

<p><b>5. ZONING BY-LAW AMENDMENT – PART OF 2026 WILLIAM HODGINS LANE MODIFICATION DE ZONAGE – PARTIE DU 2026, ALLÉE WILLIAM HODGINS</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for part of 2026 William Hodgins Lane for the purposes of rezoning a portion of the lands from Agricultural, subzone 2 zone (AG2) and Agricultural, subzone 3 zone (AG3) to Agricultural, subzone 5 (AG5), 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 (n° 2008-250) pour une partie du 2026, allée William-Hodgins, afin que certains lots agricoles de sous-zone 2 (AG2) et de sous-zone 3 (AG3) soient transférés à la sous-zone 5 (AG5) et que les utilisations résidentielles soient interdites sur les lots agricoles conservés, comme le précise le document 2.**

**DOCUMENTATION / DOCUMENTATION**

Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 18 January 2018 (ASC2018-PIE-PS-0017).

Rapport de la Directrice, Services de la planification, Direction de la planification, de l'infrastructure et du développement économique daté le 18 janvier 2018 (ASC2018-PIE-PS-0017).

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

**58**

**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 18 January 2018  
Soumis le 18 janvier 2018**

**Submitted by**

**Soumis par:**

**Lee Ann Snedden, ,  
Director / Directrice**

**Planning Services / Services de la planification**

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

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**Ward: WEST CARLETON-MARCH (5)**

**File Number: ASC2018-PIE-PS-0017**

**SUBJECT: Zoning By-law Amendment – Part of 2026 William Hodgins Lane**

**OBJET: Modification de Zonage – partie du 2026, allée William Hodgins**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2026 William Hodgins Lane for the purposes of rezoning a portion of the lands from Agricultural, subzone 2 zone (AG2) and Agricultural, subzone 3 zone (AG3) to Agricultural, subzone 5 (AG5), 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.**

## **RECOMMANDATIONS DU RAPPORT**

- 1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage (n° 2008-250) pour une partie du 2026, allée William-Hodgins, afin que certains lots agricoles de sous-zone 2 (AG2) et de sous-zone 3 (AG3) soient transférés à la sous-zone 5 (AG5) et que les utilisations résidentielles soient interdites sur les lots agricoles conservés, 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 2026 William Hodgins Lane - Owner

Munro Farms Limited

### **Applicant**

Jeff Shipman

### **Description of site and surroundings**

The subject site is located at the east side of William Hodgins Lane, approximately 300 metres south of Donald B. Munro Drive. It is surrounded by agricultural uses and low-density residential uses. The lands to be rezoned contain approximately 39 hectares, with 245 metres of frontage on William Hodgins Lane and 303 metres of frontage on Diamondview 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 applications D08-01-17/B-00148. 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 D08-01-17/B-

00148. The severance request was granted by the Committee of Adjustment on June 30, 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.

One inquiry was received requesting clarification regarding the Zoning By-law amendment, and ensuring that no additional commercial uses would be permitted as a result of the amendment. Clarification was provided which resolved the concerns from the member of the public.

### **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 approximately 39 hectares of retained agricultural land with 245 metres of frontage on William Hodgins Lane and 303 metres of frontage on Diamondview Road. The parcel will meet the minimum 30-hectare lot area requirement of the AG5 zone and the minimum lot width requirement of 60 metres. This Zoning By-law amendment proposes to rezone the remnant agricultural lands from AG2 and AG3 to AG5, 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 and has no concerns with 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 implications as a result of this Zoning By-law amendment application.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations of 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

