

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
7 June 2018 / 7 juin 2018**

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

**Submitted on 9 May 2018
Soumis le 9 mai 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: RIDEAU-GOULBOURN (21)

File Number: ACS2018-PIE-PS-0065

SUBJECT: Zoning By-law Amendment – Part of 6420 First Line Road

OBJET: Modification au Règlement de Zonage – 6420, chemin First Line

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6420 First Line Road, for the purposes of rezoning the lands from AG2 (Agricultural, Subzone 2) to AG6 (Agricultural, Subzone 6), 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.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’agriculture et des affaires rurales recommande au Conseil d’approuver une modification apportée au Règlement de zonage 2008-250 visant le 6420, chemin First Line en vue de faire passer la désignation du terrain de « AG2 » (Zone agricole, sous-zone 2) à « AG6 » (Zone agricole, sous-zone 6) et d’interdire ainsi les utilisations résidentielles sur les terres agricoles conservées, comme l’explique en détail 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

6420 First Line Road

Owner

Maple Ridge Farms North Gower Inc.

Applicant

Jeff Shipman

Description of site and surroundings

The property is located on the west side of First Line Road between Roger Stevens Drive and Phelan Road East. The land to be rezoned is approximately 29 hectares in size, with 100 metres of frontage along First Line 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 February 16, 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. No comments received.

Official Plan designation

This application has been reviewed under the Official Plan, with regard for the Council approved amendments contained within Official Plan Amendment (OPA) 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(8b) requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and (8c)

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(8b)] as conditioned by the Committee of Adjustment.

Planning rationale

This Zoning By-law amendment will affect 29 hectares of retained agricultural land with 100 metres of frontage on First Line 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 AG2 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. 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.

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 Scott Moffatt 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 association with the recommendation in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations 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 Priority:

ES1 – Support an environmentally sustainable Ottawa.

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

The 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.

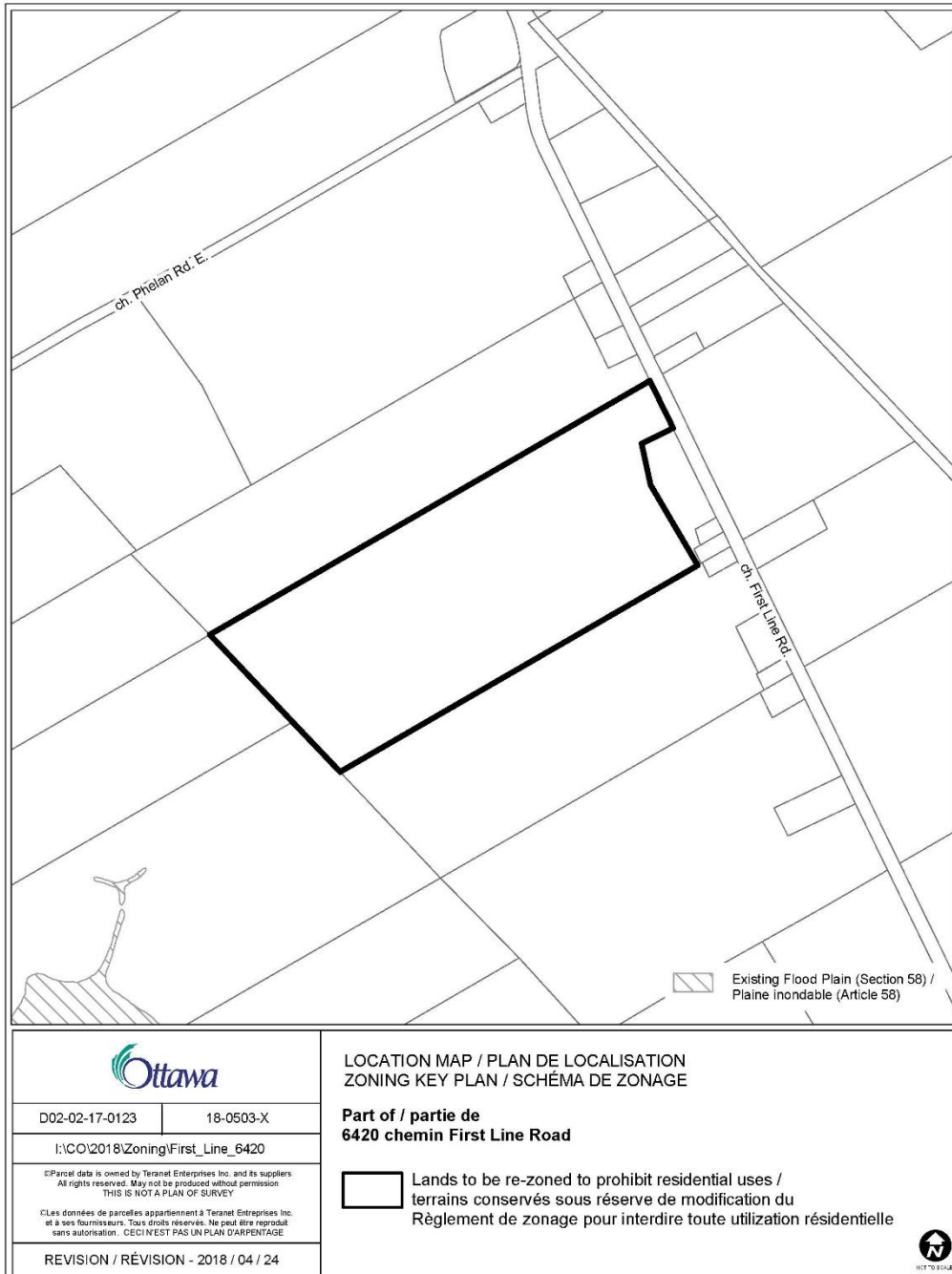
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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 shows the property known municipally as 6420 First Line Road. The area identified as Area A on the map is to be rezoned from AG2 to AG6.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 6420 First Line Road, as shown in Document 1, is to rezone the land from AG2 to AG6.