

**Subject: Zoning By-law Amendment – 4639 Highway 17**

**File Number: ACS2023-PRE-PSX-0001**

**Report to Agriculture and Rural Affairs Committee on 1 November 2023**

**and Council 8 November 2023**

**Submitted on October 20, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Jack Graham, Planner I, Development Review Rural**

**613-580-2400 ext.12965, jack.graham@ottawa.ca**

**Ward: West Carleton-March (5)**

**Objet: Modification du Règlement de zonage – 4639 route 17**

**Dossier: ACS2023-PRE-PSX-0001**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 1er novembre 2023**

**et au Conseil le 8 novembre 2023**

**Soumis le 20 octobre 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Jack Graham, Urbaniste I, Examen des demandes  
d'aménagement ruraux**

**613-580-2400 poste.12965, jack.graham@ottawa.ca**

**Quartier: West Carleton-March (5)**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4639 Highway 17, as shown in Document 1, to prohibit residential development 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 November 8, 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 au Règlement de zonage 2008-250 visant une partie du 4639 route 17, un bien-fonds illustré dans le document 1, afin d'interdire tout aménagement résidentiel sur les terres agricoles conservées, comme le précise le document 2.
2. Que Comité de l'agriculture et des affaires rurales donne son approbation afin 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 novembre 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**

4639 (4663) Highway 17

**Owner**

Harvey Hill and Derek Hill

**Applicant**

Tracy Zander, ZanderPlan Inc.

**Description of site and surroundings**

The parcel is currently addressed as 4639 Highway 17. After approval of the severance, the retained lands to be rezoned will be addressed as 4663 Highway 17. The subject property is situated between Highway 17 and Highway 417. The lands to be rezoned have a broken frontage of 480 metres on Highway 17. The site is currently zoned AG Agricultural Zone.

**Summary of proposed development**

As a condition of surplus farmhouse dwelling severances, applicants are required to rezone the remaining agricultural land to prevent future residential development.

**Summary of requested Zoning By-law amendment**

The application has been submitted in order to fulfill a condition of approval for Consent Application D08-01-23/B-00148 imposed by the Committee of Adjustment. The intent is to prohibit residential uses on the retained farmlands in accordance with the Surplus Farmhouse Dwelling Severance policies of the Provincial Policy Statement and Official Plan.

**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.

For this proposal's consultation details, see Document 3 of this report.

**Official Plan designation(s)**

The property is designated as Agricultural Resource Area as per Schedule B9. The Agricultural Resource Area designation protects lands with Land Evaluation and Area Review (LEAR) Class 1, 2, and 3 soils for long term agricultural production. Protection of lands identified through LEAR is accomplished through limiting development that would compromise productivity of agricultural operations. 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 report recommendations

**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.

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- has a diversified and prosperous economy

**APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-23-0068) 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.

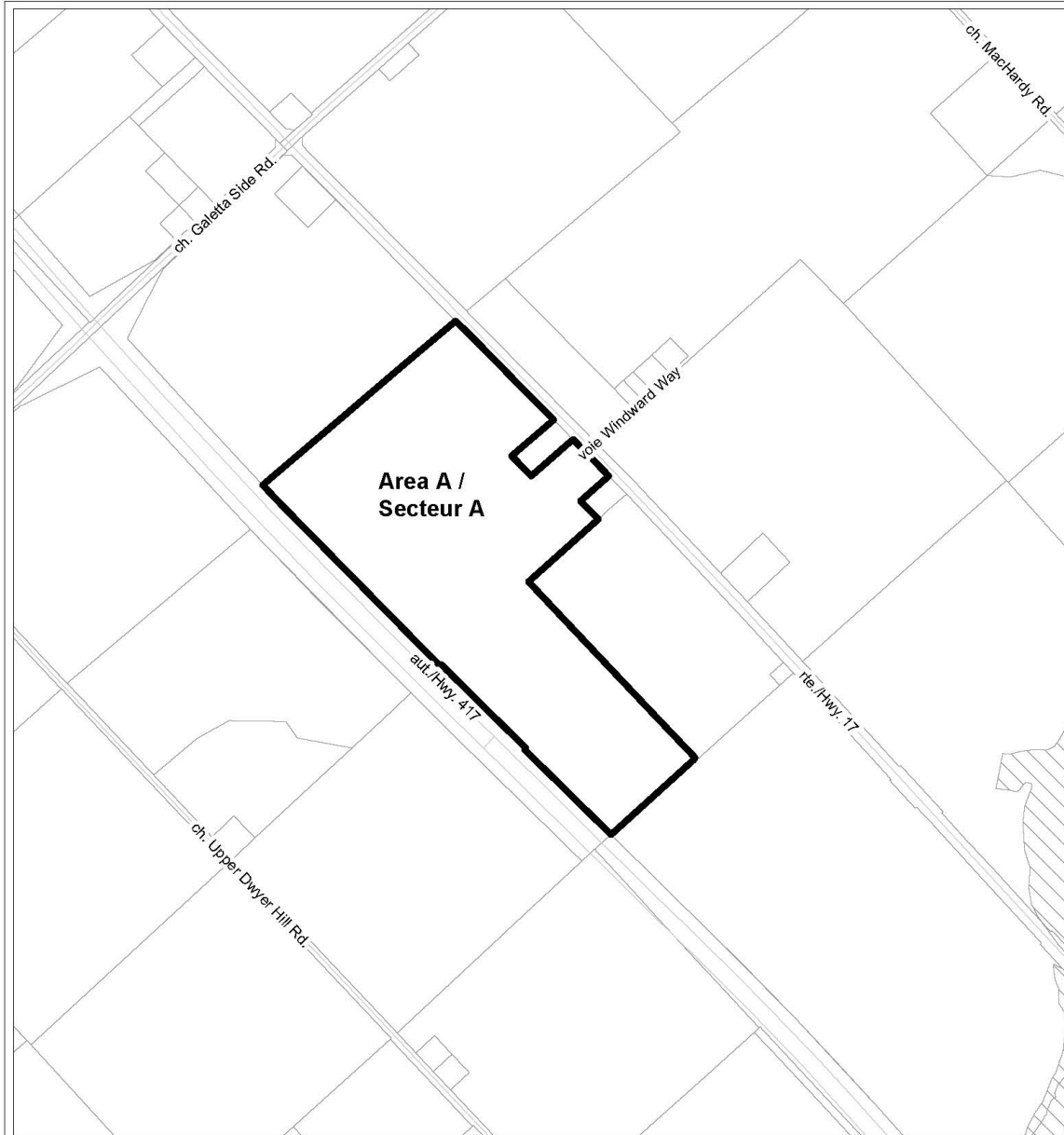
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.





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 4637 Highway 17.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE <b>Part of 4639 Highway 17 / Partie de 4639 route 17</b>	
D02-02-23-0068	23-0864-X	 Area A to be rezoned from AG to AG4 Le zonage du secteur A sera modifié de AG à AG4	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
I:\CO\2023\ZoningHighway_17_4639			
<small>Parcel data is owned by Terranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission.                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>Les données de parcelles appartiennent à Terranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		<small>NOT TO SCALE</small>	
REVISION / RÉVISION - 2023 / 09 / 21			

**Document 2 – Details of Recommended Zoning**

1. Rezone the lands shown in Document 1 as follows:
  - a. Area A to be rezoned from AG to AG4