

**Report to  
Rapport au:**

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

**November 23, 2015 / 23 novembre 2015**

**and Council / et au Conseil  
December 9, 2015 / 9 décembre 2015**

**Submitted on November 10, 2015  
Soumis le 10 novembre 2015**

**Submitted by  
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**Ward: OSGOODE (20)**

**File Number: ACS2015-PAI-PGM-0200**

**SUBJECT: Zoning By-law Amendment – 3570 9<sup>th</sup> Line Road**

**OBJET: Modification de Zonage – 3570, chemin 9<sup>th</sup> Line**

## REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3570 9<sup>th</sup> Line Road to prohibit residential uses on the retained farmland, as 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 pour une partie du 3570, chemin 9th Line afin d'interdire les utilisations résidentielles sur les terres agricoles conservées, comme le précise le document 2.

## 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

3570 9<sup>th</sup> Line Road.

### Owner

Wayne Keith Little.

### Applicant

Wayne Keith Little.

### Description of site and surroundings

The property is located on the west side of 9<sup>th</sup> Line Road, south of the intersection of Springhill Road and 9<sup>th</sup> Line Road, two kilometres south of Kenmore village. The lands to be rezoned contain 54.9 hectares, with 368 metres of frontage on 9<sup>th</sup> Line Road.

About 16 hectares of the west portion of the lot is forested. Surrounding land uses are agricultural, with a large forest to the south. A part of the TransCanada Pipeline cuts through the northeast portion of the lot.

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

The application has been submitted in order to fulfill a condition of severance approval imposed by the Committee of Adjustment with respect to application D08-01-15/B-00170. The intent is to prohibit residential uses on the retained agricultural lands.

## **Brief history of proposal**

The land to which the proposed Zoning By-law amendment applies was the subject of an application for a surplus farm dwelling severance, application number D08-01-15/B-00170. The severance request was granted by the Committee of Adjustment on July 17, 2015 with a condition that the owner rezone the remnant farmland in order 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. There were no comments 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 application 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 line with the PPS, Official Plan and the Zoning By-law.

**Planning rationale**

This Zoning By-law amendment will affect 54.8688 hectares of retained agricultural land with 368 metres of frontage along 9<sup>th</sup> 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 AG to AG4, in order to prohibit future residential development.

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

**Provincial Policy Statement**

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

**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 Darouze is aware of this application.

**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 financial implications.

**ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this application.

## **ENVIRONMENTAL IMPLICATIONS**

This Zoning By-law amendment prohibits residential use on prime farmland and prevents fragmentation of agricultural land, thereby preserving high quality farmland in the City's Agricultural Resource Area.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa.

ES2 – Reduce long-term costs through planned investment and staging of diversion and conservation strategies.

## **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

## **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, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

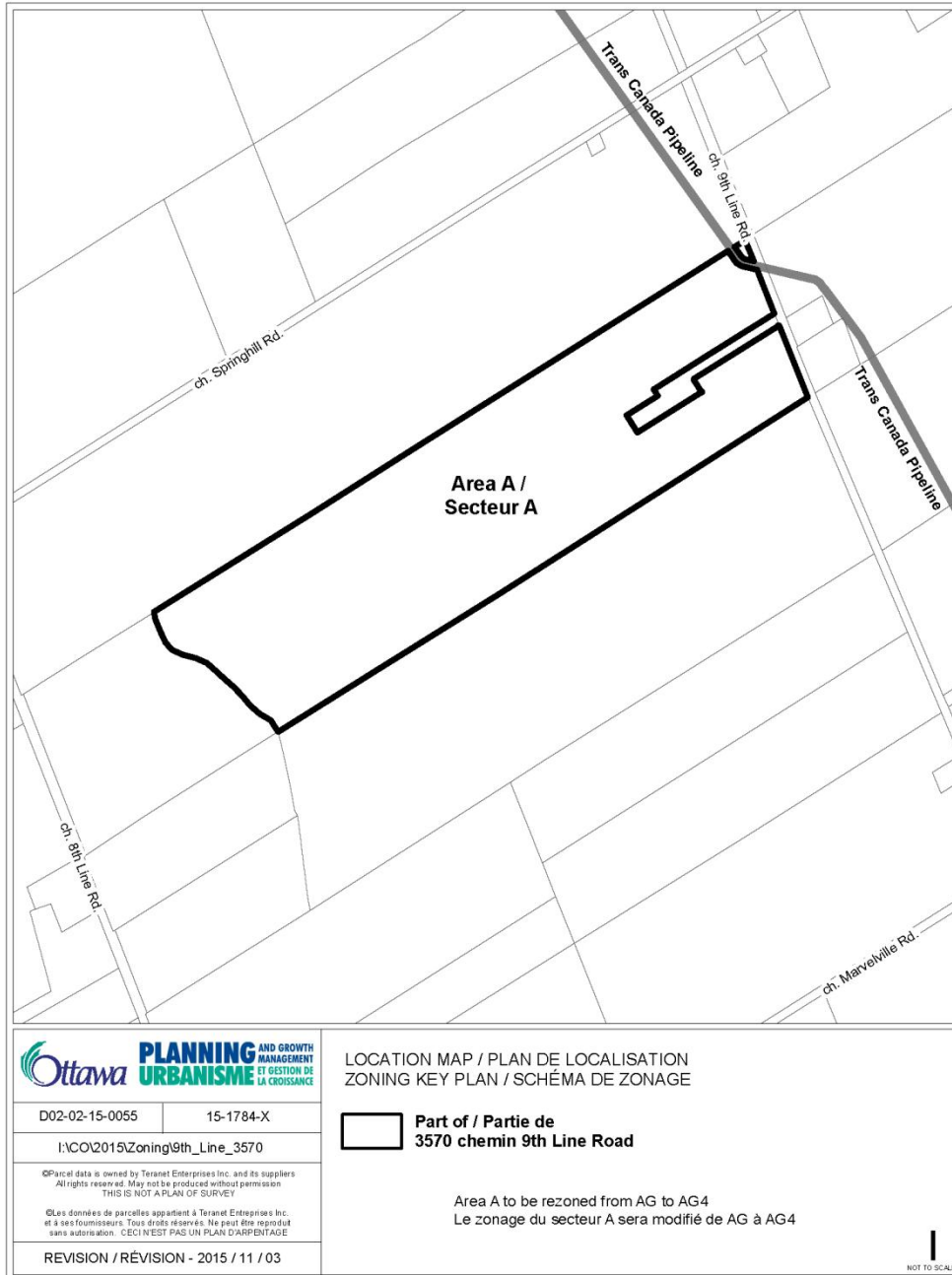
Planning and Growth Management Department to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

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

## Document 1 – Location Map

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

This location map includes a part of the property addressed as 3570 9<sup>th</sup> Line Road. The area highlighted on the map is to be rezoned from AG to AG4.



**Document 2 – Details of Recommended Zoning**

Proposed changes to the Comprehensive Zoning By-law for part of 3570 9<sup>th</sup> Line Road:

The proposed change to the Comprehensive Zoning By-law for part of 3570 9<sup>th</sup> Line Road, as shown on Document 1, is to rezone the land from AG to AG4.