

- 1. Zoning By-Law Amendment – Part of 5416 Ferry Road**
Modification au Règlement de zonage – Partie du 5416, chemin Ferry

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 5416 Ferry Road, for the purposes of rezoning a portion of the lands from Agricultural Subzone 2 (AG) to Agricultural Subzone 7 (AG7), 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 visant une partie du 5416, chemin Ferry, en vue de faire passer la désignation d'une partie du terrain de Zone agricole, sous-zone 2 (AG) à Zone agricole, sous-zone 7 (AG7) et d'interdire ainsi les utilisations résidentielles sur les terres agricoles conservées, comme l'explique en détail le document 2.

DOCUMENTATION/DOCUMENTATION

Director's Report, Planning Services, Planning, Infrastructure and Economic Development Department dated October 10, 2018 (ACS2018-PIE-PS-0114)

Rapport de la directrice, Services de la planification, Direction générale de la planification, de l'Infrastructure et du développement économique daté le 10 octobre 2018 (ACS2018-PIE-PS-0114)

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
19 November 2018 / 19 novembre 2018**

**and Council
et au Conseil
28 November 2018 / 28 novembre 2018**

**Submitted on 10 October 2018
Soumis le 10 octobre 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: ACS2018-PIE-PS-0114

SUBJECT: Zoning By-law Amendment – Part of 5416 Ferry Road

OBJET: Modification au Règlement de zonage – Partie du 5416, chemin Ferry

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 5416 Ferry Road, for the purposes of rezoning a portion of the lands from Agricultural Subzone 2 (AG) 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 28 November 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 5416, chemin Ferry, en vue de faire passer la désignation d'une partie du terrain de Zone agricole, sous-zone 2 (AG) à Zone agricole, sous-zone 7 (AG7) 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 28 novembre 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

5416 Ferry Road

Owner

Kurtis Wilson

Applicant

Jeff Shipman

Description of site and surroundings

This site is located on Ferry Road within Ward 5 opposite Old Birch Road. The property is approximately 18.21 hectares in size, with approximately 2.3 hectares of land at the rear containing significant vegetation and the remaining area used as cropland. The parcel is surrounded with similar agricultural operations and vacant treed parcels. The property currently has a detached dwelling and accessory structures which have frontage along Ferry 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 application D08-01-18/B-00198. The intent is to prohibit residential uses on the retained lands.

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 June 20, 2018 with a condition that the owner rezone the retained farmland to prohibit residential development.

The site is currently zoned Agriculture, Subzone 2 (AG2). It is proposed to rezone approximately 14.7 hectares of farmland to prohibit future residential use in accordance with a condition of severance. The remaining land area of approximately 0.9 hectares will remain zoned AG2.

At the rear, there are 2.3 hectares containing significant vegetation. This portion is designated Rural Natural Features Area under Schedule A of the Official Plan and is not part of this Zoning By-law Amendment application. This part of the property was the subject of a consent application which was heard and approved by the Committee of Adjustment on August 15, 2018. This new parcel is intended to be developed as a single family dwelling and will remain zoned Rural Countryside.

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 Agricultural Resource Area as per Schedule A of the Official Plan. This designation protects prime agricultural areas from loss of lands to other uses. Severances are permitted for a surplus dwelling due to farm consolidation [Section 3.7.3.7]. Section 3.7.3.8.b 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 3.7.3.8.b] as conditioned by the Committee of Adjustment.

Planning Rationale

This Zoning By-law amendment will affect approximately 14.7 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the remnant agricultural lands from AG2 to AG7 fulfills a condition relating to the approval of surplus farm dwelling severance application heard 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. 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 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 El-Chantiry is aware of this application 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 risks associated with this application.

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 is no accessibility impacts associated with this application.

ENVIRONMENTAL IMPLICATIONS

This Zoning By-law amendment will prevent fragmentation of agricultural land and protecting 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 as it is consistent with the intent of the City's Official Plan and the Zoning By-law.

