

1. ZONING BY-LAW AMENDMENT – PART OF 7065 SNAKE ISLAND ROAD  
MODIFICATION DU RÈGLEMENT DE ZONAGE – PARTIE DU 7065,  
CHEMIN SNAKE ISLAND

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for part of 7065 Snake Island Road, for the purposes of rezoning a portion of the lands from Agricultural Subzone 2 to Agricultural Subzone 6, to prohibit residential uses on the retained farmland, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve la modification du *Règlement de zonage* (n° 2008-250) visant à ce qu'une partie du 7065, chemin Snake Island, actuellement désignée « Zone agricole, sous-zone 2 », soit désignée « Zone agricole, sous-zone 6 », ce qui aurait pour effet d'interdire les utilisations résidentielles sur les terres agricoles conservées, comme le précise le document 2.

**DOCUMENTATION/DOCUMENTATION**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated February 22, 2019 (ACS2019-PIE-PS-0024).

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 février 2019 (ACS2019-PIE-PS-0024).

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 2  
27 MARCH 2019**

**2**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 2  
LE 27 MARS 2019**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
7 March 2019 / 7 mars 2019**

**and Council  
et au Conseil  
27 March 2019 / 27 mars 2019**

**Submitted on 22 February 2019  
Soumis le 22 février 2019**

**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:**

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demandes d'aménagement ruraux  
613-580-2424, 27790, Seana.Turkington@ottawa.ca**

**Ward: OSGOODE (20)**

**File Number: ACS2019-PIE-PS-0024**

**SUBJECT: Zoning By-law Amendment – Part of 7065 Snake Island Road**

**OBJET: Modification du *Règlement de zonage* – Partie du 7065, chemin  
Snake Island**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 7065 Snake Island Road, for the purposes of rezoning a portion of the lands from Agricultural Subzone 2 to 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 27 March 2019," 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 la modification du *Règlement de zonage* (n° 2008-250) visant à ce qu'une partie du 7065, chemin Snake Island, actuellement désignée « Zone agricole, sous-zone 2 », soit désignée « Zone agricole, sous-zone 6 », ce qui aurait pour effet d'interdire les utilisations résidentielles sur les terres agricoles conservées, 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 27 mars 2019, 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 Lot 20, Concession 5; Former Osgoode Twp.

7065 Snake Island Road

### **Owner**

Michael and Kimberly Martino

### **Applicant**

Jeff Shipman

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

This site is located on Snake Island Road within Osgoode Ward 20 on the east side of the intersection of Snake Island Road and Swale Road. The property is approximately 18.5 hectares in size. The property currently has a detached dwelling, well and septic amenities with a frontage along Snake Island 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-00373. 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 November 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). This application proposes to rezone approximately 18.5 hectares of farmland to prohibit future residential uses in accordance with a condition of severance. The remaining land area of approximately 0.4 hectares, containing the residential dwelling, well and septic amenities, will remain zoned AG2.

## **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 to 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 (Section 3.7.3.8.b) as conditioned by the Committee of Adjustment.

### **Planning Rationale**

This Zoning By-law amendment will affect approximately 18.5 hectares of agricultural land, as shown in Document 1. Rezoning the remaining agricultural lands from AG2 to Agriculture, Subzone 6 (AG6) fulfills a condition relating to the approval of a 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 George Darouze is aware of this application.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendation contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this application.

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **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 not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to the timing of the Agriculture and Rural Affairs Committee meetings.

