

**Report to
Rapport au:**

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

March 3, 2016 / 3 mars 2016

**and Council / et au Conseil
March 23, 2016 / 23 mars 2016**

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Soumis le 17 février 2016**

**Submitted by
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Ward: OSGOODE (20)

File Number: ACS2016-PAI-PGM-0052

SUBJECT: Zoning By-law Amendment – Part of 2184 Blackcreek Road

**OBJET: Modification au Règlement de zonage – Partie du 2184, chemin
Blackcreek**

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2184 Blackcreek 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 2184, chemin Blackcreek, 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

The property is located on the west side of Blackcreek Road, approximately 240 metres north of the intersection of Blackcreek Road and Pana Drive.

Owner

Steve and Darlene Fisher

Applicant

Steve and Darlene Fisher

Description of site and surroundings

The lands to be rezoned contain approximately 21.4 hectares, with 124 metres of broken frontage on Blackcreek Road.

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-00171. The intent is to prohibit residential uses on the retained 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-00171. The severance request was granted by the Committee of Adjustment on September 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. 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 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 21.4 hectares of retained agricultural land with 124 metres of broken frontage along Blackcreek Road. The parcel will meet the minimum lot area requirements of the AG6 zone, which is 18 hectares, and the

minimum lot width requirement of 60 metres. This Zoning By-law amendment proposes to rezone the remnant agricultural lands from AG3 to AG6, 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 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 implications.

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 Agricultural Resource Area.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa; and

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

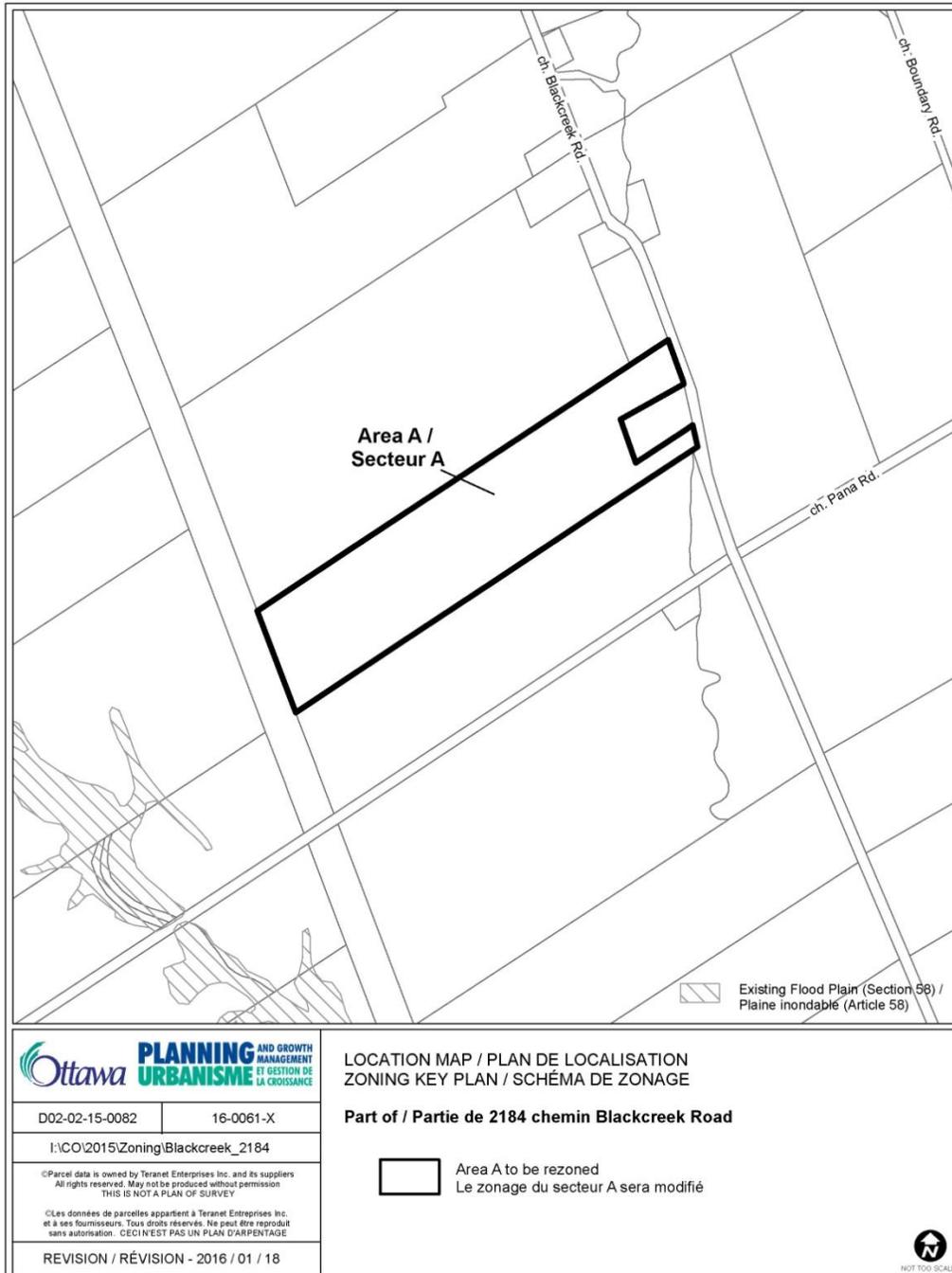
Planning and Growth Management Department to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This location map includes a part of the property addressed as 2184 Blackcreek Road. The area identified as Area A on the map is to be rezoned from AG3 to AG6.



Document 2 – Details of Recommended Zoning

The proposed change to the Comprehensive Zoning By-law for part of 2184 Blackcreek Road, as shown on Document 1, is to rezone the land from AG3 to AG6.