

Subject: Zoning By-law Amendment – 1961 Sarsfield Road

File Number: ACS2024-PRE-PSX-0007

Report to Agriculture and Rural Affairs Committee on 1 February 2024

and Council 7 February 2024

**Submitted on January 23, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Orléans South-Navan (19)

Objet: Modification du Règlement de zonage – 1961 chemin Sarsfield

Dossier: ACS2024-PRE-PSX-0007

Rapport au Comité de l'agriculture et des affaires rurales

le 1er février 2024

et au Conseil le 7 février 2024

**Soumis le 23 janvier 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale de la planification, des biens immobiliers et du
développement économique**

**Personne-ressource: Luke Teeft, Urbaniste I, Examen des demandes
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Quartier: Orléans-Sud-Navan (19)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1961 Sarsfield Road, as shown in Document 1, to prohibit residential development on the retained lands, and to permit a lot coverage of seven per cent for accessory structures on the severed lands, 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 February 7th, 2024," 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 le 1961, chemin Sarsfield, comme l'indique le document 1, afin d'interdire tout aménagement résidentiel sur les terrains conservés et d'autoriser une surface construite de sept pourcents, au moyen de structures accessoires, comme l'explique en détail le document 2.
2. Que le 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 7 février 2024 », 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

1961 (2015) Sarsfield Road

Owner

Simone and André Sauvé

Applicant

Ryan Poulton

Description of site and surroundings

The subject property is located east of Sarsfield Road, approximately one kilometre north of the intersection of Sarsfield Road and French Hill Road. The irregular shaped lot has an area of approximately 47 hectares.

The subject property contains an existing farm dwelling and six accessory buildings including a barn and sheds. The surrounding land uses consist primarily of agriculture and natural lands. There is a watercourse running across the rear of the property. The lands surrounding the watercourse are designated natural heritage core features under schedule C-11C of the Official Plan.

Summary of proposed development

The applicant proposes to sever a surplus farm lot off an existing agricultural lot, containing the existing dwelling and accessory structures. The lot to be severed will continue to be known municipally as 1961 Sarsfield Road, while the retained lot containing the dwelling and accessory structures will be known as 2015 Sarsfield Road. The associated Committee of Adjustment application number is D08-01-23/B-00193 (Consent for Severance).

Summary of requested Zoning By-law amendment

The Zoning By-law Amendment application has been submitted to fulfill conditions 5 and 6 of approval for Consent Application D08-01-23/B-00193 granted on September 15, 2023. The conditions require the severed vacant farmland to be rezoned to prohibit residential development and permit an increased accessory building lot coverage area

on the retained lands. The maximum accessory structure lot coverage permitted in an AG Zone is five per cent. The Zoning By-law Amendment application will allow a coverage of seven per cent for accessory structures on the severed land.

DISCUSSION

Public consultation

Public consultation and notification were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments. No comments were received.

Official Plan designations

The subject property is designated as part of the Agricultural Resource Area. Within the Agricultural Resource Area, the Official Plan permits surplus farm dwelling severances under Policy 9.1.3. A maximum of one lot may be created from an existing farm holding given the severed lands are sold to a verified farmer. As a condition of severance, the severed lands are required to be rezoned to prohibit residential development.

The property contains a watercourse designated a Natural Heritage Feature under Schedule C11-C. The severance and proposed rezoning are not anticipated to have any significant impacts on this feature.

Planning rationale

This application aligns with the Official Plan policies for severances in the Agricultural Resource Area. Provisional consent was granted on September 15, 2023 to allow the creation of a new lot containing a surplus farm dwelling and associated accessory structures. Condition #6 of the provisional consent requires the severed lands to be rezoned to prohibit residential development, and Condition #5 requires the retained lands to be rezoned to recognize an increased lot coverage of accessory structures. Prohibiting residential development on the severed farmland is a requirement under the Official Plan for surplus farm dwelling severance applications. The increased lot coverage of accessory structures on the retained parcel was deemed minor in nature and is simply to recognize the existing structures on the parcel.

Provincial Policy Statement

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

RURAL IMPLICATIONS

It is anticipated that the application will not have any negative impacts on the surrounding lands or residents.

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.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications resulting from this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- Has a diversified and prosperous economy

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on **March 20, 2024**.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The requested re-zoning of the property will not have any significant negative impact on the surrounding area and allows for the continued use and protection of agricultural land.

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.

