

Subject: Zoning By-law Amendment – Part of 2824 Goodstown Road

File Number: ACS2024-PDB-PSX-0018

Report to Agriculture and Rural Affairs Committee on 4 July 2024

and Council 10 July 2024

**Submitted on June 4, 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 – Partie du 2824, chemin
Goodstown**

Dossier : ACS2024-PDB-PSX-0018

Rapport au Comité de l'agriculture et des affaires rurales

le 4 juillet 2024

et au Conseil le 10 juillet 2024

**Soumis le 4 juin 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
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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 part of 2824 Goodstown Road, 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 July 10, 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 une partie du 2824, chemin Goodstown, un bien-fonds illustré dans le document 1, afin d’interdire tout aménagement résidentiel sur le terrain conservé, 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 greffe 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 10 juillet 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

2824 (2838) Goodstown Road

Owner

Schouten Corner View Farms Ltd.

Applicant

Schouten Corner View Farms Ltd.

Description of site and surroundings

The subject property is located west of Malakoff Road, south of Goodstown Road and approximately 1 kilometre west of the intersection of Century Road West and Malakoff Road. The lot has an area of approximately 43 hectares.

The subject property contains an existing farm dwelling and two accessory structures. The surrounding land uses consist primarily of agricultural lands with smaller intermittent residential lots. The parcel contains wooded areas, grasslands, and an unevaluated wetland on the southern portion. There is a watercourse passing through the southwestern corner of the property. There is also an existing 37-metre-wide easement on the property along the eastern border of the property in favour of TransCanada Pipelines Limited.

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 2824 Goodstown Road. The retained lot will contain two accessory structures used for agricultural operation and will be known municipally as 2838 Goodstown Road. The associated application number is D08-01-23/B-00314 (Consent for Severance).

Summary of requested Zoning By-law amendment

A Zoning By-law Amendment application has been submitted to fulfill condition #5 of approval for Consent Application D08-01-23/B-00314, which was granted provisional consent on January 26th, 2024. Condition #5 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.

The property contains a watercourse and unevaluated wetlands.

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 January 26th, 2024, to allow for the creation of a new lot creating a surplus farm dwelling. Condition #5 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 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 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 implications associated with implementing the recommendations contained within this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ASSET MANAGEMENT IMPLICATIONS

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

TERM OF COUNCIL PRIORITIES

This project addressed 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 July 18th, 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 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.

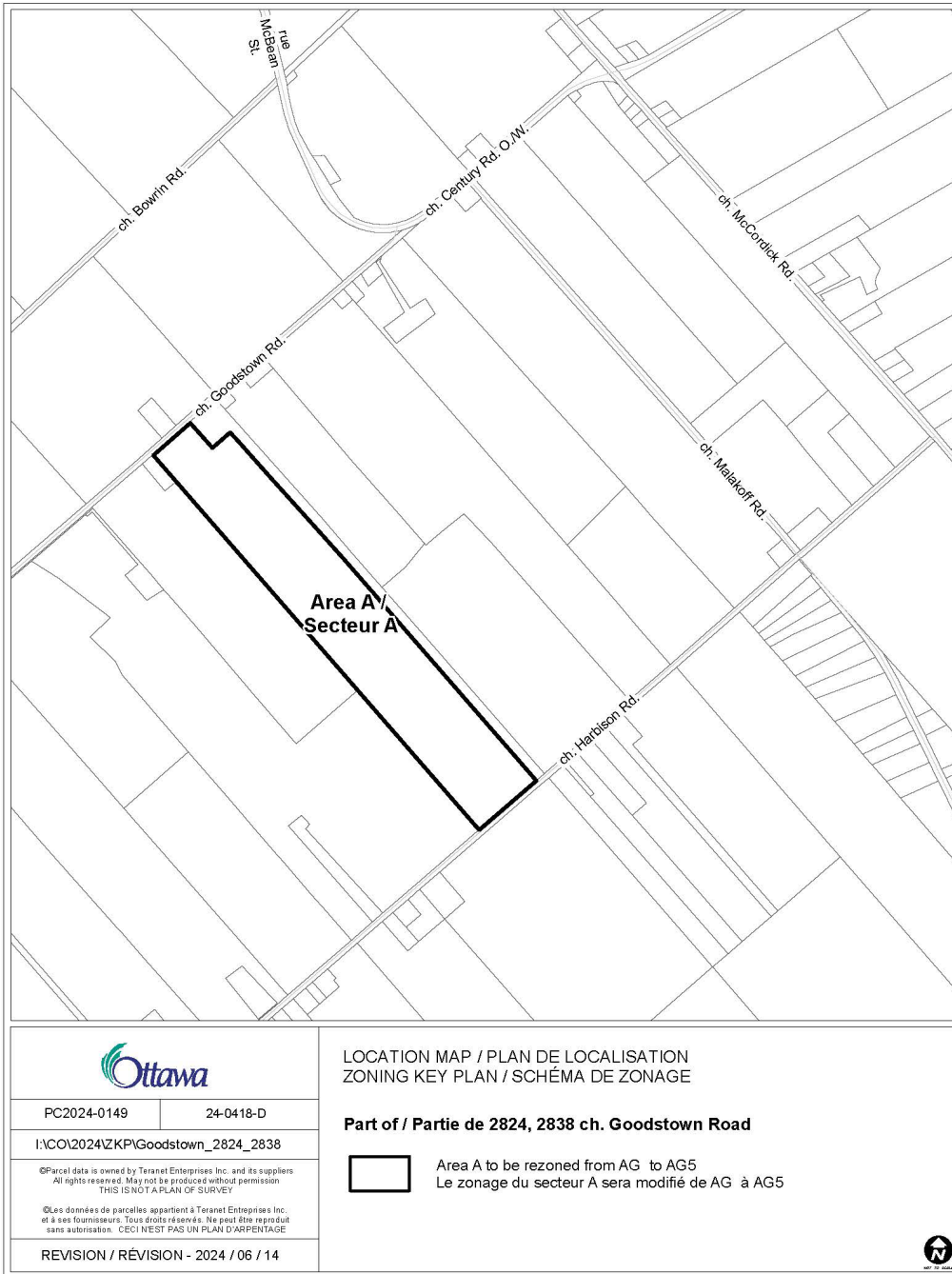
Zoning and Interpretations Unit, Policy Planning Branch, Planning Services to prepare the implementing by-law and forward to Legal Services.

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 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.



Map showing the property at 2824 Goodstown Road, including the area to be rezoned to prohibit residential development as outlined in the location map, to be addressed in the future as 2838 Goodstown Road.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 2824 Goodstown Road, future address 2838 Goodstown 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.

One comment was received in support of this application.