

Subject: Zoning By-law Amendment – 2659 & 2691 River Road

File Number: ACS2023-PRE-PS-0076

Report to Agriculture and Rural Affairs Committee on 6 July 2023

and Council 12 July 2023

**Submitted on June 9, 2023 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Osgoode (20)

Objet : Modification du Règlement de zonage – 2659 et 2691, chemin River

Dossier : ACS2023-PRE-PS-0076

Rapport au Comité de l'agriculture et des affaires rurales

le 6 juillet 2023

et au Conseil le 12 juillet 2023

**Soumis le 9 juin 2023 par Derrick Moodie, Directeur, Services de la planification,
Direction générale de la planification, des biens immobiliers et du développement
économique**

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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 2659 & 2691 River Road, as shown in Document 1, to restrict residential development on the retained agricultural land, and to permit a reduce lot width for the severed land, 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 12, 2023 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 les 2659 et 2691, chemin River, des biens-fonds illustrés dans le document 1, afin d’interdire tout aménagement résidentiel sur les terres agricoles conservées et de permettre la réduction de la largeur du lot disjoint, comme le précise le document 2.
2. Que le Comité de l’agriculture et des affaires rurales approuve l’intégration de la section du présent rapport consacrée aux détails de la consultation 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” de la Loi sur l’aménagement du territoire » à la réunion du Conseil municipal prévue le 12 juillet 2023, 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

2659 & 2691 River Road

Owner

Peter & Denise Allen

Applicant

Zanderplan Inc.

Description of site and surroundings

The property is situated on River Road south of Doyle Road.

The site currently contains a detached dwelling and several accessory buildings previously related to the agricultural operation. The remainder of the site is farmland. A portion of the site lies within the flood plain.

Summary of proposed development

As a condition of surplus farmhouse dwelling severance, applicants are required to rezone the remaining agricultural land to prevent future residential development. The severed parcel also requires an amendment to permit reduced lot width as per the conditions of consent to sever application.

Summary of requested Zoning By-law amendment

The site is currently zoned as AG1 – Agricultural Zone, Subzone 1. The proposed zoning is to rezone the retained agricultural land to AG5 to prohibit development, and to rezone the severed parcel from AG1 to AG1[xxx] to reflect the reduced lot width.

DISCUSSION**Official Plan designation(s)**

The subject site is designated as Agricultural Resource Area as per Schedule B9 of the Official Plan. Section 9.1.3 of the Official Plan prohibits lot creation unless the lot contains a habitable dwelling made surplus through farm consolidation. In such cases, and as a condition of severance, the retained agricultural parcel is required to be zoned to prohibit residential uses.

Planning rationale

The severance required this rezoning as a condition of severance to comply with Official Plan policies contained in Section 9.1.3.

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(S)

The Councillor 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 risk management implications relating to 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

Approval of the recommended Zoning By-law amendment will prevent fragmentation of land with the City's Agricultural Resource Area. As such, the lands will be preserved for continued farming.

APPLICATION PROCESS TIMELINE STATUS

This application **D02-02-23-0034** was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

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 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 and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

