

Subject: Zoning By-law Amendment – Part of 2793 River Road

File Number: ACS2022-PIE-PS-0063

Report to Agriculture and Rural Affairs Committee on 2 June 2022

and Council 8 June 2022

Submitted on May 18, 2022 by Lily Xu, Acting Director, Planning, Real Estate and Economic Development

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Ward: Osgoode (20)

Objet : Modification du Règlement de zonage – partie du 2793, chemin River

Dossier : ACS2022-PIE-PS-0063

Rapport au Comité de l'agriculture et des affaires rurales

le 2 juin 2022

et au Conseil le 8 juin 2022

Soumis le 18 mai 2022 par Lily Xu, Directrice par intérim, Direction générale de la planification, des biens immobiliers et du développement économique

Personne ressource : Stephan Kukkonen, Urbaniste I, Examen des demandes d'aménagement ruraux

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Quartier : Osgoode (20)

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2793 River Road to prohibit residential development on the retained agricultural lands.**
- 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 June 8, 2022 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) pour une partie du 2793, chemin River, afin que soient interdits les projets d’aménagement résidentiel sur les terres agricoles conservées.
2. Que le Comité de l’agriculture et des affaires rurales approuve 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 8 juin 2022 », 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

Part of 2793 (2835) River Road

Owner

Alexerin Dairy Inc.

Applicant

Jeff Shipman

Description of site and surroundings

The subject property is located on the eastern side of River Road, south of the River Road and Nixon Drive intersection. The site is currently zoned Agricultural Zone, Subzone 2 (AG2). The surrounding parcels are of similar agricultural uses.

The retained lands, to be readdressed as 2835 River Road, and to be rezoned, have broken frontage of 373 metres and 144 metres on River Road and 406 metres on Nixon Drive and a lot area of approximately 27 hectares.

The severed lands, to remain addressed as 2793 River Road, will have a lot area 0.7 hectares. This site is developed with a single-detached dwelling.

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 D08-01-21/B-00388. The intent is to prohibit residential uses on the retained lands.

Brief history of proposal

Committee of Adjustment Panel 3 heard consent for severance application D08-01-21/B-00388 on November 17, 2021. The application sought to sever an existing residential dwelling as a surplus dwelling lot due to farm consolidation. Staff did not express any concerns with the application, and the Committee granted approval with conditions.

The current application has been submitted to fulfill a condition, imposed by the Committee on application D08-01-21/B-00388.

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 designation(s)

In this current period, between Council approval of the new Official Plan and the Minister's approval of the new OP, staff are to apply whichever provision, as between

the existing and new OP, is more restrictive. The policies are similar between the two Official Plans with respect to agricultural policies.

Existing Official Plan

The property is designated as Agricultural Resource Area as per Schedule A of the existing Official Plan. 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 under Section 3.7.3.9. Section 3.7.3.10.b requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and (10c) 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 3.7.3.10.b] as conditioned by the Committee of Adjustment.

New Official Plan

The property is designated Agricultural Resource Area as per Schedule B9. The Agricultural Resource Area designation protects lands with Land Evaluation and Area Review (LEAR). Section 9.1.3 of the new Official Plan “protect farmland from uses that would impede productive farming operations” prohibits lot creation unless the lot contains a habitable dwelling made surplus through farm consolidation. In such cases, as a condition of severance, the agricultural parcel is required to be zoned to prohibit residential uses. Surplus farm dwelling severances must fulfill other criteria which are assessed at the point of severance application.

Planning rationale

This Zoning By-law amendment will affect approximately 27 hectares of agricultural land, as shown in Document 1. This change to rezone the portion of 2793 River Road identified in Document 1, from Agricultural Zone, Subzone 2 (AG2) to Agricultural Zone, Subzone 6 (AG6) fulfills a condition relating to the approval of surplus farm dwelling severance application granted by the Committee of Adjustment on November 17, 2021. The intent of this zoning designation is to protect prime agricultural lands from being converted to other uses. This proposal is consistent with both the existing Official Plan and the new Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

RURAL IMPLICATIONS

This Zoning By-law amendment will restrict new residential development and prevent the loss of agricultural land to other competing uses. This application protects the agricultural system and the rural landscape by supporting the continued productive use of agricultural lands.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of this proposal.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the recommendations contained within this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications relating this application.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications relating to this application.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ENVIRONMENTAL IMPLICATIONS

Official Plan policies regarding the environment were reviewed through the consent to sever process. No impacts were identified.

