

**Report to
Rapport au:**

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

June 7, 2018 / 7 juin 2018

**and Council / et au Conseil
June 13, 2018 / 13 juin 2017**

**Submitted on May 24, 2018
Soumis le 24 mai 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:

**Sarah McCormick, Planner / Urbaniste, Development Review Rural Services Unit /
Unité examen des demandes d'aménagement services ruraux
(613) 580-2424, 24487, Sarah.McCormick@ottawa.ca**

Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2018-PIE-PS-0055

SUBJECT: Zoning By-law Amendment: part of 1670 Lockhead Road

OBJET: Modification de Zonage : partie de 1670, chemin Lockhead

REPORT RECOMMENDATION

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1670 Lockhead Road, for the purposes of rezoning a portion of the lands from Agricultural, subzone 3 (AG3) to Agricultural Subzone 7 (AG7) 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 13 June 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, sous-zone 3 (AG3) au zone agricole sous-zones 7 (AG7) afin d’interdire les utilisations résidentielles sur les terres agricoles conservées, comme le précise le document 2.
2. Que 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 13 juin 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

The subject site is located at the south side of Lockhead Road, at the intersection with Rideau Valley Drive South.

Owner

Cranberry Creek Dairy Farms Ltd.

Applicant:

Jeff Shipman

Description of site and surroundings

The subject site is located at the south side of Lockhead Road, at the intersection with Rideau Valley Drive South. The property is predominantly surrounded by agricultural uses with limited low density residential uses located within the Kars Village boundary, adjacent to the site. The lands to be rezoned contain approximately 24 hectares, with 690 metres of frontage along Lockhead Road, 153 metres of frontage along Rideau Valley Drive South, and 260 metres of frontage along the unopened Second Line Road allowance.

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 D08-01-17/B-00410. 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-00410. The severance request was granted by the Committee of Adjustment on January 26, 2018 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 16 hectares of retained agricultural land with 153 metres of frontage on Rideau Valley Drive and 690 metres of frontage on Lockhead Road. This Zoning By-law amendment proposes to rezone the remnant agricultural lands from AG3 to AG7 in order to prohibit future residential development. The parcel will meet the minimum lot area requirements of the AG7 zone, which is 10 hectares, and the minimum lot width requirement of 60 metres; the EP zone has no minimum lot area or lot width requirements.

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

The Councillor is aware of the application related to this report and has no concerns.

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk implications.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no direct 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; 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

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.

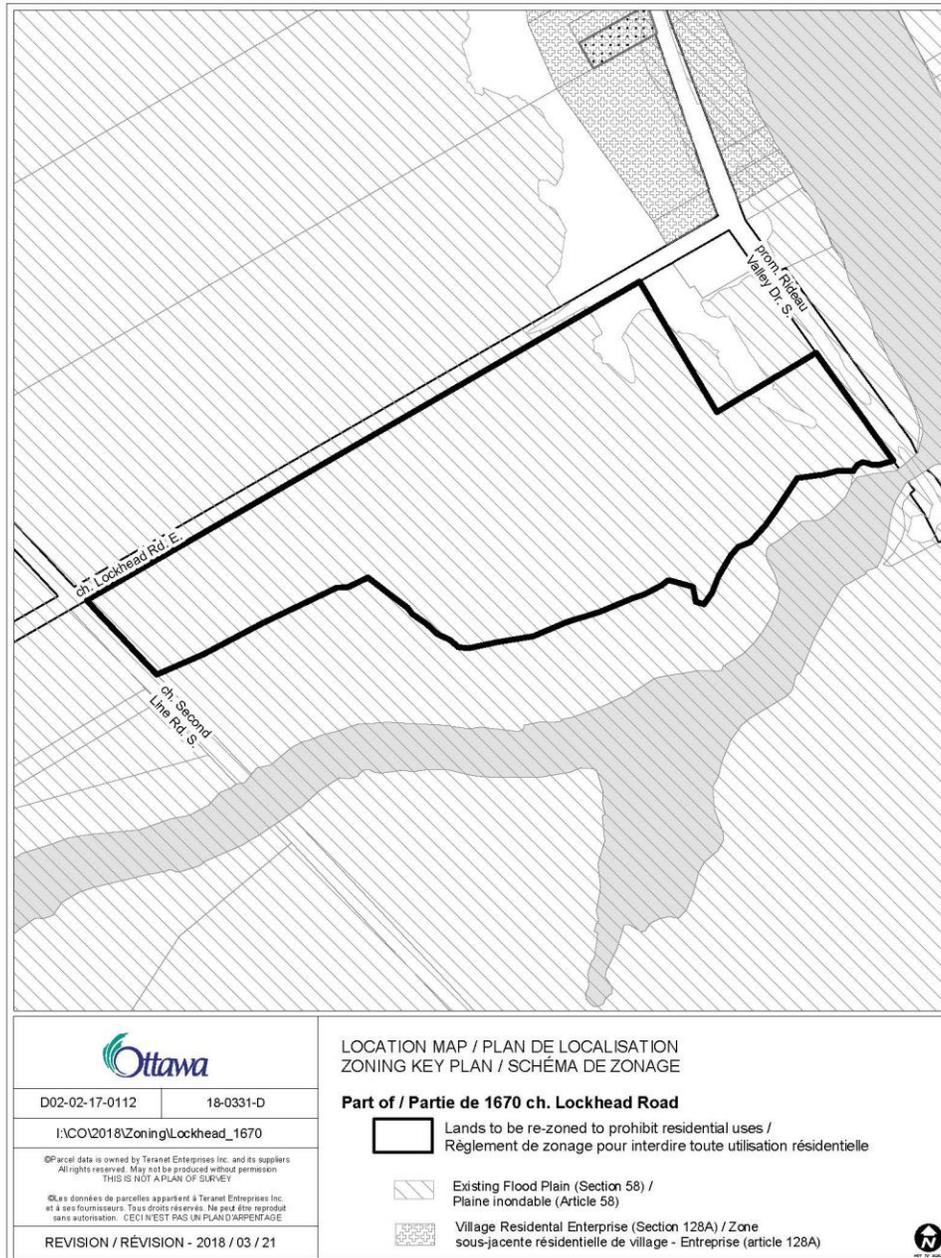
Planning, Infrastructure and Economic Development Department to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

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 1670 Lockhead Road.
The area identified on the map is to be rezoned from AG3 to AG7.



Document 2 – Details of Recommended Zoning

The proposed change to the Comprehensive Zoning By-law for part of 1670 Lockhead Road, as shown on Document 1, is to rezone the land from AG3 to AG7.