Document 3 Consultation Details

## **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.

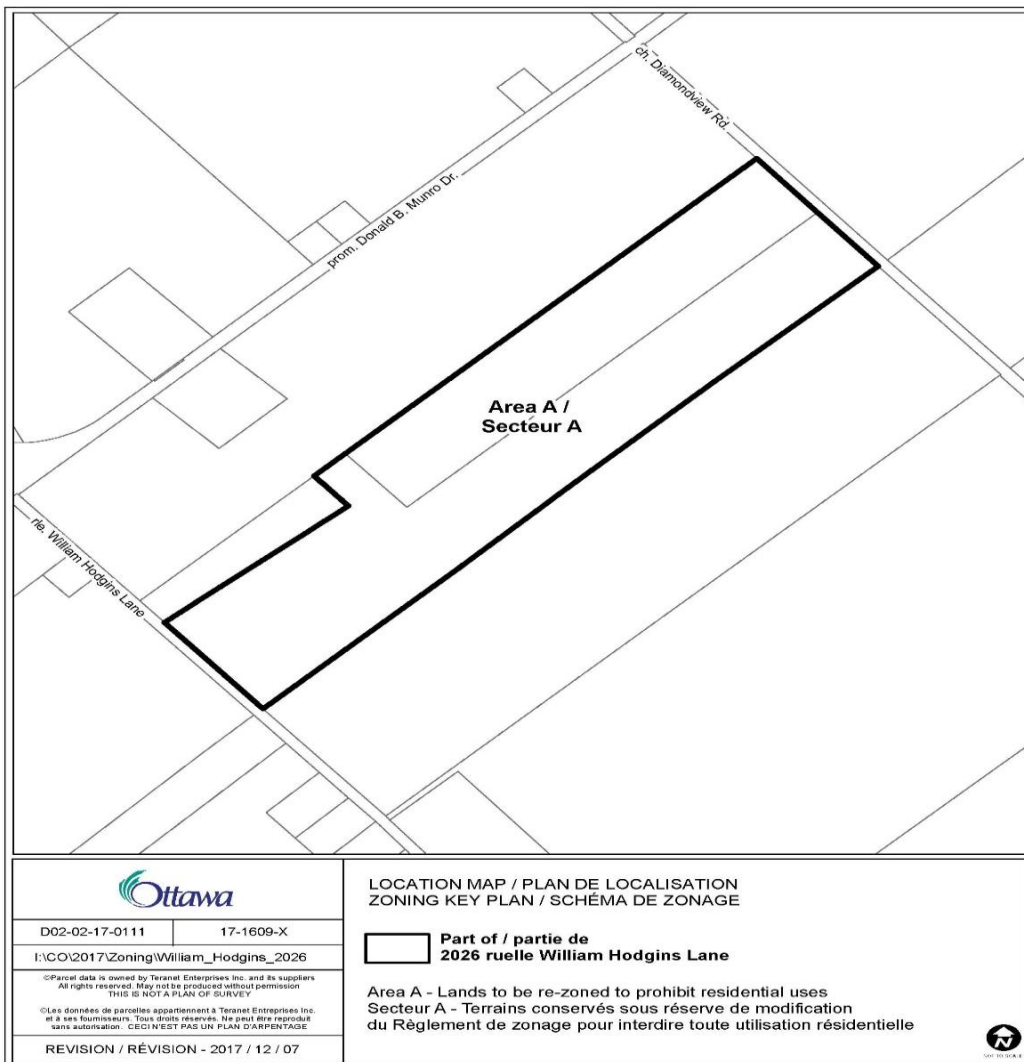
Planning Operations Branch, Planning Services to undertake the statutory notification.



**Document 1 – Location Map**

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

This location map includes a part of the property addressed as 2026 William Hodgins Lane. The area identified as Area A on the map is to be rezoned from AG2 and AG3 to AG5.



**Document 2 – Details of Recommended Zoning**

The proposed change to the Comprehensive Zoning By-law for part of 2026 William Hodgins Lane, as shown on Document 1, is to rezone the land from AG2 and AG3 to AG5.

### **Document 3 – Consultation Details**

#### Notification and Consultation Process

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.

#### Public Comments and Responses

##### Comment:

I would just like to clarify what this amendment is proposing. If I understand correctly in order for the owner to sever a building lot in a new location on the property and to tear down the original log home- he must agree to having the rest of the property rezoned to prohibit residential development.

Will this affect the property's agricultural zoning in any other way...ie would other kinds of commercial development be allowed or will it remain strictly agricultural use?

##### Response:

The Zoning By-law amendment relates to a surplus farm dwelling severance, which separates the existing house from the tillable farmland. As per Official Plan Policies, the vacant agricultural land must be re-zoned to prohibit residential uses. No additional commercial uses would be added to the zoning as a result of the amendment.