

5. **Zoning By-Law Amendment –1892 York’s Corners Road**  
**Modification du *Règlement de zonage* –1892, chemin York’s Corners**

#### **COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for part of 1892 York’s Corners Road, for the purposes of rezoning a portion of the lands from Agriculture Zone (AG), to Agriculture Zone, Subzone 5 (AG5), to prohibit residential uses on the retained lands, and to rezone the severed land from Agriculture Zone (AG) to Agriculture Zone, Exception xxx1r (AG[xxx1r]) to permit a reduced lot width of 10 metres, as detailed in Document 2.

#### **RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification du *Règlement de zonage* 2008-250 visant une partie du 1892, chemin Yorks Corners, afin de changer la désignation de zonage des terres conservées de Zone agricole (AG) à Zone agricole, sous-zone 5 (AG5) en vue d’y interdire les utilisations résidentielles, et afin de faire passer le zonage des terres disjointes de Zone agricole (AG) à Zone agricole, assortie d’une exception xxx1r (AG[xxx1r]) pour permettre une largeur de lot réduite de 10 m, comme l’indique le document 2.

#### **Documentation/Documentation**

Acting Director’s report, Planning Services, Planning, Infrastructure and Economic Development Department, dated January 16, 2020  
(ACS2020-PIE-PS-0015)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l’infrastructure et du développement économique, daté le 16 janvier 2020 (ACS2020-PIE-PS-0015)

**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 16 January 2020  
Soumis le 16 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: OSGOODE (20)**

**File Number: ACS2020-PIE-PS-0015**

**SUBJECT: Zoning By-Law Amendment –1892 York's Corners Road**

**OBJET: Modification du *Règlement de zonage* –1892, chemin York's Corners**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 1892 York's Corners Road, for the purposes of rezoning a portion of the lands from Agriculture**

Zone (AG), to Agriculture Zone, Subzone 5 (AG5), to prohibit residential uses on the retained lands, and to rezone the severed land from Agriculture Zone (AG) to Agriculture Zone, Exception xxx1r (AG[xxx1r]) to permit a reduced lot width of 10 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 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* visant une partie du 1892, chemin Yorks Corners, afin de changer la désignation de zonage des terres conservées de Zone agricole (AG) à Zone agricole, sous-zone 5 (AG5) en vue d'y interdire les utilisations résidentielles, et afin de faire passer le zonage des terres disjointes de Zone agricole (AG) à Zone agricole, assortie d'une exception xxx1r (AG[xxx1r]) pour permettre une largeur de lot réduite de 10 m, comme l'indique 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**

1892 York's Corners Road

### **Owner**

Dean Patterson

### **Applicant**

Jeff Shipman

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

This subject site is located on York's Corners Road within Ward 20, and with an approximate total size of 37.87 hectares. The parcel is surrounded with similar agricultural operations and rural residential dwellings. The property currently has a detached dwelling and multiple accessory buildings associated with the farming operation on site.

### **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-00258. 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 September 18, 2019 with a condition that the owner rezone the retained farmland to prohibit residential development.

The site is currently zoned Agriculture Zone (AG). It is proposed to rezone approximately 37 hectares of farmland (the retained lands) to AG5 to prohibit future residential use, and to rezone the severed lands (approximately 0.87 hectares) to AG, Exception xxx1r to permit a reduced lot width of 10 metres, in accordance with a condition of severance.

## **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 37.87 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the retained agricultural lands from AG to AG5, and the severed lands 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 Darouze is aware of this application.

