

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
4 March 2021 / 4 mars 2021**

**and Council  
et au Conseil  
10 March 2021 / 10 mars 2021**

**Submitted on 4 February 2021  
Soumis le 4 février 2021**

**Submitted by  
Soumis par:**

**Lee Ann Snedden  
Director / Directrice**

**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: ACS2021-PIE-PS-0032**

**SUBJECT: Zoning By-law Amendment – Part of 7070 Mansfield Road**

**OBJET: Modification au Règlement de zonage – Partie du 7070, chemin  
Mansfield**

#### **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 7070 Mansfield Road for the purposes of rezoning the lands from Agricultural Zone (AG) to**

**Agricultural Zone, 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 March 10, 2021," 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 7070, chemin Mansfield, en vue de faire passer le zonage des terrains de « Zone agricole » (AG) à « Zone agricole, sous-zone 6 » (AG6), afin d'interdire toute utilisation résidentielle sur les terres agricoles conservées, 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 10 mars 2021 », 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**

7070 Mansfield Road

### **Owner**

Denis and Beverly Coote

### **Applicant**

Denis and Beverly Coote

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

This site is located on Mansfield Road within Ward 21. The property is approximately 42.30 hectares in size and is currently used as cropland. The property is surrounded by similar agricultural parcels and the Richmond Fen Wetland Complex. The property currently has a detached dwelling and accessory structures which have frontage along Mansfield Road and Bleeks 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 applications D08-01-20/B-00103, D08-01-20/B-00104, and D08-01-20/B-00106. 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 and an application for a rural residential severance. The severance requests were granted by the Committee of Adjustment on July 22, 2020 and September 16, 2020 with a condition that the owner rezone the retained farmland to prohibit residential development and to allow the zoning designation of the entire property to be consistent with the Official Plan designations.

The site is currently zoned Agricultural Zone (AG). It is proposed to rezone approximately 20.76 hectares of farmland to prohibit future residential uses and to rezone approximately 20.98 hectares of woodland to Rural Countryside Zone (RU) to allow the zoning designation of the entire property to be consistent with the Official Plan designations in accordance with conditions of severance. The remaining land area of approximately 0.56 hectares contains a one detached dwelling and will remain zoned Agricultural Zone (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 as both Agricultural Resource Area and General Rural Area as per Schedule A of the Official Plan. The delineation between the two designations corresponds to the delineation of the proposed rezoning, as depicted in Document 1. The Agricultural Resource Area designation protects prime agricultural areas from loss of lands to other uses. Severances are permitted for a surplus dwelling due to farm consolidation [Sections 3.7.3.9 and 10]. Section 3.7.3.10.b requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and 3.7.3.10.c stipulates that the size of the severed lot be a size that minimizes the loss of agricultural lands. The General Rural Area designation accommodates a variety of land uses that are appropriate for a rural location and limits the amount of residential development so that such development will not preclude, or resist continued agricultural or other non-residential uses. Severances for residential purposes are permitted in the General Rural Area for up to two lots [Section 3.7.2.10]. This Zoning By-law amendment application satisfies the requirements of the Official Plan [Section 3.7.3.10.b] as conditioned by the Committee of Adjustment.

### **Planning rationale**

This Zoning By-law amendment will affect approximately 41.74 hectares of land, as shown in Document 1. This Zoning By-law amendment to rezone the remnant agricultural lands from AG to AG6 and the remnant woodlot from AG to RU fulfills a condition relating to the approval of surplus farm dwelling severance application and a condition relating to the approval rural residential 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 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. Additionally, the approximately 20.98 hectares woodland on the southern portion of the subject site is a

part of the Natural Heritage System and any future development on the site may be subject to further applications under the Planning Act, at which point staff would require an Environmental Impact Statement (EIS).

