

Subject: Zoning By-law Amendment – 6980 Mansfield Road (6985 Bleeks Road)

File Number: ACS2025-PDB-PSX-0007

Report to Agriculture and Rural Affairs Committee on 23 January 2025

and Council 29 January 2025

**Submitted on January 17, 2025 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* – 6980, chemin Mansfield (6985,
chemin Bleeks)**

Dossier : ACS2025-PDB-PSX-0007

Rapport au Comité de l'agriculture et des affaires rurales

le 23 janvier 2025

et au Conseil le 29 janvier 2025

**Soumis le 17 janvier 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource : Cheryl McWilliams, Urbaniste III, 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 6980 Mansfield Road (6985 Bleeks Road), as shown in Document 1, to prohibit residential development on part of the portion of the retained lands currently zoned AG (Agricultural) and rezone the portion of the property currently zoned RU (Rural Countryside) to prohibit residential development, 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 January 29, 2025, 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) pour la propriété située au 6980, chemin Mansfield (6985, chemin Bleeks), comme le montre le document 1, afin d'interdire tout aménagement résidentiel sur une partie des terrains conservés ayant pour zonage AG (zone agricole), et de rezoner la partie de la propriété dont le zonage est RU (zone d'espace rural) pour y interdire tout aménagement résidentiel, comme l'explique 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 du 29 janvier 2025 », 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

6980 Mansfield Road (6985 Bleeks Road).

Owner

Clinton and Wendy Bennett.

Applicant

Clinton and Wendy Bennett.

Description of site and surroundings

The subject site is located east of Mansfield Road, less than 620 metres northeast of the intersection of Mansfield Road and Conley Road. The irregular shaped lot has an area approximately 37.44 hectares.

The subject property contains one single detached dwelling and a well and septic. A municipal drain – *Flowing Creek*, runs through the property. In addition, the property contains Flood Plain. The surrounding land uses consist primarily of agricultural and residential uses.

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 0.87 hectares and will contain the existing farm dwelling with an attached garage and the existing well and septic. The severed lot will continue to be addressed as 6980 Mansfield Road. The retained lot will have an area of approximately 36.56 hectares and will not contain any structures; this lot will be addressed as 6985 Bleeks Road. The associated application number is D08-01-24/B-00130 (Consent for Severance).

Summary of requested Zoning By-law amendment

The Zoning By-law Amendment application has been submitted to fulfill condition number 3 of approval for consent application D08-01-24/B-00130 granted on August 30,

2024. The condition requires the retained lands, currently zoned agricultural, to be rezoned to prohibit residential development to protect agricultural lands. The retained agricultural lands will be known municipally as 6985 Bleeks Road. In addition, the retained lands currently hold a dual zoning, a portion of the property is zoned AG - Agricultural and a portion of the property is zoned RU – Rural Countryside. Condition number 3 of approval for consent specifically restricts residential development on only the retained lands currently zoned agricultural.

DISCUSSION

Official Plan designation(s)

The subject property is designated both Agricultural Resource Area and Rural Countryside as per Schedule B9 – Rural Transect of the Official Plan. As the severed lands and a large portion of the retained lands are within the Agricultural Resource Area, the property is subject to Section 9.1.3 of the Official Plan, where farm 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. Furthermore, as per the Official Plan, the retained lands must be zoned to prohibit residential development. The Rural Countryside designation looks to limit residential development to a maximum of two lots, which have been previously created from this lot (through consent to sever applications in 2021) in addition to the proposed surplus farmhouse lot.

The subject property is partially within the flood plain and as such, is subject to Official Plan policies. As per Section 10.1.1 (1), development and site alteration shall not be permitted in the 1-to-100-year flood plain.

Planning rationale

The Zoning By-law Amendment application as submitted does not align with Official Plan policies regarding severances in the Agricultural Resource Area. On August 30, 2024, the Committee of Adjustment granted provisional consent to allow for the creation of a new lot creating a surplus farm dwelling. Condition number 3 of the provisional consent requires an amendment to prohibit residential development on retained lands currently zoned agricultural. However, the condition did not require all retained lands to be rezoned to prohibit residential development as per the intent of the Official Plan.

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). More specifically, lot creation in lands designated Agricultural Resource Area is prohibited

unless all criteria outlined in Section 9.1.3 (3) of the Official Plan are met, including but not limited to: (b) *as a condition of severance, the retained lands are zoned to prohibit residential use*. Given the intent of the Official Plan to limit residential development, along with Official Plan policies regarding lot creation in the Agricultural Resource Area, the condition of consent should have contemplated rezoning the Rural Countryside portion of the lot as well to limit the residential uses, which is in keeping with both applicable land use designations.

As no development or site alteration is proposed for this Zoning By-law Amendment, the application is consistent with Official Plan polices regarding the flood plain.

However, as the Zoning By-law Amendment submitted by the applicant does not propose to rezone all retained lands to prohibit residential development, the application is not consistent with the Official Plan.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it 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 near-by residents.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

There are no legal impediments to implementing the report recommendations.

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 January 25, 2024.