DISPOSITION

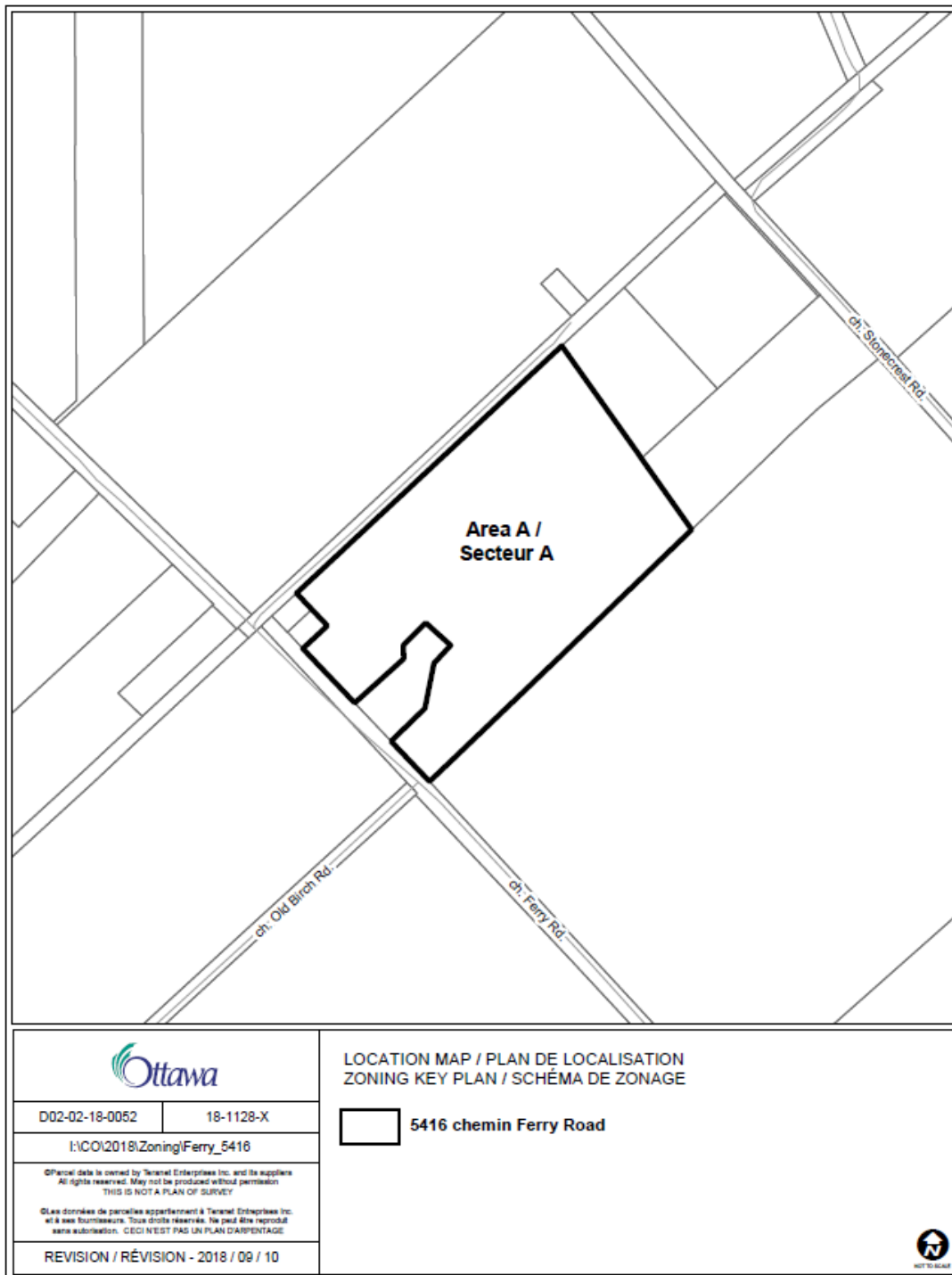
Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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



Document 2 – Details of Recommended Zoning

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for part of 5416 Ferry Road to rezone the lands shown as Area A in Document 1 from AG2 to AG7.