

7. ZONING BY-LAW AMENDMENT – PART OF 6496 FIRST LINE ROAD
MODIFICATION DU *RÈGLEMENT DE ZONAGE* – PARTIE DU 6496,
CHEMIN FIRST LINE

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 6496 First Line Road for the purposes of rezoning the lands from Agricultural Zone, Subzone 2 (AG2) to Agricultural, Subzone 6 (AG6), 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 6496, chemin First Line, actuellement désignée « Zone agricole, sous-zone 2 (AG2) », soit désignée « Zone agricole, sous-zone 6 (AG6) », afin d'interdire les utilisations résidentielles sur les terres agricoles conservées, comme l'indique le document 2.

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated January 21, 2020
(ACS2020-PIE-PS-0017)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 21 janvier 2020 (ACS2020-PIE-PS-0017)

**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 21 January 2020
Soumis le 21 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: RIDEAU-GOULBOURN (21)

File Number: ACS2020-PIE-PS-0017

SUBJECT: Zoning By-law Amendment – Part of 6496 First Line Road

**OBJET: Modification du *Règlement de zonage* – Partie du 6496, chemin First
Line**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6496 First Line Road for the purposes of rezoning the lands from Agricultural Zone, Subzone 2**

(AG2) to Agricultural, Subzone 6 (AG6), 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 la modification du *Règlement de zonage* (n° 2008-250) visant à ce qu'une partie du 6496, chemin First Line, actuellement désignée « Zone agricole, sous-zone 2 (AG2) », soit désignée « Zone agricole, sous-zone 6 (AG6) », afin d'interdire les utilisations résidentielles sur les terres agricoles conservées, comme l'indique 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 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

6496 First Line Road

Owner

John Van Riel

Applicant

Jeff Shipman

Description of site and surroundings

This site is located on First Line Road within Ward 21. The property is approximately 27.2 hectares in size and is currently used as cropland. It is surrounded by parcels with similar agricultural uses along First Line Road. The property currently has a detached dwelling and accessory structures, which have frontage along First Line 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 D08-01-19/B-00256. 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 Agricultural Zone, Subzone 2 (AG2). It is proposed to rezone approximately 26 hectares of farmland to prohibit future residential use in accordance with a condition of severance. The remaining land area of approximately 1.2 hectares will remain zoned Agricultural Zone, Subzone 2 (AG2).

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 26 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the remnant agricultural lands from AG2 to AG6 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 Scott Moffatt is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to the implementation of 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 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: D02-02-19-0096) 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

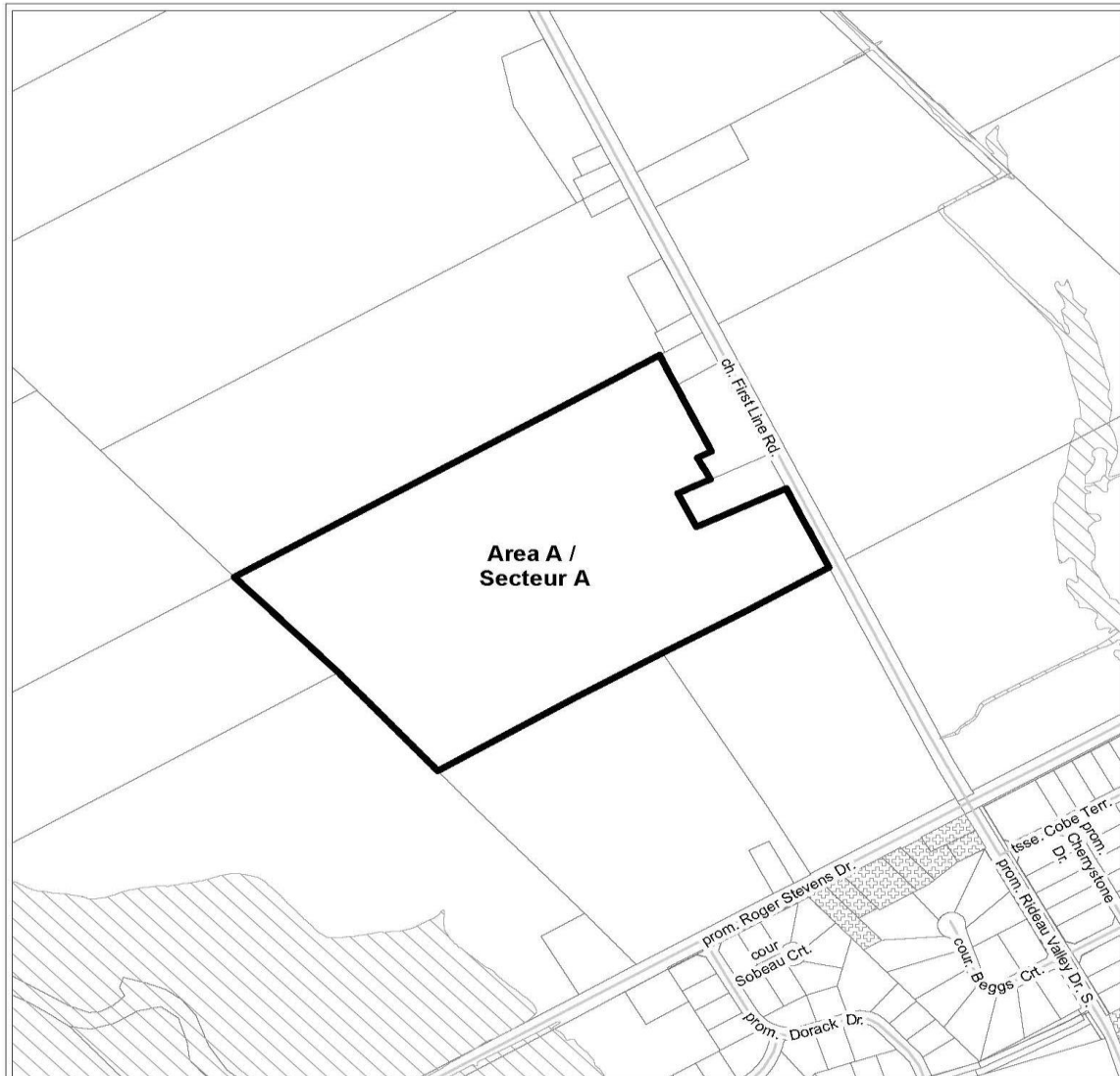
Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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	
D02-02-19-0096	19-1432-D	6496 ch. First Line Rd.	
I:\CO\2019\ZoningFirstLine_6496_V2		 Area A to be rezoned from AG2 to AG6 Le zonage du secteur A sera modifié de AG2 à AG6	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>		 Village Residential Enterprise (Section 128A) / Zone sous-jacente résidentielle de village - Entreprise (article 128A)	
<small>©Les données de parcelles appartiennent à Teranet 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>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2019 / 12 / 17			

Document 2 – Details of Recommended Zoning

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for part of 6496 First Line to rezone the lands shown as Area A in Document 1 from AG2 to AG6.