### **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: D02-02-20-0132) 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**

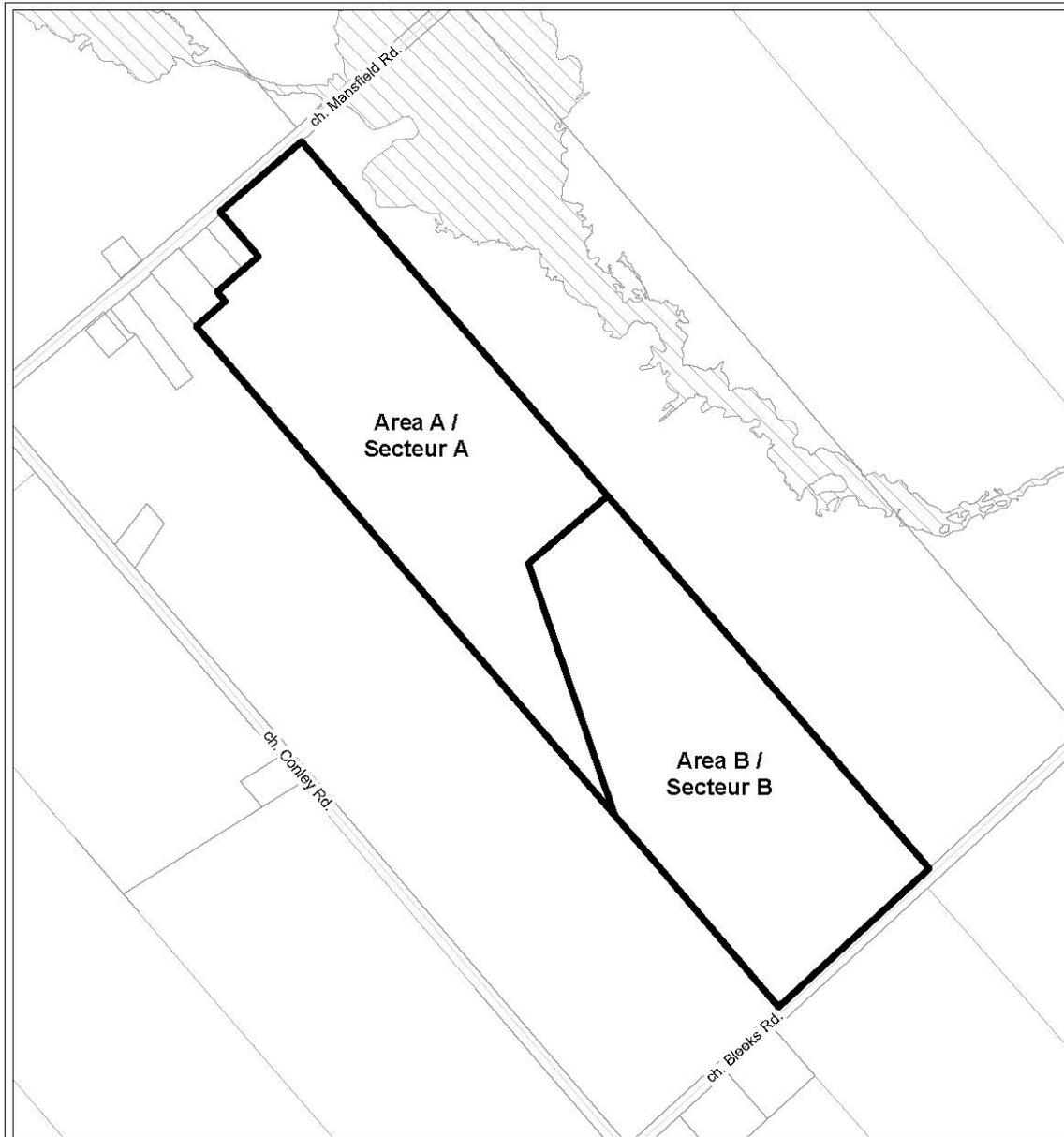
Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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	
D02-02-20-0132	21-0072-L	<b>7070 ch. Mansfield Rd.</b>	
I:\CO\2020\Zoning\Mansfield_7070			Area A to be rezoned from AG to AG6 Le zonage du secteur A sera modifié de AG à AG6
<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 RU Le zonage du secteur B sera modifié de AG à RU
<small>©Les données de parcelles appartiennent à Teranel Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. DÉCLINÉ EST PAS UN PLAN D'ARPENTAGE</small>		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2021 / 01 / 20			

## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 7070 Mansfield Road:

- a. rezone the lands shown as Area A in Document 1 from AG to AG6; and
- b. rezone the lands shown as Area B in Document 1 from AG to RU.