

**1. Zoning By-Law Amendment – Part of 7976 Fallowfield Road  
Modification au Règlement de zonage – partie du 7976, chemin Fallowfield**

**Committee Recommendation**

**That Council approve an amendment to Zoning By-law 2008-250 for Part of 7976 Fallowfield Road to prohibit residential development on the affected lands, as detailed in Document 2.**

**Recommandation du Comité**

**Que le Conseil d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 7976, chemin Fallowfield, afin d'interdire l'aménagement résidentiel des terrains visés, comme l'indique le document 2.**

**Documentation/Documentation**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated September 24, 2018 (ACS2018-PIE-PS-0101).

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 septembre 2018 (ACS2018-PIE-PS-0101).

2. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of November 14, 2018, 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 October 10, 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 14 novembre 2018 du 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 10 octobre 2018 ».

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
4 October 2018 / 4 octobre 2018**

**and Council  
et au Conseil  
10 October 2018 / 10 octobre 2018**

**Submitted on 24 September 2018  
Soumis le 24 septembre 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**

**Contact Person / Personne ressource:  
Anne Wang, Planner / Urbaniste, Development Review Rural / Examen des  
demandes d'aménagement ruraux  
613-580-2424, 26406, Anne.Wang1@ottawa.ca**

**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2018-PIE-PS-0101**

**SUBJECT: Zoning By-law Amendment – Part of 7976 Fallowfield Road**

**OBJET: Modification au Règlement de zonage – partie du 7976, chemin  
Fallowfield**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 7976 Fallowfield Road to prohibit residential development on the affected lands, 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 10 October 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 2008-250* visant une partie du 7976, chemin Fallowfield, afin d'interdire l'aménagement résidentiel des terrains visés, comme l'indique le document 2.**
- 2. Que le Comité de l'agriculture et des affaires rurales approuve 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 10 octobre 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

7976 Fallowfield Road

### Owner

Mark Andrew Murray Foster and Melinda Jean Foster-Marshall

### Applicant

Jeff Shipman

### Description of site and surroundings

This site is located on the south side of Fallowfield Road and west of Munster Road in Ward 21. It is an approximately 29.6-hectare parcel of farmland and surrounded by similar agricultural operations and vacant rural parcels. The property currently has a detached dwelling and accessory structures on it.

### Summary of requested Zoning By-law amendment proposal

The site is currently zoned Agriculture, Subzone 2 (AG2). It is proposed to rezone approximately 28.4-hectares of farmland to prohibit future residential uses in accordance with a condition of severance. The remaining land, containing the existing residential dwelling and accessory structures, has an approximate area of 1.22 hectares and will remain zoned AG2.

### Brief history of proposal

The lands to which the proposed Zoning By-law amendment applies were the subject of an application for a surplus farm dwelling severance. The severance request was granted by the Committee of Adjustment on May 25, 2018 with a condition that the owner rezone the retained farmland 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 concerns were identified.

### **Official Plan Designations**

The property is designated in the Official Plan as 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 3.7.3.8.b requires that the vacant agricultural parcel be rezoned to prohibit any future residential uses, and (8c) stipulates that the size of the severed lot be of a size that minimizes the loss of agricultural lands. This Zoning By-law amendment application satisfies the requirements of the Official Plan as conditioned by the Committee of Adjustment.

### **Planning Rationale**

This Zoning By-law amendment will affect approximately 28.4 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment fulfills a condition relating to the surplus farm dwelling severance application imposed by the Committee of Adjustment. Staff had no concerns with the severance application and have determined that the proposed rezoning is consistent with the Official Plan.

### **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 and prevents the loss of agricultural land to other competing uses. This Zoning By-law amendment protects the rural landscape by supporting the continued productive use of agricultural lands.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor Moffatt is aware of this application and has no comments.

## **LEGAL IMPLICATIONS**

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

## **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this application.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with the recommendations in this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There is no accessibility impacts associated with this application.

## **ENVIRONMENTAL IMPLICATIONS**

This Zoning By-law amendment will prevent fragmentation of agricultural land and protect 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.

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 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.