TERM OF COUNCIL PRIORITIES

The application supports the following Term of Council Priorities:

- Economic Growth and Diversification and Thriving Communities

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0021) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications due to workload volumes, staffing and timelines associated with this type of zoning amendment.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Details of Recommended Rezoning

CONCLUSION

The Planning, Real Estate, and Economic Development department supports this Zoning By-law amendment as it is consistent with the Provincial Policy Statement, the City's existing Official Plan, the City's new Official Plan and the Zoning By-law.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (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.

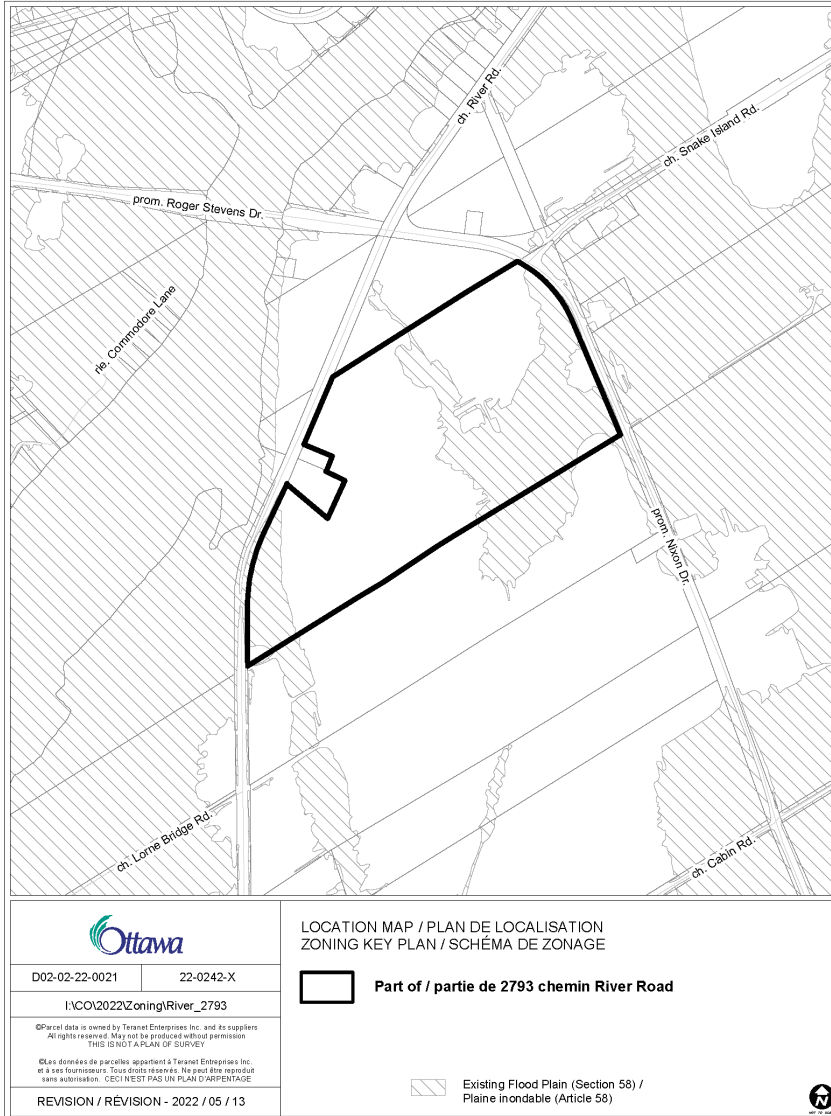
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

Document 1 is a location map that shows part of 2793 River Road that is subject to rezoning application D02-02-22-0021.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 2793 River Road:

1. Rezone the portion of lands shown as part of 2793 River Road in Document 1 from AG2 to AG6.