

**Subject: Zoning By-law Amendment – 3047 Moodie Drive**

**File Number: ACS2024-PDB-PSX-0024**

**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**

**Contact Person: Jasdeep Brar, Planner I, Development Review Rural**

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**Ward: Rideau-Jock (21)**

**Objet: Modification du Règlement de zonage – 3047, promenade Moodie**

**Dossier : ACS2024-PDB-PSX-0024**

**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: Jasdeep Brar, Urbaniste I, Examen des demandes  
d'aménagement ruraux**

**(613) 580-2424 ext. 29447, jasdeep.brar@ottawa.ca**

**Quartier: Rideau-Jock (21)**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3047 Moodie Drive, as shown in Document 1, to prohibit residential development on the retained lands, and to permit a reduced lot width of 12 metres 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 September 18, 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 2008-250* visant le 3047, promenade Moodie, un bien-fonds illustré dans le document 1, afin d'interdire tout aménagement résidentiel sur le terrain conservé et de permettre la réduction à 12 mètres de la largeur du terrain morcelé, comme le précise le document 2.
2. Que le Comité de l'agriculture et des affaires rurales 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**

3047 (3029) Moodie Drive

**Owner**

Bruce Gordon Hill

**Applicant**

Tyrell Watkins

**Description of site and surroundings**

The subject site is located east of Moodie Drive, west of Highway 416 and less than 500 metres northeast from the intersection of Moodie Drive and McKenna Casey Drive. The lot has an area of approximately 12.75 hectares.

The subject property contains an existing farm dwelling, well and septic system. The surrounding land uses consist primarily of agricultural lands with smaller intermittent residential lots. Under Schedule C13 of the Official Plan the property is along a Scenic Capital Entry Route. The parcel also contains some grasslands along the east boundary.

**Summary of proposed development**

The applicant proposes to sever a surplus farm lot from an existing agricultural lot. The lot to be severed containing the dwelling will continue to be known municipally at 3047 Moodie Drive. The retained lot is an active agricultural operation and will be known municipally as 3029 Moodie Drive. The associated application number is D08-01-24/B-00026 (Consent for Severance).

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

A Zoning By-law Amendment application has been submitted to fulfill condition #1 of approval for Consent Application D08-01-24/B-00026, which was granted provisional consent on May 10<sup>th</sup>, 2024. Condition #1 requires that retained farmlands be rezoned to prohibit residential development and the severed lands be rezoned to permit a reduced lot width. The minimum lot width requirement for the current Agricultural Subzone 3 is

30 metres. This Zoning By-law Amendment will allow a minimum 12 metres lot width on the severed lands.

## **DISCUSSION**

### **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 provided the retained lands are transferred to a verified farmer. As a condition of severance, the retained farmlands must be rezoned to prohibit residential uses.

### **Planning rationale**

The subject Zoning By-law Amendment Application aligns with Official Plan policies for severances in the Agricultural Resource Area. Provisional Consent was granted on May 10<sup>th</sup>, 2024, to allow for the creation of a new lot creating a surplus farm dwelling. Condition #1 of the provisional consent requires rezoning of the retained farmlands to prohibit residential development and rezoning of the severed lands to permit a reduced lot width. Prohibiting residential development through rezoning is an Official Plan requirement for surplus farm dwelling severances. Rezoning the severed parcel to permit a reduced lot width recognizes the existing structures on the parcel and is considered to be 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 residents. The development of these lands will not change as a result 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.

**RISK MANAGEMENT IMPLICATIONS**

There are no Risk Management Implications resulting from recommendations in 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:

- 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 October 4<sup>th</sup>, 2024.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map / 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 protection and continued use 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.

Planning, Development and Building Services will prepare an implementing by-law and forward it to Legal Services.

