

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
1 October 2020 / 1er octobre 2020**

**and Council
et au Conseil
14 October 2020 / 14 octobre 2020**

**Submitted on 15 September 2020
Soumis le 15 septembre 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
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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2020-PIE-PS-0101

SUBJECT: Zoning By-law Amendment – Part of 3964 John Shaw Road

**OBJET: Modification au Règlement de zonage – Partie du 3964, chemin John
Shaw**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3964 John Shaw Road**

for the purposes of rezoning the lands from Agricultural Zone (AG) to Agricultural Zone, Subzone 5 (AG5), 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 October 14, 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 n° 2008-250 visant une partie du 3964, chemin John Shaw afin de rezoner les terrains en passant de la « zone agricole (AG) » à la « zone agricole, sous-zone 5 (AG5) » et d'interdire tout aménagement résidentiel sur les terres agricoles conservées, comme le précise la pièce 2.
2. Que Comité de l'agriculture et des affaires rurales approuve l'intégration de la section du présent rapport consacrée aux détails de la consultation dans la « brève explication » de la Synthèse des mémoires présentés par écrit et de vive voix par le public, à rédiger par le Bureau du greffier municipal et à soumettre au Conseil dans le rapport intitulé « Synthèse des mémoires présentés par écrit et de vive voix par le public sur les questions assujetties aux "exigences obligatoires" de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil prévue le 14 octobre 2020 », à la condition que les mémoires soient déposés entre la date de la publication du présent rapport et la date 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

3964 John Shaw Road

Owner

John Clifford Shaw

Applicant

Jeff Shipman

Description of site and surroundings

This site is located on John Shaw Road within Ward 5. The property is approximately 38.75 hectares in size and is currently used as cropland. The property is surrounded by parcels with similar agricultural uses along John Shaw Road. The property currently has a detached dwelling, barn, and accessory structures which have frontage along John Shaw 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 D08-01-20/B-00100. 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 July 22, 2020 with a condition that the owner rezone the retained farmland to prohibit residential development.

The site is currently zoned Agricultural Zone (AG). It is proposed to rezone approximately 37.85 hectares of farmland to prohibit future residential use in accordance with a condition of severance. The remaining land area containing the existing farm dwelling, well, septic and accessory building (approximately 0.90 hectares) will remain zoned AG.

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 37.85 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the remnant agricultural lands from AG to AG5 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 of 2014 and 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 Eli El-Chantiry is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are no risks associated with this application.

ASSET MANAGEMENT IMPLICATIONS

There are no direct 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:

- Economic Growth and Diversification
- Thriving Communities
- Environmental Stewardship

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-20-0039) 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

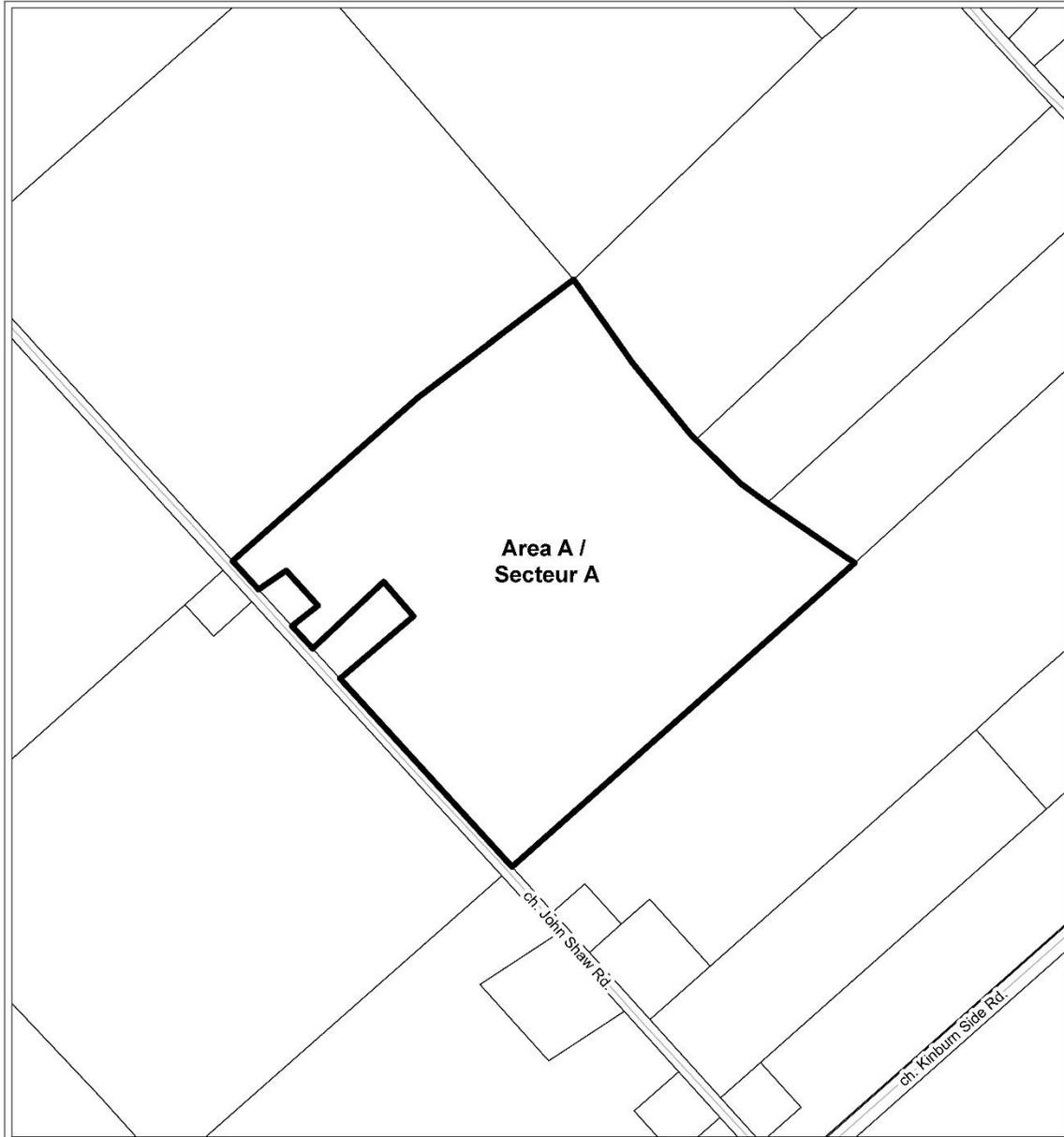
Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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	
D02-02-20-0039	20-0729-L	3964 ch. John Shaw Rd.	
I:\CO\2020\ZKP\JohnShaw_3964			Area A to be rezoned from AG to AG5 Le zonage du secteur A sera modifié de AG à AG5
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REVISION / RÉVISION - 2020 / 08 / 24		 <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 part 3964 John Shaw Road to rezone the lands shown as Area A in Document 1 from AG to AG5.