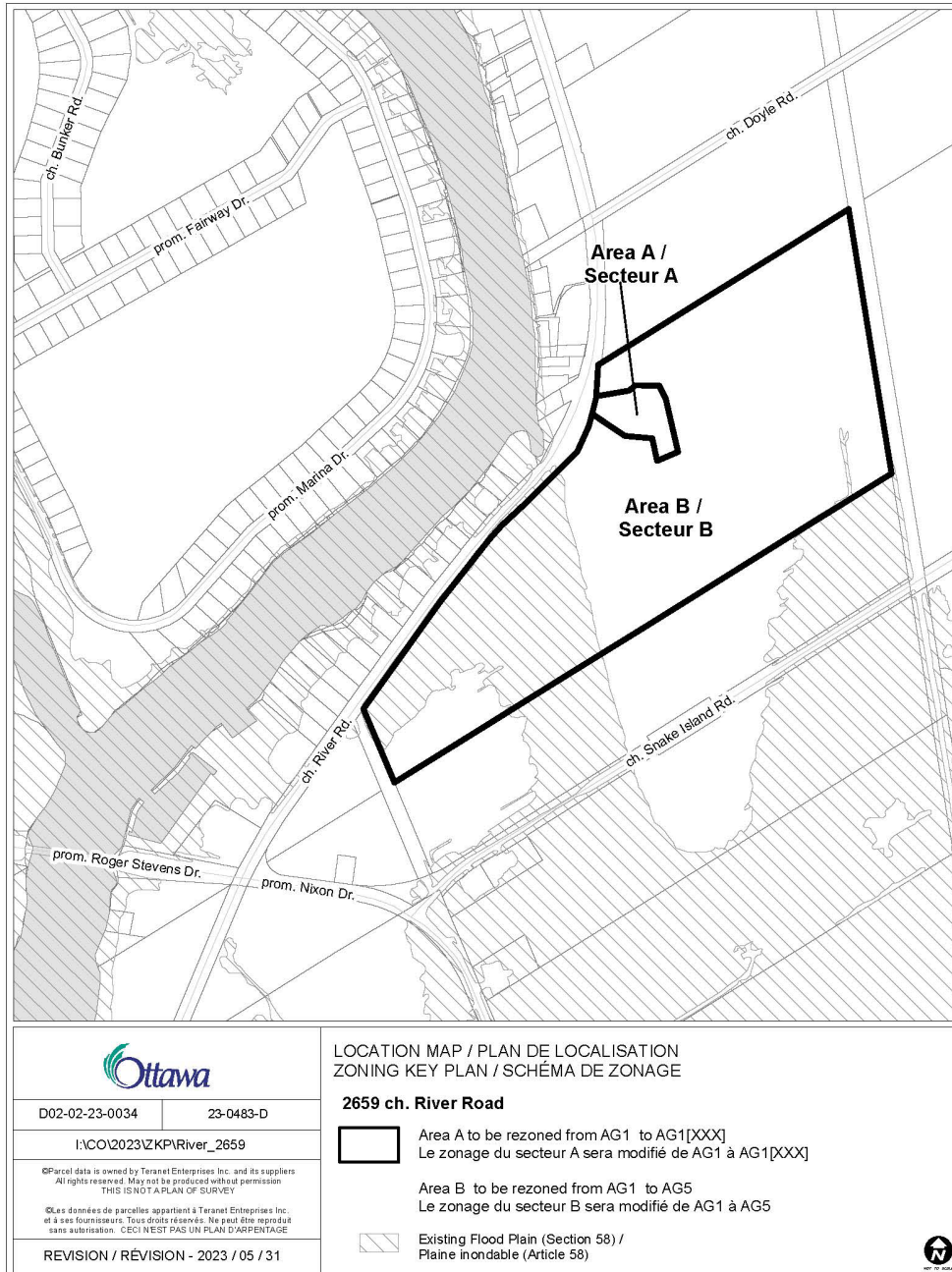
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.



Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

The following map illustrates the rezoning details of 2659 and 2691 River Road.



| | | | |
|--|-----------|--|--|
|  | | LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE | |
| D02-02-23-0034 | 23-0483-D | 2659 ch. River Road | |
| I:\CO\2023\ZKP\River_2659 | |  | Area A to be rezoned from AG1 to AG1[XXX] Le zonage du secteur A sera modifié de AG1 à AG1[XXX] |
| ©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 | | Area B to be rezoned from AG1 to AG5 Le zonage du secteur B sera modifié de AG1 à AG5 | |
| ©Les données de parcelles appartient 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 | |  | Existing Flood Plain (Section 58) / Plaine inondable (Article 58) |
| REVISION / RÉVISION - 2023 / 05 / 31 | |  | |

Document 2 – Details of Recommended Zoning

1. Rezone the lands shown in Document 1 as follows:
 - a. Area A to be rezoned from AG1 to AG1[xxx]
 - b. Area B to be rezoned from AG1 to AG5
2. Amend Section 240, Rural Exceptions, by adding a new exception [xxx] with provisions similar in effect to the following:
 - a. In Column II, “Applicable Zones”, and the text AG1[xxx]
 - b. In Column V, “Exception Provisions – Provisions”, add the following:
 - i. Minimum lot width is 27 metres
 - ii. Minimum lot size is 0.9 hectares