

2. Zoning By-law Amendment – 200 Golden Line Road

Modification au Règlement de zonage – 200, chemin Golden Line

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 200 Golden Line Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Agricultural Zone, Rural Exception [xxxxr] (AG[xxxxr]), so that the entire parcel would be consistently zoned in line with the Official Plan designation, and for part of 200 Golden Line Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Agricultural, Subzone 4 (AG4), to prohibit residential uses on the retained farmland, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification du *Règlement de zonage 2008-250* afin que le zonage d'une partie des terrains du 200, chemin Golden Line passe de Zone d'espace rural (RU) à Zone agricole, assortie d'une exception rurale [xxxxr] (AG[xxxxr]), de sorte que la désignation de zonage de toute la parcelle soit conforme à la désignation prévue dans le Plan officiel, et que le zonage de l'autre partie des terrains du 200, chemin Golden Line soit changé de Zone d'espace rural (RU) à Zone agricole, sous-zone 4 (AG4) en vue d'interdire toute utilisation résidentielle sur les terres agricoles conservées, comme il est expliqué en détail dans le document 2.

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated January 7, 2020
(ACS2020-PIE-PS-0012)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 7 janvier 2020 (ACS2020-PIE-PS-0012)

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
6 February 2020 / 6 février 2020**

**and Council
et au Conseil
12 February 2020 / 12 février 2020**

**Submitted on 7 January 2020
Soumis le 7 janvier 2020**

**Submitted by
Soumis par:
Douglas James**

**Acting Director / Directeur par intérim
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: ACS2020-PIE-PS-0012

SUBJECT: Zoning By-law Amendment – 200 Golden Line Road

OBJET: Modification au Règlement de zonage – 200, chemin Golden Line

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 200 Golden Line Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Agricultural Zone, Rural Exception [xxxxr] (AG[xxxxr]), so that the entire**

parcel would be consistently zoned in line with the Official Plan designation, and for part of 200 Golden Line Road for the purposes of rezoning the lands from Rural Countryside Zone (RU) to Agricultural, Subzone 4 (AG4), 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 Office of the City Clerk 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 February 12, 2020," 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* afin que le zonage d'une partie des terrains du 200, chemin Golden Line passe de Zone d'espace rural (RU) à Zone agricole, assortie d'une exception rurale [xxxxr] (AG[xxxxr]), de sorte que la désignation de zonage de toute la parcelle soit conforme à la désignation prévue dans le Plan officiel, et que le zonage de l'autre partie des terrains du 200, chemin Golden Line soit changé de Zone d'espace rural (RU) à Zone agricole, sous-zone 4 (AG4) en vue d'interdire toute utilisation résidentielle sur les terres agricoles conservées, comme il est expliqué en détail dans 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 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 12 février 2020 », 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

200 Golden Line Road

Owner

Schouten Dairy Farms Inc.

Applicant

Jeff Shipman

Description of site and surroundings

This site is located along Golden Line Road located in Ward 5. The property is approximately 175.1 hectares in size and is currently used as cropland. The parcel is surrounded by lands with similar agricultural and residential use properties along Golden Line Road. The property currently has a detached dwelling and accessory structures which have frontage along Golden Line Road.

Summary of requested Zoning By-law amendment proposal

The application has been submitted to fulfill the conditions of severance approval imposed by the Committee of Adjustment with respect to application D08-01-19/B-00254. The intent is to prohibit residential uses, to permit a lot width of 10 metres on the retained lands and to allow the zoning to be consistent with the Official Plan designation 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 September 18, 2019 with a condition that the owner rezone the severed lands so that the zoning would be consistent with the Official Plan designation, and a condition that the owner rezone the retained farmland to prohibit residential development.

The site is currently zoned Rural Countryside Zone (RU). The plan is to rezone the entire 175.1-hectare parcel in accordance with the conditions of severance. It is proposed to rezone 'Area A' in Document 1, the 1.1-hectare severed lands, from RU to AG[xxxxr]. The Rural Exception would permit a reduced lot width of 10 metres. It is also proposed to rezone 'Area B' in Document 1, the 174-hectare retained farmed lands, from RU to AG4.

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.

Planning rationale

This Zoning By-law amendment will affect approximately 175.1 hectares of land, as shown in Document 1. This Zoning By-law amendment to rezone the severed lands from RU to AG[xxxxr] and the remnant agricultural lands from RU to AG4 fulfills the conditions 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 Policies of the

Agricultural Resource Area Designation in 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 Eli El-Chantiry is aware of the application related to this report and has no concerns.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this 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 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 (Development Application Number: D02-02-19-0094) 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 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, Innovative Client Services Department 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	
D02-02-19-0094	19-1246-B	 200 ch. Golden Line Rd. Area A to be rezoned from RU to AG[xxxx] Secteur A devant être rezoné de RU à AG[xxxx]	Area B to be rezoned from RU to AG4 Secteur B devant être rezoné de RU à AG4
I:\CO\2019\Zoning\Golden_Line_200 <small>©Parcel data is owned by Terranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small> <small>©Les données de parcelles appartiennent à Terranet 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 - 2019 / 11 / 12		 <small>NOT TO SCALE</small>	

Document 2 – Details of Recommended Zoning

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for 200 Golden Line to rezone the lands shown in Document 1 as follows:

1. Rezone the lands shown as Area A in Document 1 from RU to AG[xxxxr];
2. Add a new exception [xxxxr] to Section 240 – Rural Exceptions, with a provision to permit a reduced lot width of 10 metres; and
3. Rezone the lands shown as Area B in Document 1 from RU to AG4.