezoning consolidates rural lands and protects agricultural land by prohibiting future residential development. Furthermore, the proposal ensures that the intent of Official Plan policies with respect to General Rural Areas and Rural Natural Features Areas.

Additionally, a scoped environmental impact statement was submitted which concludes that the existing residential and agricultural use is not having an adverse impact on the natural heritage system.

No new development is proposed. As such, the property is expected to continue to function in the same way.

RURAL IMPLICATIONS

The retained lands which are proposed to be rezoned from RU to RU [xxxxr] - h will be limited in terms of permitted land uses. Specifically, this Zoning By-law amendment restricts development, thus protecting the agricultural land on this property 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 Blais is aware of the application related to this report.

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 impacts associated with this report.

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 Official Plan. Furthermore, the Environmental Impact Statement demonstrates that the current use is not having a significant impact on the natural features.

DISPOSITION

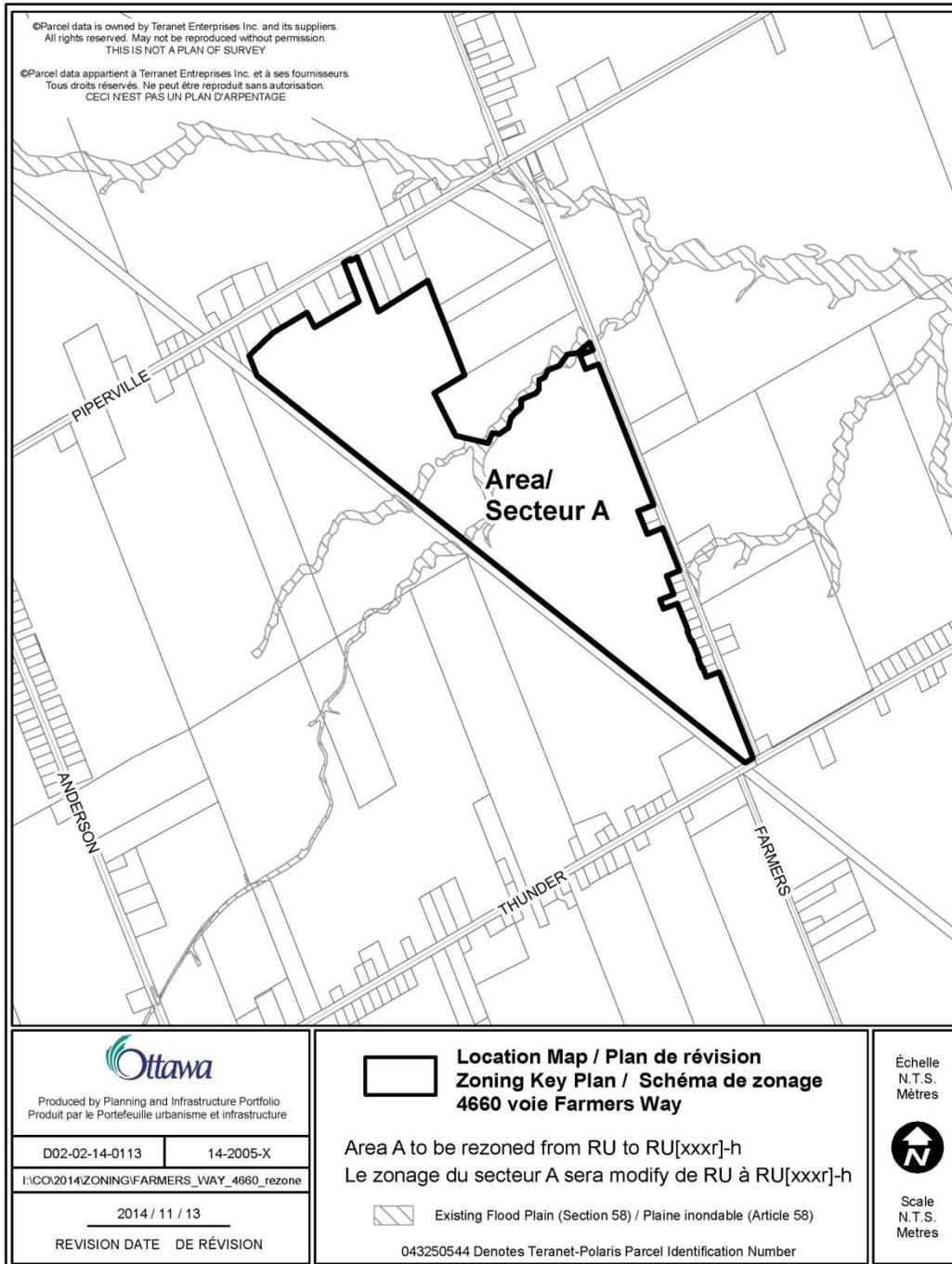
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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.



Document 2 – Details of Recommended Zoning

Proposed changes to the Comprehensive Zoning By-law for 4660 Farmers Way:

1. Rezone Area A, as shown in Document 1, from RU to RU[xxxr]-h; and,
2. Add a new exception, [xxxr]-h, with provisions similar in effect to the following:
 - a) residential uses are prohibited until such a time as the holding symbol is removed; and
 - b) the holding symbol may only be removed at such time as when the Official Plan for the City of Ottawa policies become more supportive of additional residential development within this area.