

Subject: Zoning By-law Amendment – 6109 and 6121 Fourth Line Road

File Number: ACS2024-PDB-PSX-0020

Report to Agriculture and Rural Affairs Committee on 5 September 2024

and Council 18 September 2024

**Submitted on August 22, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Rideau-Jock (21)

**Objet: Modification du Règlement de zonage – 6109 et 6121, chemin Fourth
Line**

Dossier : ACS2024-PDB-PSX-0020

Rapport au Comité de l'agriculture et des affaires rurales

le 5 septembre 2024

et au Conseil le 18 septembre 2024

**Soumis le 22 août 2024 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne-ressource: Jaime Mallory, Urbaniste I, Examen des demandes
d'aménagement ruraux**

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Quartier: Rideau-Jock (21)

REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for 6109 Fourth Line Road, as shown in Document 1, to prohibit residential development on the retained lands and the severed residential parcel be rezoned to permit a reduced lot width, as detailed in Document 2.
2. 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 September 18, 2024" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales:

1. Recommande au Conseil d'approuver une modification du *Règlement de zonage 2008-250* visant le 6109, chemin Fourth Line, un bien-fonds illustré dans le document 1, afin d'interdire tout aménagement résidentiel sur le terrain conservé et de modifier le zonage de la parcelle résidentielle morcelée de manière à permettre la réduction de la largeur de lot, comme le précise le document 2.
2. Approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au 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 18 septembre 2024 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

6109 (6121) Fourth Line Road

Owner

Jayne Forward

Applicant

Jordan Jackson

Description of site and surroundings

The subject site is located east of Fourth Line Road, less than 500 metres north of the intersection of Fourth Line Road and Pollock Road. The irregular shaped lot has an area of approximately 23 hectares.

The subject property contains one farm dwelling, three accessory buildings, and well and septic system. A watercourse runs through the northwest corner of the property. The surrounding land uses consist primarily of agricultural and residential.

Summary of proposed development

The applicant proposes to sever a surplus farm lot from an existing agricultural property. The lot to be severed will have an area of approximately 2 hectares and will contain the existing farm dwelling and three accessory buildings. The severed lot will continue to be addressed as 6109 Fourth Line Road. The retained lot will have an area of approximately 20.7 hectares and will not contain any structures; this lot will be addressed as 6121 Fourth Line Road. The associated application number is D08-01-24/B-00015 (Consent for Severance).

Summary of requested Zoning By-law amendment

The Zoning By-law Amendment application has been submitted to fulfill conditions 3 and 4 of the approval for Consent application D08-01-24/B-00015 granted on March 15, 2024. The conditions require the farmland to be rezoned to prohibit residential

development on the retained lands and permit a reduced lot width on the severed lands. As per the zoning provisions, the minimum lot width permitted in lands zoned Agricultural Subzone 2 is 30 metres. The Zoning By-law Amendment application will permit a 10-metre minimum lot width on the severed lands, while the restriction of residential development on the retained lands is intended to protect the agricultural lands on the property.

DISCUSSION

Official Plan designation(s)

The subject property is designated as Agricultural Resource Area as per Schedule B9 - Rural Transect of the Official Plan. Under Section 9.1.3 of the Official Plan, surplus farm dwelling severances are permitted. A maximum of one lot may be created from an existing farm holding provided the retained lands are transferred to a farm operator. As per the Official Plan, the retained lands must be zoned to prohibit residential uses as a condition of severance.

A watercourse is located on the northwest corner of the property.

Planning rationale

The Zoning By-law Amendment application aligns with Official Plan policies regarding severances in the Agricultural Resource Area. On March 15, 2024, the Committee of Adjustment granted provisional consent to allow for the creation of a new lot creating a surplus farm dwelling. Condition 3 of the provisional consent prohibits residential development on the retained lands. Prohibiting residential development through a Zoning By-law Amendment is an Official Plan requirement for surplus dwelling severances as per Section 9.1.3 (3). As per Condition 4 of the Committee of Adjustment decision, the request to rezone the severed lands to permit a reduction in the minimum lot width is considered acceptable.

Provincial Policy Statement

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

RURAL IMPLICATIONS

This application is not anticipated to have any negative impacts on the surrounding land uses or near-by residents. The development of these lands will not change because of this application.

COMMENTS BY THE WARD COUNCILLOR(S)

The Councillor is aware of the application related to this report.

LEGAL IMPLICATIONS

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

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management Implications resulting from recommendations in this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- 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 September 4, 2024. The Agriculture and Rural Affairs Committee (ARAC) did not meet in August, so September 5, 2024, was the first meeting of ARAC at which the report could be presented.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The proposed By-law Amendment application will not have any negative implications on the surrounding rural area and will continue to protect the use of agricultural land. In addition, the request to rezone to retained lot to prohibit residential development is compliant with the Official Plan.