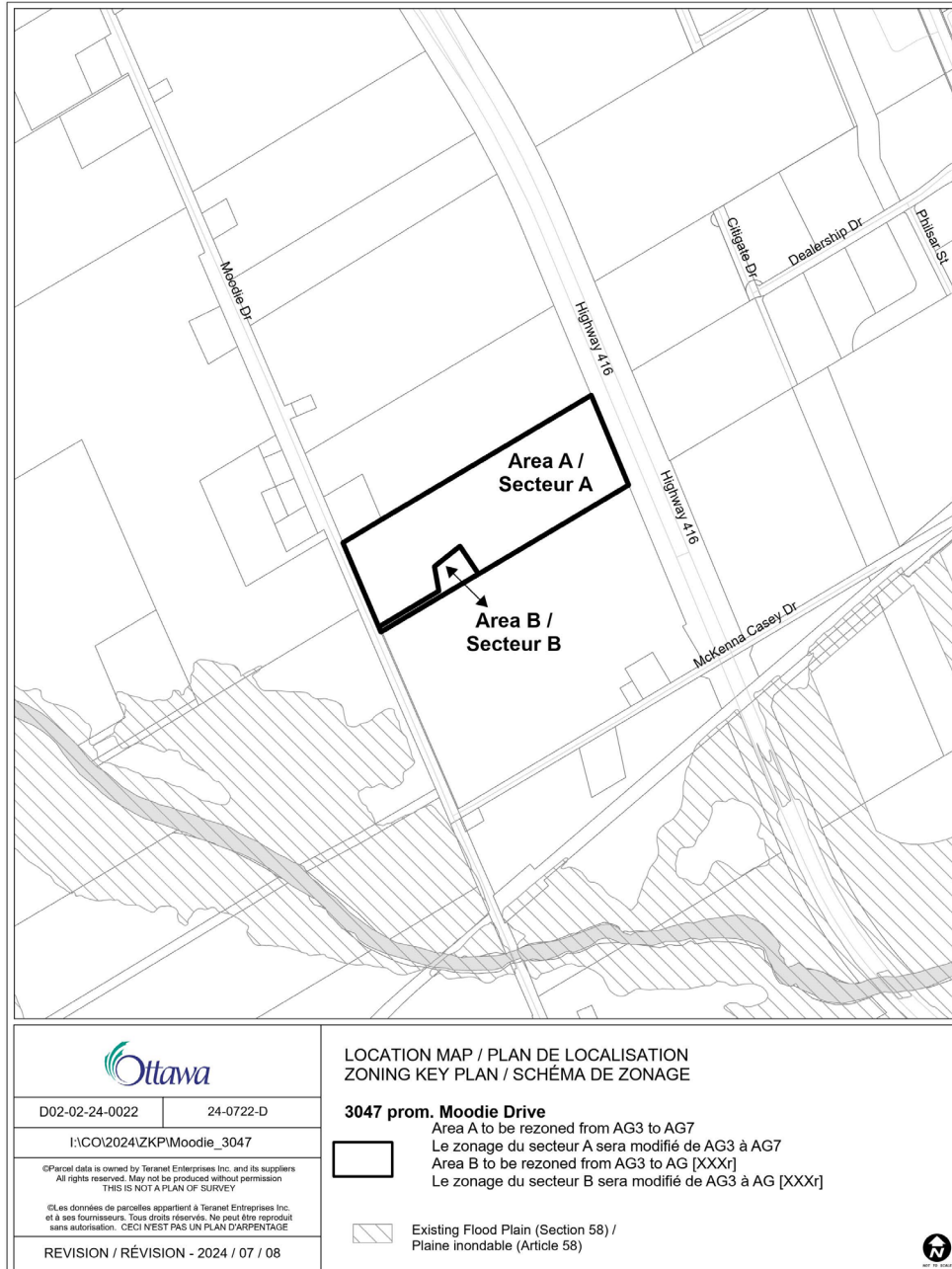
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

Map showing the property at 3047 Moodie Drive, including the area to be rezoned to prohibit residential development identified as ‘Area A’ with future address 3029 Moodie Drive, and the area to be rezoned to permit a minimum lot width of 12 metres 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 part of 3047 Moodie Drive, and future address 3029 Moodie Drive:

1. Rezone the lands as shown in Document 1.
2. Add a new rural exception xxxr to Section 240 – Rural Exceptions with provisions similar 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: 12 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 comments have been received.