

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
8 July 2020 / 8 juillet 2020**

**and Council
et au Conseil
15 July 2020 / 15 juillet 2020**

**Submitted on 23 June 2020
Soumis le 23 juin 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-0063

SUBJECT: Zoning By-law Amendment – 2730 Goodstown Road

OBJET: Modification du Règlement de zonage – 2730, chemin Goodstown

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2730 Goodstown Road for the purposes of rezoning the lands from Agricultural Zone, Subzone 2 (AG2) to Agricultural Zone, Subzone 6 (AG6), to prohibit residential uses on the retained farmland and to permit a reduced lot area of 1.3 hectares and a reduced lot width of 25 metres on the severed lands, 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 July 15, 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 au *Règlement de zonage 2008-250* visant le 2730, chemin Goodstown en vue de rezoner le terrain de « Zone agricole, sous-zone 2 » (AG2) à « Zone agricole, sous-zone 6 » (AG6), afin d'interdire toutes futures utilisations résidentielles sur les terres agricoles conservées et de permettre une réduction de la superficie du lot à 1,3 hectare et une réduction de la largeur du lot à 25 mètres sur le terrain disjoint, comme le précise 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 15 juillet, 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

2730 Goodstown Road

Owner

Anne Lindsay

Applicant

Jeff Shipman

Description of site and surroundings

This site is located along Goodstown Road within Ward 21. The property is approximately 27.3 hectares in size and is currently used as cropland. It is surrounded by parcels with similar agricultural uses along Goodstown Road. Currently, there is a detached dwelling, barn, and accessory structures with frontage along Goodstown Road.

Brief history of proposal

The lands to which the proposed Zoning By-law amendment applies were the subject of an application (D08-01-19/B-00368) for a surplus farm dwelling severance. The severance request was granted by the Committee of Adjustment on January 8, 2020 with a condition that the owner rezone the property to prohibit residential development on the retained farmland and to permit a reduced lot width of 25 metres on the severed lands.

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 1.30 hectares is to be rezoned to add a Rural Exception to permit a reduced lot area of 1.30 hectares and a reduced lot width on 25 metres.

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 27.3 hectares of agricultural land, as shown in Document 1. This change is to rezone the retained parcel identified as Area A in Document 1, from Agricultural Zone, Subzone 2 (AG2) to Agricultural Zone, Subzone 6 (AG6) and to rezone the severed parcel identified as Area B in Document 1, from Agricultural Zone, Subzone 2 (AG2) to Agricultural Zone, Subzone 2. Rural Exception XXXXr (AG2[XXXXr]) 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, 2020.

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 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 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:

- Economic Growth and Diversification
- Thriving Communities
- Environmental Stewardship

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-19-0136) 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

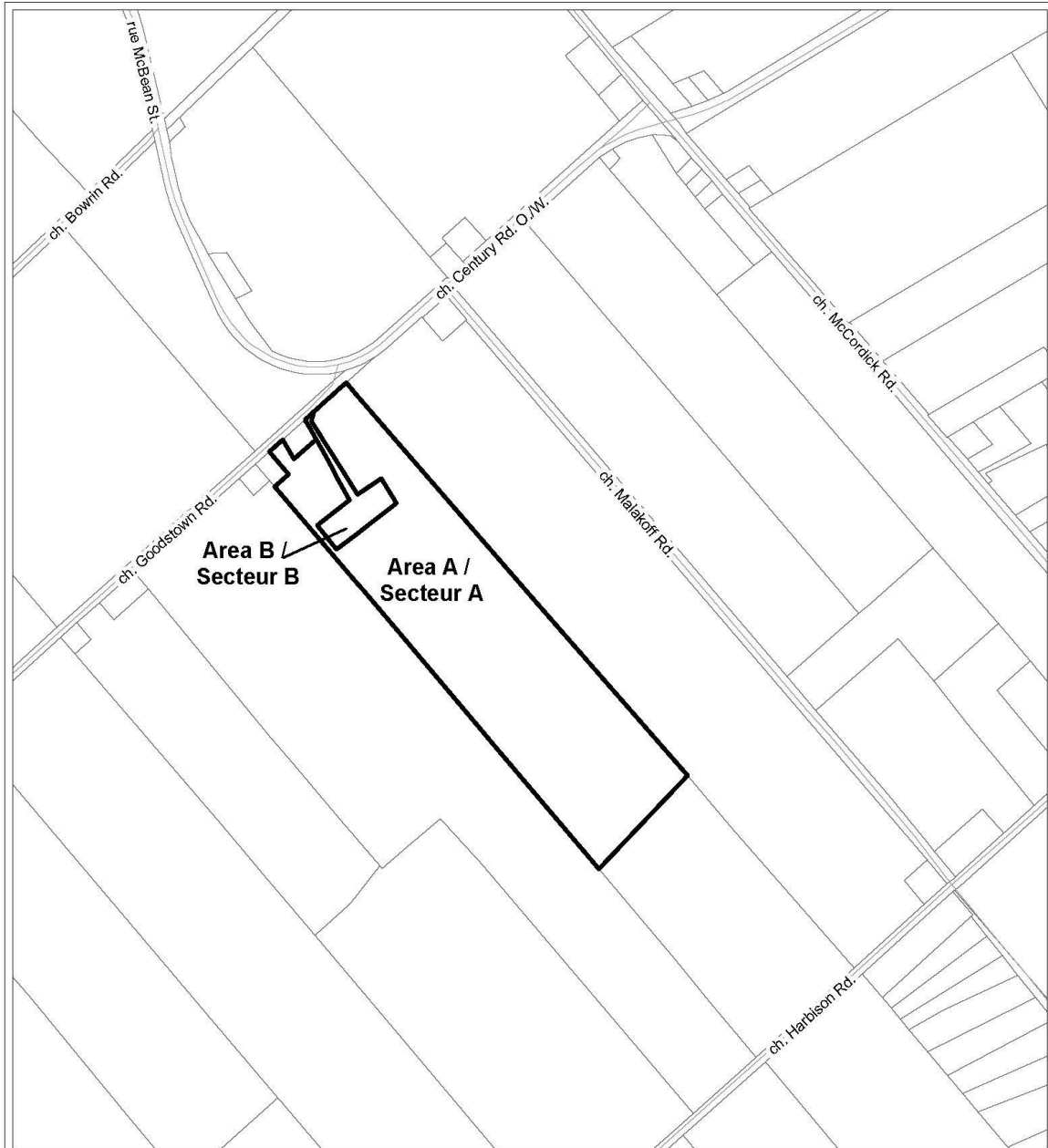
Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.




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	
D02-02-19-0136	20-0372-D	2730 ch. Goodstown Road	
I:\COI\2020\Zoning\Goodstown_2730		 Area A to be rezoned from AG2 to AG6 Le zonage du secteur A sera modifié de AG2 à AG6 Area B to be rezoned from AG2 to AG2[XXXXr] Le zonage du secteur B sera modifié de AG2 à AG2[XXXXr]	
<small>©Parcel data is owned by Teramet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
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Document 2 – Details of Recommended Zoning

It is proposed to amend the City of Ottawa’s Zoning By-law 2008-250 for 2730 Goodstown Road to:

- a. rezone the lands shown as Area A in Document 1 from AG2 to AG6; and
- b. amend Section 240, Rural Exceptions, by adding new exception [XXXXr] such that,
 - i. In Column II, add the text “AG2[XXXXr]”;
 - ii. In Column V, add a provision similar in effect to the following:
 - 1) minimum lot width of 25 metres.