

**2. ZONING BY-LAW AMENDMENT – PART OF 4534 LOGGERS WAY
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 4535, VOIE
LOGGERS**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 4534 Loggers Way, for the purposes of rezoning a portion of the lands from Agricultural (AG) to Agricultural Subzone 4 (AG4), to prohibit residential uses on the retained farmland, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 pour une partie du 4534, voie Loggers, pour changer le zonage du zone agricole (AG) au zone agricole sous-zones 4 (AG4) afin d'interdire les utilisations résidentielles sur les terres agricoles conservées, comme le précise le document 2.

DOCUMENTATION / DOCUMENTATION

**Director, Planning Services, Planning, Infrastructure and Economic Development
Department report dated 16 January 2018 (ACS2018-PIE-PS-0001).**

**Rapport de la Directrice, Services de la planification, Direction de la planification,
de l'infrastructure et du développement économique daté le 16 janvier 2018
(ACS2018-PIE-PS-0001).**

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 31
14 FEBRUARY 2018**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 31
LE 14 FÉVRIER 2018**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
1 February 2018 / 1er février 2018**

**and Council
et au Conseil
14 February 2018 / 14 février 2018**

**Submitted on 16 January 2018
Soumis le 16 janvier 2018**

Submitted by

Soumis par:

Lee Ann Snedden,

Director / Directrice,

Planning Services / Service de la planification

**Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

Contact Person / Personne ressource:

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des demandes d'aménagement ruraux**

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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2018-PIE-PS-0001

SUBJECT: Zoning By-law Amendment – Part of 4534 Loggers Way

OBJET: Modification au Règlement de zonage – partie du 4535, voie Loggers

REPORT RECOMMENDATION

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4534 Loggers Way, for the purposes of rezoning a portion of the lands from Agricultural (AG) to Agricultural Subzone 4 (AG4), to prohibit residential uses on the retained farmland, as detailed in Document 2.**
- 2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of February 14, 2018," subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATION DU RAPPORT

- 1. 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 4534, voie Loggers, pour changer le zonage du zone agricole (AG) au zone agricole sous-zones 4 (AG4) afin d'interdire les utilisations résidentielles sur les terres agricoles conservées, comme le précise le document 2.**
- 2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 14 février, 2018 à la condition que les observations aient été reçues entre le**

moment de la publication du présent rapport et le moment de la décision du Conseil.

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

Part of 4534 Loggers Way

Owner

Jeff and Sarah Hunt (under agreement of purchase and sale)

Applicant:

Jeff Shipman

Description of site and surroundings

The property is located on the east side of Loggers Way, approximately 1 kilometre south of Galetta Side Road. It is predominantly surrounded by agricultural uses with limited low-density residential uses. The lands to be rezoned contain approximately 69 hectares, with 100 metres of frontage along Loggers Way and 555 metres of frontage along John Shaw 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. 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. The severance request was granted by the Committee of Adjustment on August 25, 2017 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.

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 69 hectares of retained agricultural land with 100 metres of frontage on Loggers Way and 555 metres of frontage on John Shaw 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 El-Chantiry is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

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; 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

CONCLUSION

Planning, Infrastructure and Economic Development 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

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

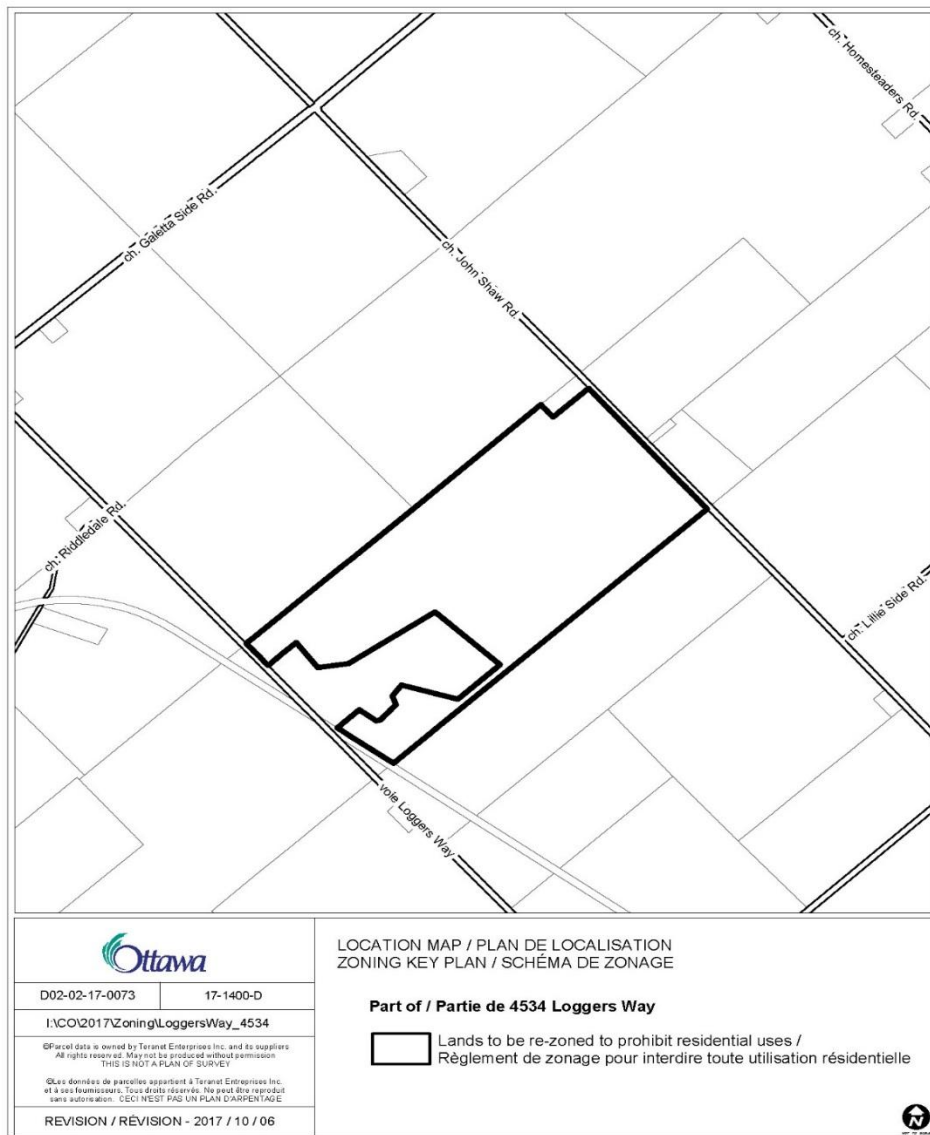
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This location map includes a part of the property addressed as 4534 Loggers Way. The area identified on the map is to be rezoned from AG to AG4.



Document 2 – Details of Recommended Zoning

The proposed change to the Comprehensive Zoning By-law for part of 4534 Loggers Way, as shown on Document 1, is to rezone the land from AG to AG4.