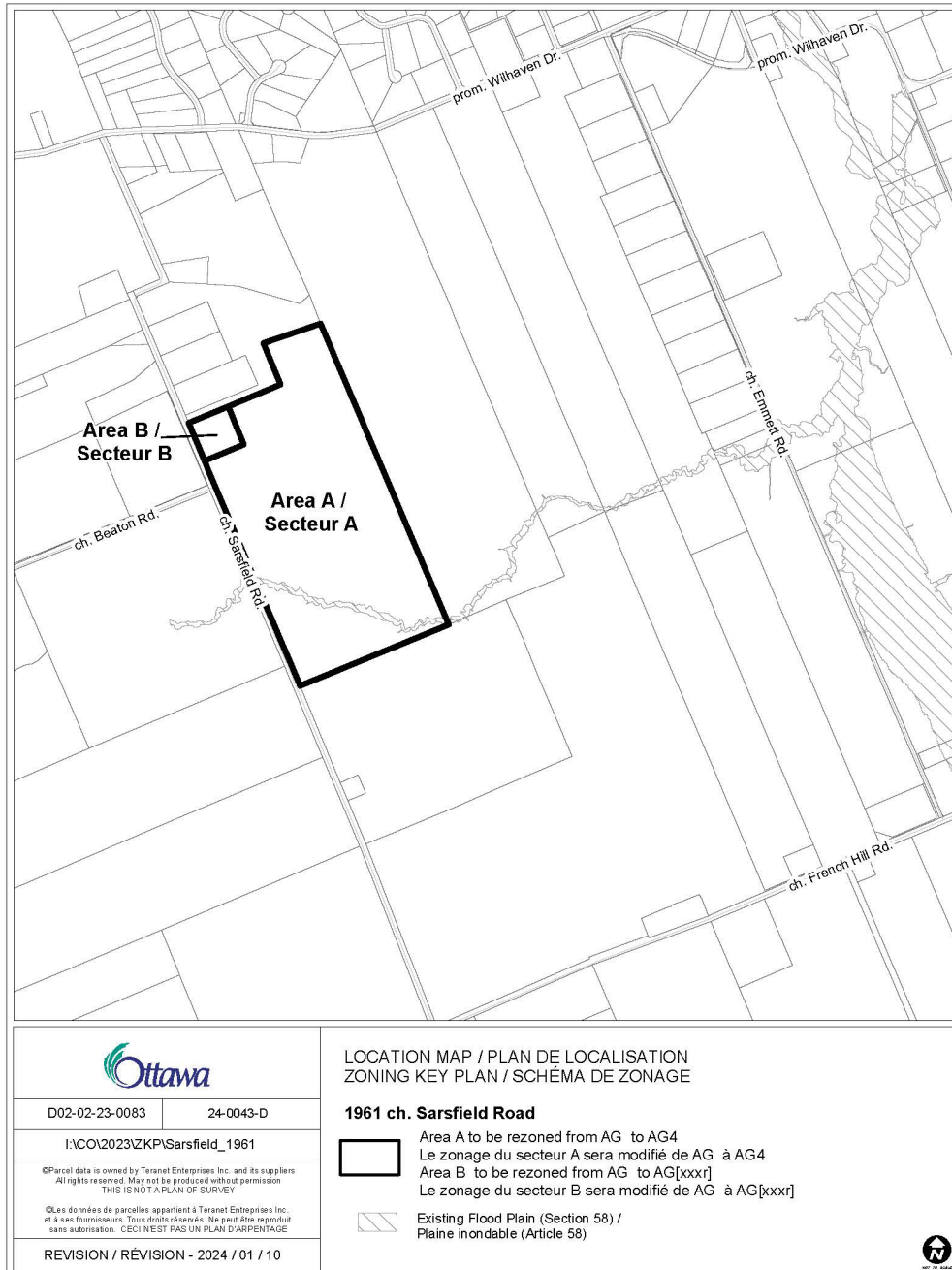
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 –Zoning Key Map

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

Map showing the property at 1961 Sarsfield Road, including the area to be rezoned to prohibit residential development identified as ‘Area A’ (future address 2015 Sarsfield Road), and the area to be rezoned to permit 7 per cent lot coverage for accessory structures identified as ‘Area B’.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1961 and 2015 Sarsfield Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxr to Section 240– Rural Exceptions with provisions similar in effect to the following:
 - a) a. In Column I, Exception Number, add the text “[xxxr]”
 - b) b. In Column II, Applicable Zones add the text “AG[xxxr]”
 - c) c. In Column V, Provisions, add the text “Maximum lot coverage for accessory structures: seven per cent”

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken un accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

No comments were received.