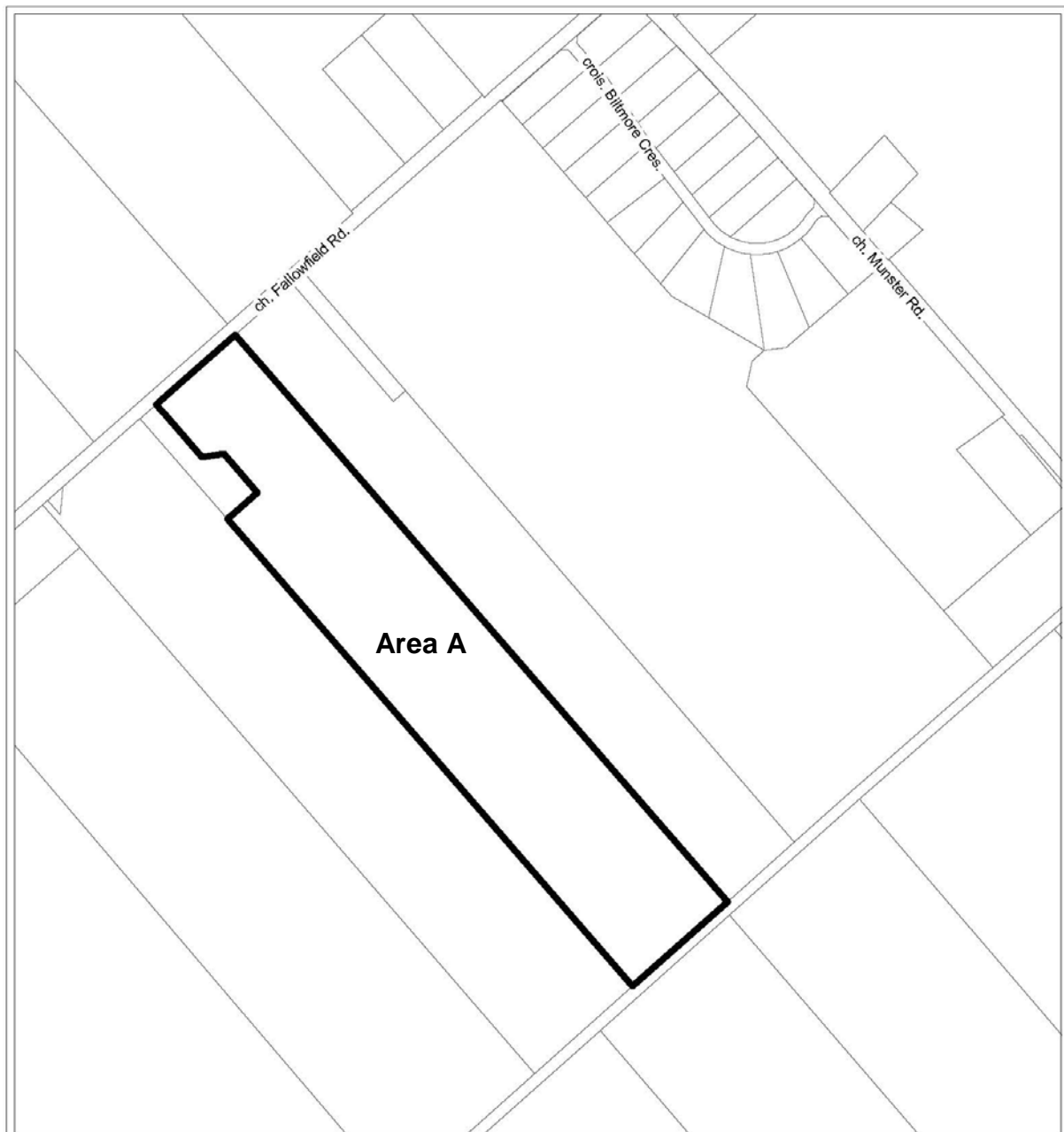
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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)



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0030	18-0923-D		
I:\CO\2018\Zoning\Fallowfield_7976			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>		 <b>7976 ch. Fallowfield Road</b>	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2018 / 07 / 11			



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 7976 Fallowfield Road is to rezone part of the lands shown as Area A in Document 1 from AG2 to AG6.