

Subject: Zoning By-law Amendment - 5084 Canon Smith Drive

File Number: ACS2024-PRE-PSX-0004

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: West Carleton-March (5)

**Objet: Modification du Règlement de zonage - 5084 promenade Canon
Smith**

Dossier: ACS2024-PRE-PSX-0004

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**

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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 5084 Canon Smith Drive, as shown in Document 1, to prohibit residential development on the retained 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 5084, promenade Canon Smith, comme indiqué dans le document 1, afin d’interdire tout aménagement résidentiel sur les terrains conservés, comme l’expose 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

5084 (5050) Canon Smith Drive

Owner

Kurtis Jesse Wilson

Applicant

Jeff Shipman

Description of site and surroundings

The subject site is located northeast of Canon Smith Drive, east of the intersection of Canon Smith Drive and Fitzroy Street. The property is irregularly shaped with an approximate area of 44 hectares.

The subject site currently contains a dwelling, a barn and a well and is used for agricultural purposes. The surrounding land uses are predominantly agricultural, with intermittent residential lots along Canon Smith Drive. There is a watercourse southeast of the existing dwelling, branching off at the front of the property.

Summary of proposed development

The applicant proposes to sever off a new lot containing the existing dwelling and accessory structures. This Zoning By-law Amendment has been submitted as a condition of approval for this severance. The associated Committee of Adjustment application number is D08-01-23/B-00091 (Consent for Severance).

The severed property with the dwelling and accessory structures will continue to be known municipally as 5084 Canon Smith Drive, and the retained farmland will be known municipally as 5050 Canon Smith Drive.

Summary of requested Zoning By-law amendment

The Zoning By-law Amendment application has been submitted to fulfill condition #3 of approval for Consent Application D08-01-23/B-00091 granted on April 28, 2023. The condition requires the vacant retained farmland be rezoned to prohibit residential development in accordance with the Provincial Policy Statement and Official Plan policies.

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 designation(s)

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 retained lands are sold to a verified farmer. As a condition of severance, the retained lands are required to be rezoned to prohibit residential development.

Planning rationale

This application aligns with the Official Plan policies for severances in the Agricultural Resource Area. Provisional consent was granted on April 28, 2023 to allow the creation of a new lot containing a surplus farm dwelling and associated accessory structures. Condition #3 of the provisional consent requires the retained lands to be rezoned to prohibit residential development.

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 and has no concerns.

LEGAL IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with 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 **February 28, 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.

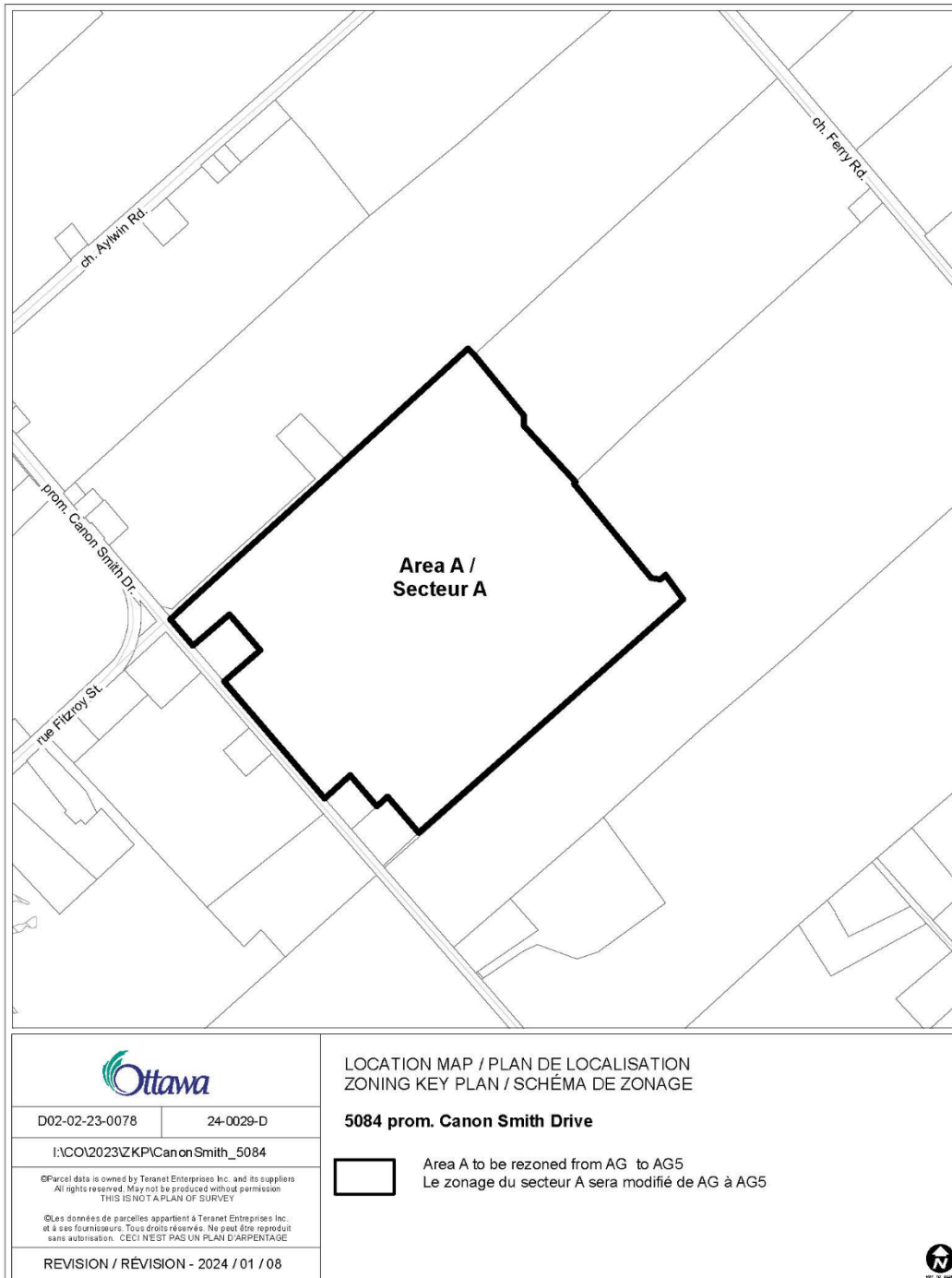
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

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 location of the property at 5084 Canon Smith Drive, including the area to be rezoned to prohibit residential development identified as 'Area A', to be addressed as 5050 Canon Smith Drive.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5084 Canon Smith Drive, future address 5050 Canon Smith Drive:

1. Rezone the lands as shown in Document 1.
2. Rezone Area A from AG to AG5

Document 3 – Consultation Details

Notification and Consultation Process

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

No comments were received.