## **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.

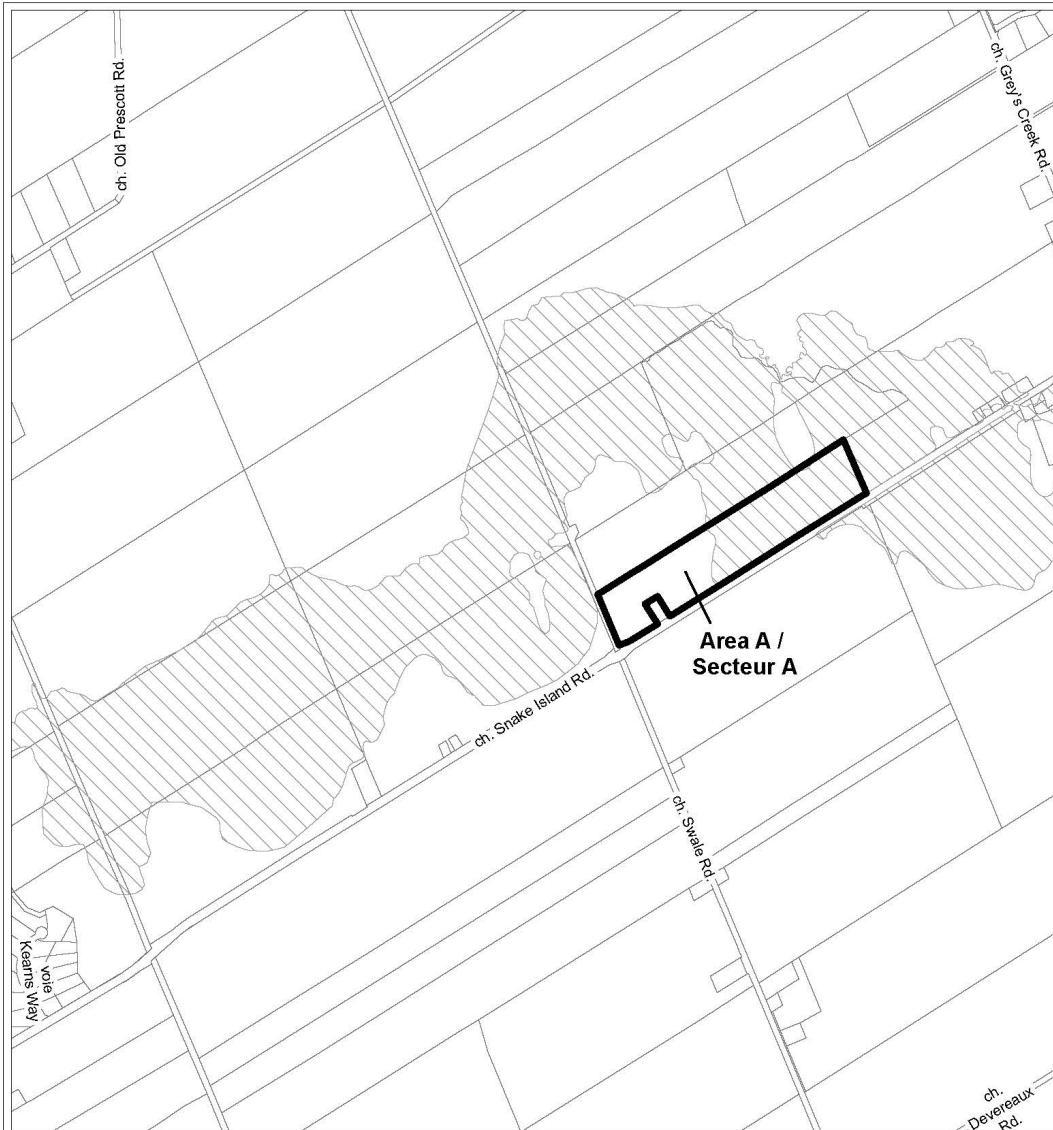
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.





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**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0093	19-0033-D	<b>7065 ch. Snake Island Road</b>	
I:\CO\2019\Zoning\Snakelsland_7065		<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">  <p>Area A to be rezoned from AG2 to AG6 Le zonage du secteur A sera modifié de AG2 à AG6</p> </div> <div style="width: 40%;">  <p>Existing Flood Plain (Section 58) / Plaine inondable (Article 58)</p> </div> </div>	
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REVISION / RÉVISION - 2019 / 01 / 23			

**Document 2 – Details of Recommended Zoning**

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for part of 7065 Snake Island Road to rezone the lands shown as Area A in Document 1 from AG2 to AG6.