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 1E; 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, Planning Services to prepare the implementing By-law and forward to Legal Services.

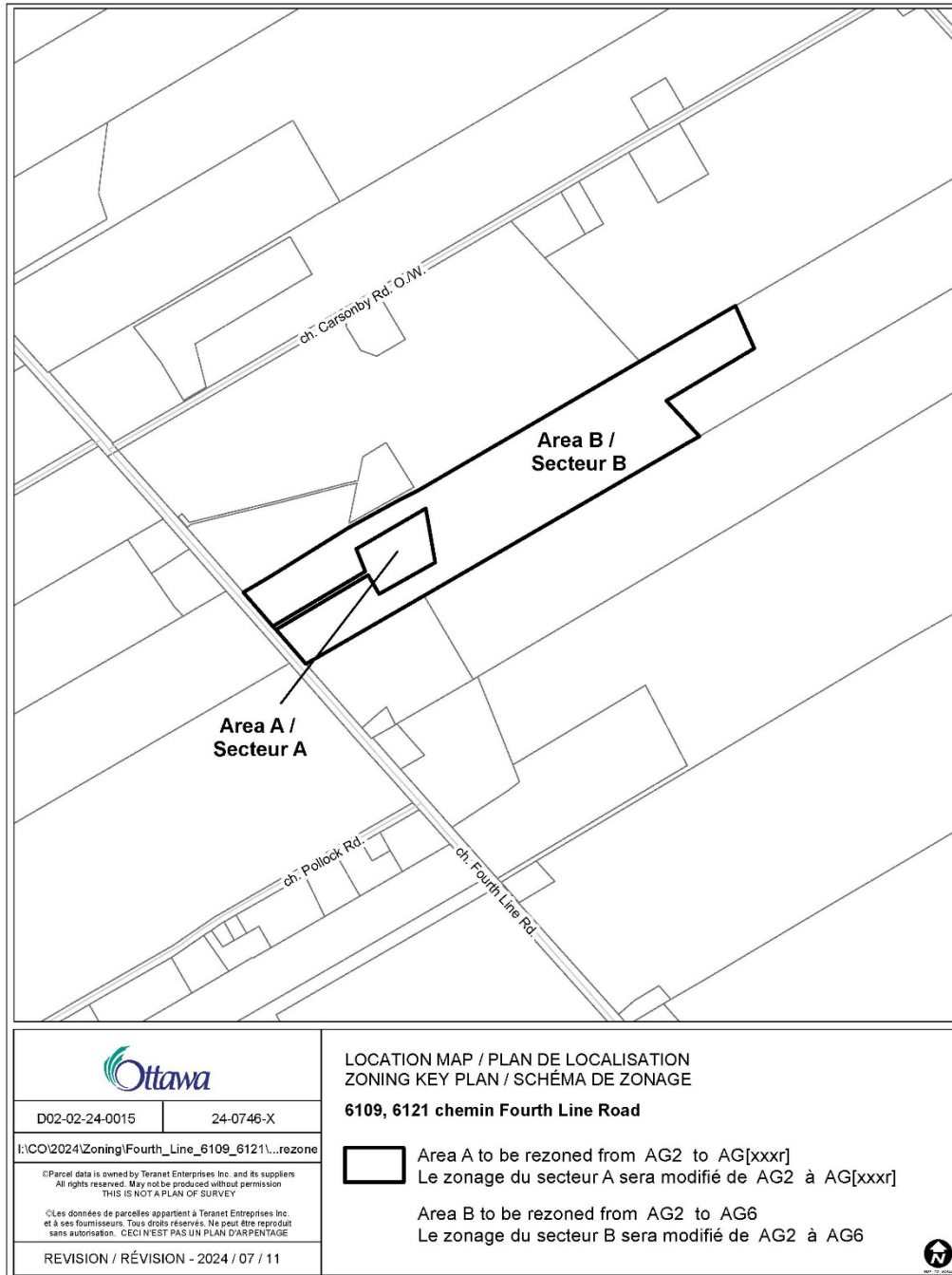
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa.

Map showing the property of 6109 Fourth Line Road including the area to permit a reduced minimum lot width identified as ‘Area A’ on the map, and the area to be rezoned to prohibit residential development identified as ‘Area B’ on the map.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6109 Fourth Line Road and future address 6121 Fourth Line Road.

1. Rezone the lands as shown in Document 1.
2. Add a new exception [xxxr] to Section 240 – Rural Exceptions with provisions in effect to the following:
 - a. In Column I, Exception Number, add the text “[xxxr].
 - b. In Column II, Applicable Zones, add the text “AG[xxxr]”.
 - c. In Column V, Provisions, add the text “Minimum lot width: 10 metres”.

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 public comments were received regarding this application.