

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
5 September 2019 / 5 septembre 2019**

**and Council  
et au Conseil  
11 September 2019 / 11 septembre 2019**

**Submitted on 13 August 2019  
Soumis le 13 août 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**

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**Ward: Rideau-Goulbourn (21)**

**File Number: ACS2019-PIE-PS-0080**

**SUBJECT: Zoning By-law Amendment – 6981 Fourth Line Road**

**OBJET: Modification du *Règlement de zonage* – 6981, chemin Fourth Line**

#### **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6981 Fourth Line Road, for the purposes of rezoning the retained lands from Agricultural Zone (AG) to Agricultural Zone, Subzone 4 (AG4), to prohibit residential uses, and to**

rezone the severed from Agriculture Zone (AG) to Agriculture Zone, Exception xxx1r (AG[xxx1r]) to permit a reduced lot width of 20 metres, 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 the *Planning Act* 'Explanation Requirements' at the City Council Meeting of September 11, 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 une modification du *Règlement de zonage 2008-250* visant le 6981, chemin Fourth Line, afin de changer le zonage des terrains retenus de Zone agricole (AG) à Zone agricole, sous-zone 4 (AG4) pour interdire les utilisations résidentielles, et celui des terrains détachés de Zone agricole (AG) à Zone agricole, exception xxx1r (AG[xxxr1]) pour permettre une largeur de lot réduite de 20 mètres, 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 11 septembre 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**

6981 Fourth Line Road

### **Owner**

Jonathan Woerlen

### **Applicant**

Jeff Shipman

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

This subject site is located on Fourth Line Road within Ward 21, and with an approximate total size of 50.28 hectares. The parcel is surrounded with similar agricultural operations and rural residential dwellings. The property currently has one detached dwelling and three accessory structures.

### **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 D08-01-19/B-00064. The intent is to prohibit residential uses on the retained lands and permit a reduced lot width of 20 metres on the severed 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 March 20, 2019 with a condition that the owner rezone the retained farmland to prohibit residential development. The retained land is to remain utilized for cropland. The severed land will be occupied by the existing dwelling, accessory structures, and associated well and septic.

The site is currently zoned Agriculture Zone (AG). It is proposed to rezone the entirety of the subject site, as the severed lot has a lot width of 20 metres, which is less than

what the current zoning permits. It is proposed to rezone approximately 50.28 hectares of land. The retained land (represented by Area A in Document 1) would be re-zoned from Agriculture Zone (AG) to Agriculture Zone, Subzone 4 (AG4). The severed land (represented by Area B in Document 1) would be re-zoned from Agriculture Zone (AG) to Agriculture Zone, Exception xxx1r (AG[xxx1r]). The exception would permit a reduced lot width of 20 metres for the severed lot.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were 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.

### **Other applicable policies and guidelines**

The subject site is not within the boundary of any applicable Secondary Plans or Community Design Plans.

### **Urban Design Review Panel**

This application was not subject to review by the Urban Design Review Panel.

### **Planning Rationale**

This Zoning By-law amendment will affect approximately 50.28 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the retained agricultural lands from AG to AG4 and the severed lot from AG to AG[xxx1r] 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 Moffatt is aware of this application and has no concerns.

### **LEGAL IMPLICATIONS**

There are no legal impediments to the implementation of the recommendations of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with 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 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, 415 Legget Drive, Kanata, ON K2K 3R1; 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



Existing Flood Plain (Section 58) /  
Plaine Inondable (Article 58)



LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHEMA DE ZONAGE

D02-02-19-0020 19-0636-X

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REVISION / RÉVISION - 2019 / 07 / 19

 6981 chemin Fourth Line Road

Area A to be rezoned from AG to AG4  
Le zonage du secteur A sera modifié de AG à AG4

Area B to be rezoned from AG to AG[xxx1r]  
Le zonage du secteur B sera modifié de AG à AG[xxx1r]



## **Document 2 – Details of Recommended Zoning**

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for 6981 Fourth Line Road to rezone the lands shown Document 1 as follows:

1. Rezone the lands shown as Area A in Document 1 from AG to AG4.
2. Rezone the lands shown as Area B in Document 1 from AG to AG[xxx1r].
3. Add a new exception [xxx1r] to Section 240—Rural Exceptions, with a provision to permit a reduced lot width of 20 metres.