

Subject: Zoning By-law Amendment – 3179 (3135) Carry’s Side Road

File Number: ACS2024-PDB-PSX-0044

Report to Agriculture and Rural Affairs Committee on 5 December 2024

and Council 11 December 2024

**Submitted on November 29, 2024 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: West Carleton-March (5)

Objet: Modification du *Règlement de zonage* — 3179 (3135), chemin Carry’s Side

Dossier : ACS2024-PDB-PSX-0044

Rapport au Comité de l'agriculture et des affaires rurales

le 5 décembre 2024

et au Conseil le 11 décembre 2024

**Soumis le 29 novembre 2024 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l’aménagement et du bâtiment**

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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 3179 (3135) Carry's Side Road, as shown in Document 1, to prohibit residential development on the retained lands, as detailed in Document 2.
2. That Agricultural 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 December 11th, 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 au *Règlement de zonage* 2008-250 pour le 3179 (3135), chemin Carry's Side, tel qu'indiqué dans le Document 1, afin d'interdire tout aménagement résidentiel sur les terrains conservés, tel qu'indiqué dans le document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve 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 11 décembre 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

3179 (3135) Carry's Side Road

Owner

James Flewellyn

Applicant

Paul Robinson

Description of site and surroundings

The subject property is located north of Carry's Side Road, at the intersection of Donald B. Munro Drive and Carry's Side Road. The lot has an area of approximately 40 hectares.

The subject property consists of an existing farm dwelling and two accessory structures. The parcel is primarily agricultural land. The surrounding land uses consist primarily of agricultural lands with smaller intermittent residential lots. The property is also subject to an approximately 9.1-metre-wide easement in favour of Bell along a portion of the eastern 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 as 3179 Carry's Side Road. The retained lot will contain two accessory structures used for agricultural operation and will be known municipally as 3135 Carry's Side Road. The associated application number is D08-01-24/B-00113 (Consent for Severance).

Summary of requested Zoning By-law amendment

A Zoning By-law Amendment application has been submitted to fulfill condition #2 of approval as corrected from the original decision letter for Consent Application D08-01-24/B-00113, which was granted provisional consent on August 16th, 2024. Condition #2 requires that the retained farmlands be rezoned to prohibit residential development.

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 aligns with Official Plan policies for severances in the Agricultural Resource Area. Provisional Consent was granted on August 16th, 2024, to allow for the creation of a new lot creating a surplus farm dwelling. Condition #2 of the provisional consent requires rezoning of the retained farmlands to prohibit residential development. Prohibiting residential development through rezoning is an Official Plan requirement for surplus farm dwelling severances.

Provincial Planning Statement

The proposal is consistent with the 2024 Provincial Planning 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 the application.

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 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 January 14th, 2025.

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.

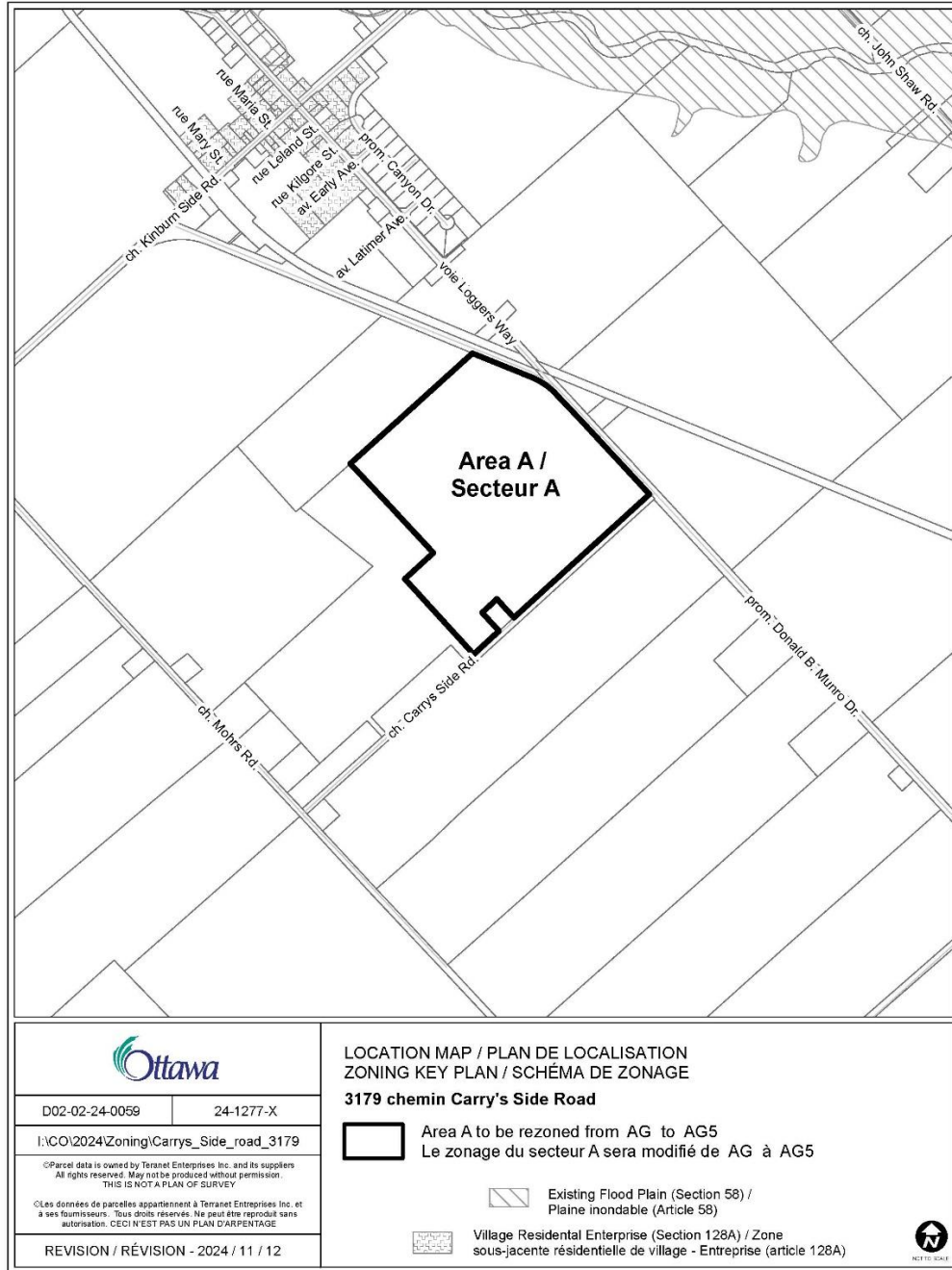
Planning, Development and Building Services will prepare an implementing by-law and forward it to Legal Services.

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 – Location Map / Zoning Key Map

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



Map showing the property at 3179 Carry's Side Road including the area to be rezoned to prohibit residential development as outlined in the location map, to be addressed in the future as 3135 Carry's Side Road.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 3179 Carry's Side Road, future address 3135 Carry's Side Road:

1. Rezone the lands shown as Area A in Document 1 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.