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 on the agricultural land. However, this Zoning By-law Amendment application as submitted does not comply with intent of Official Plan with respect to meeting the criteria for lot creation in lands designated as Agricultural Resource and, limiting the potential residential fragmentation of lands designated Rural Countryside. To comply with the City's Official Plan, staff must recommend all retained lands as part of this surplus farm Zoning By-law Amendment, be rezoned to prohibit residential development.

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.

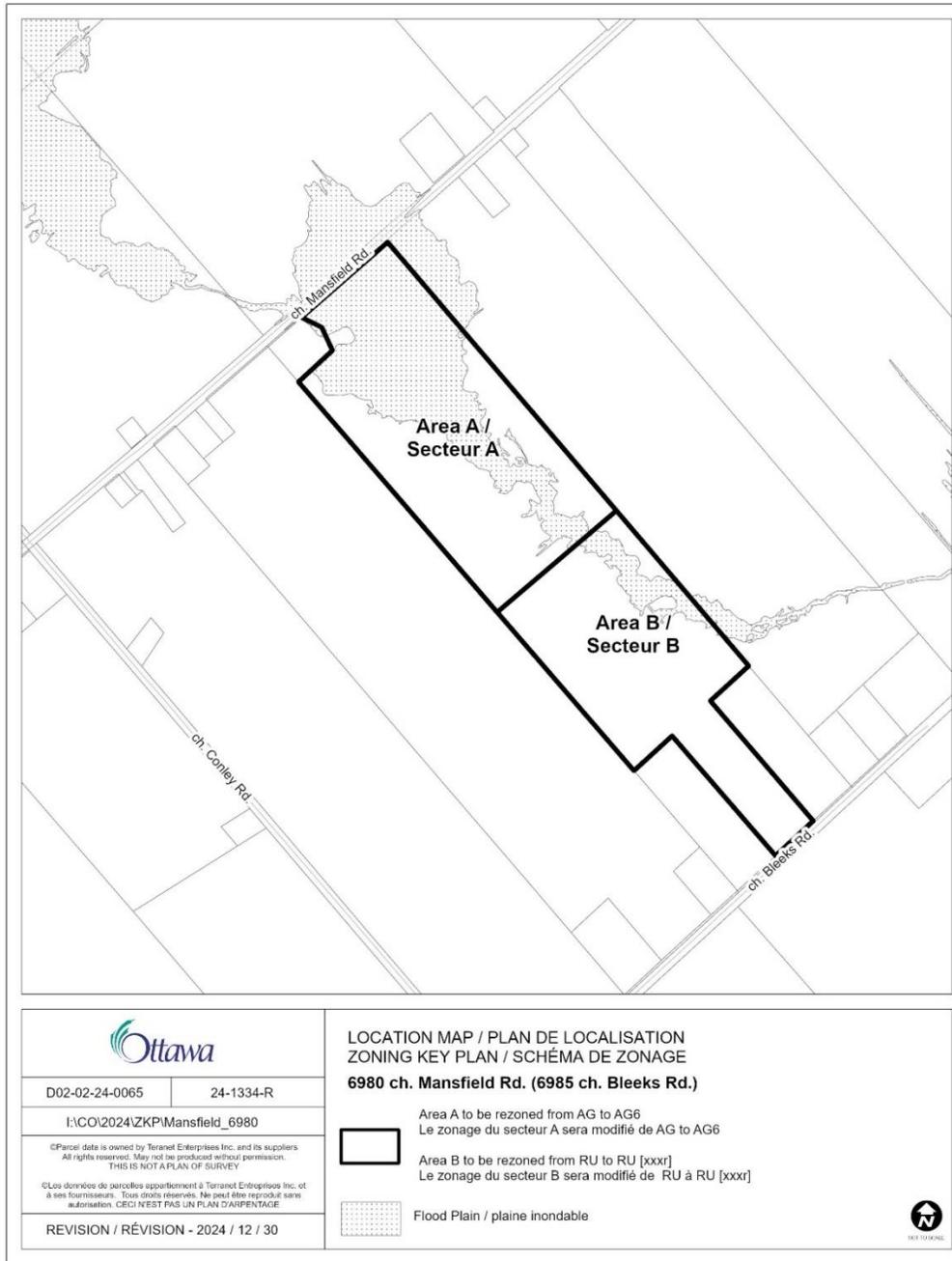
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map / Zoning Key Map

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

Map showing the property of 6980 Mansfield Road, including the portion of the property currently zoned AG to be rezoned to prohibit residential development, identified as “Area A” on the map, and the portion of the property currently zoned RU 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 6980 Mansfield Road (part of 6985 Bleeks 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 of the following:
 - a. In Colum I, Exception Number, add the text “[xxxr]”.
 - b. In Column II, Application Zones, add the text “RU[xxxr]”.
 - c. In Colum IV, Exception Provisions – Land Uses Prohibited, add the text:
 - i. “All residential uses”.

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.

The applicant and owner has identified their concerns with the proposed zoning amendment. They do not believe it is necessary nor appropriate to rezone the Rural Countryside part of the lot to prohibit residential uses.