### **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 this application.

### **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 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

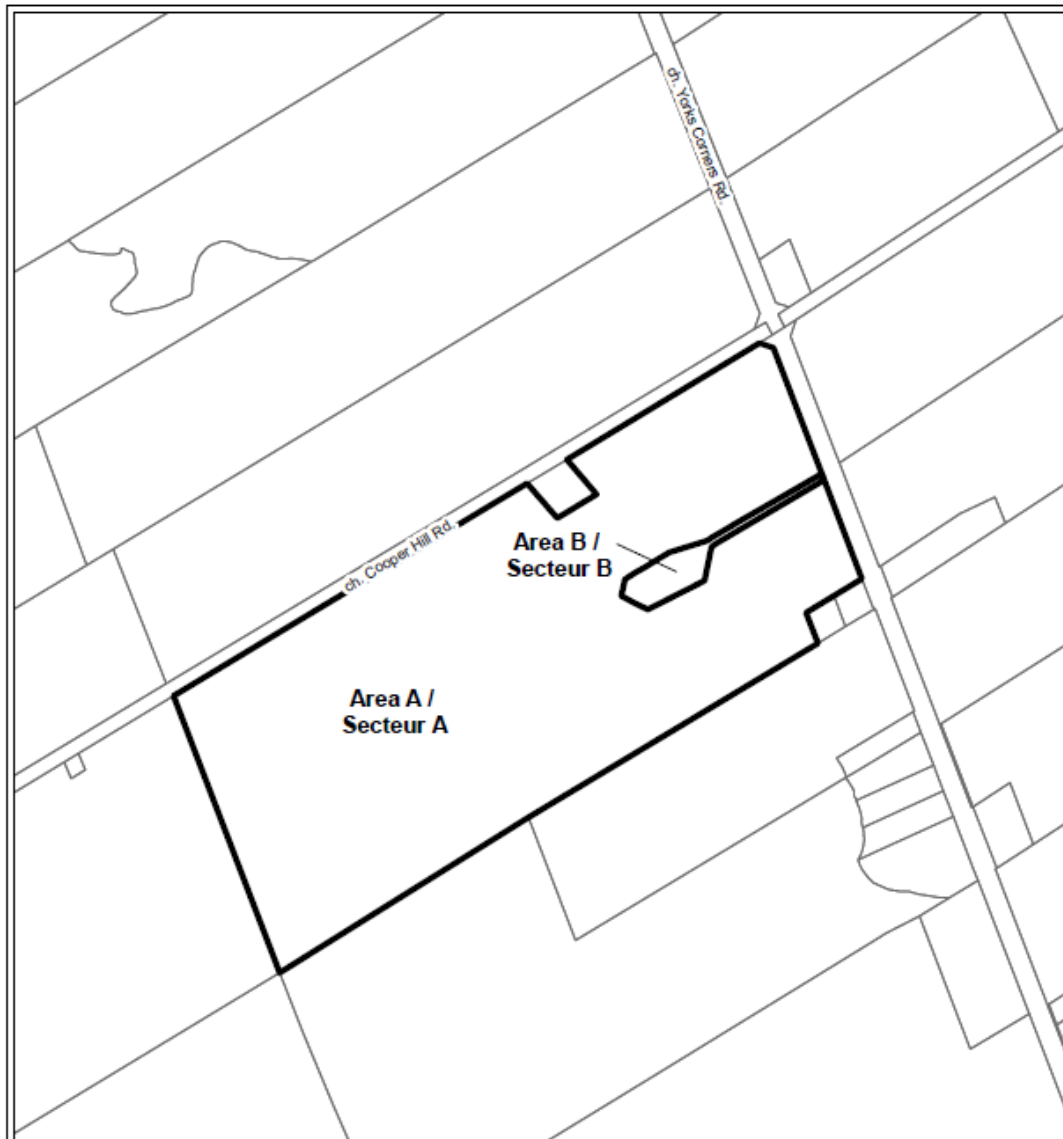
Legal Services.




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 / SCHEMA DE ZONAGE	
D02-02-19-0088	19-1391-S	<b>1892 ch. Yorks Corners Road</b>	
I:\COI\2019\Zoning\YorksCorners_1892		 Area A to be rezoned from AG to AG5 Le zonage du secteur A sera modifié de AG à AG5	
<small>©Parcel data is owned by Teranel Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		Area B to be rezoned from AG to AG[xxx1r] Le zonage du secteur A sera modifié de AG à AG[xxx1r]	
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REVISION / RÉVISION - 2019 / 12 / 13			

**Document 2 – Details of Recommended Zoning**

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for 1892 York's Corners Road to rezone the lands shown in Document 1 as follows:

1. Rezone the lands shown as Area A in Document 1 from AG to AG5.
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 10 metres.