

Subject: Surplus Farm Severance Rezoning – 1579 9th Line Road

File Number: ACS2025-PDB-PSX-0020

Report to Agriculture and Rural Affairs Committee on 6 February 2025

and Council 12 February 2025

**Submitted on January 28, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Shoma Murshid, Planner II, Development Review All Wards

(613) 580-2424 Ext. 15430, Shoma.Murshid@ottawa.ca

Ward: Osgoode (20)

**Objet : Modification de zonage dans le cadre d'un morcellement de terres
agricoles excédentaires – 1579, chemin 9th Line**

Dossier : ACS2025-PDB-PSX-0020

Rapport au Comité de l'agriculture et des affaires rurales

le 6 février 2025

et au Conseil le 12 février 2025

**Soumis le 28 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 : Shoma Murshid, Urbaniste II, Examen des demandes
d'aménagement tous les quartiers**

(613) 580-2424 Ext. 15430, Shoma.Murshid@ottawa.ca

Quartier : Osgoode (20)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1579 9th Line 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 February 12, 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 2008-250* visant le 1579, chemin 9th Line, un bien-fonds illustré dans le document 1, afin d'interdire tout aménagement résidentiel sur les terrains conservés, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve l'intégration, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation 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 12 février 2025 », 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](#).

The Zoning By-law Amendment application has been submitted to fulfill condition number 5 of the approval for Consent Application D08-01-24/B-00138 granted on October 11, 2024. The condition requires the agriculture lands (the retained lands) are to be rezoned to prohibit residential development.

The intention of the condition of Consent is to protect agricultural lands on the property by restricting residential development.

Site location

1579 (1587) 9th Line Road

Owner

15669481 Canada Inc. (Eddy Rizk)

Applicant

Modern Consulting c/o Vincent Carbonneau

Architect

N/A

Description of site and surroundings

The subject site is located east of 9th Line Road, south of Parkway Road and north of Cooper Hill Road. The irregular shaped lot has an approximate area of 7.18 hectares.

The subject property contains one detached dwelling with a well and septic system, a barn and outbuilding structures. Surrounding land uses consist 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 3,859 metres squared and will contain the existing detached dwelling, well and septic. The severed lot will be addressed 1587 9th Line Road. The retained lot will have approximately 6.76 hectares in area, 67.16 metres of frontage and will continue with the address 1579 9th Line Road. The retained lot will continue with its agricultural uses.

Summary of requested zoning By-law Amendment

The Zoning By-law Amendment application has been submitted to fulfill condition number 5 of the approval for Consent Application D08-01-24/B-00138 granted on

October 11, 2024. The condition requires the agriculture lands (the retained lands) are to be rezoned to prohibit residential development.

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DISCUSSION

Official Plan designation

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 the severance.

Planning rationale

The Zoning By-law Amendment application aligns with the City of Ottawa's Official Plan policies regarding severances in the Agricultural Resource Area. On October 11, 2024, the Committee of Adjustment granted provisional consent to allow for the creation of a new lot, creating a surplus farm dwelling. Condition number 5 of provisional consent prohibits residential development on the retained agricultural lands. Prohibiting residential development through a Zoning By-law Amendment is an Official Plan requirement for surplus as per Section 9.1.3 (3).

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. The development of these lands will not change because of this application.

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.

ASSET MANAGEMENT IMPLICATIONS

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

FINANCIAL IMPLICATIONS

There are no direct financial implications.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-24-0072) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

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 the retained lot to prohibit residential development is compliant with the City of Ottawa's Official Plan and the Provincial Planning Statement, 2024.

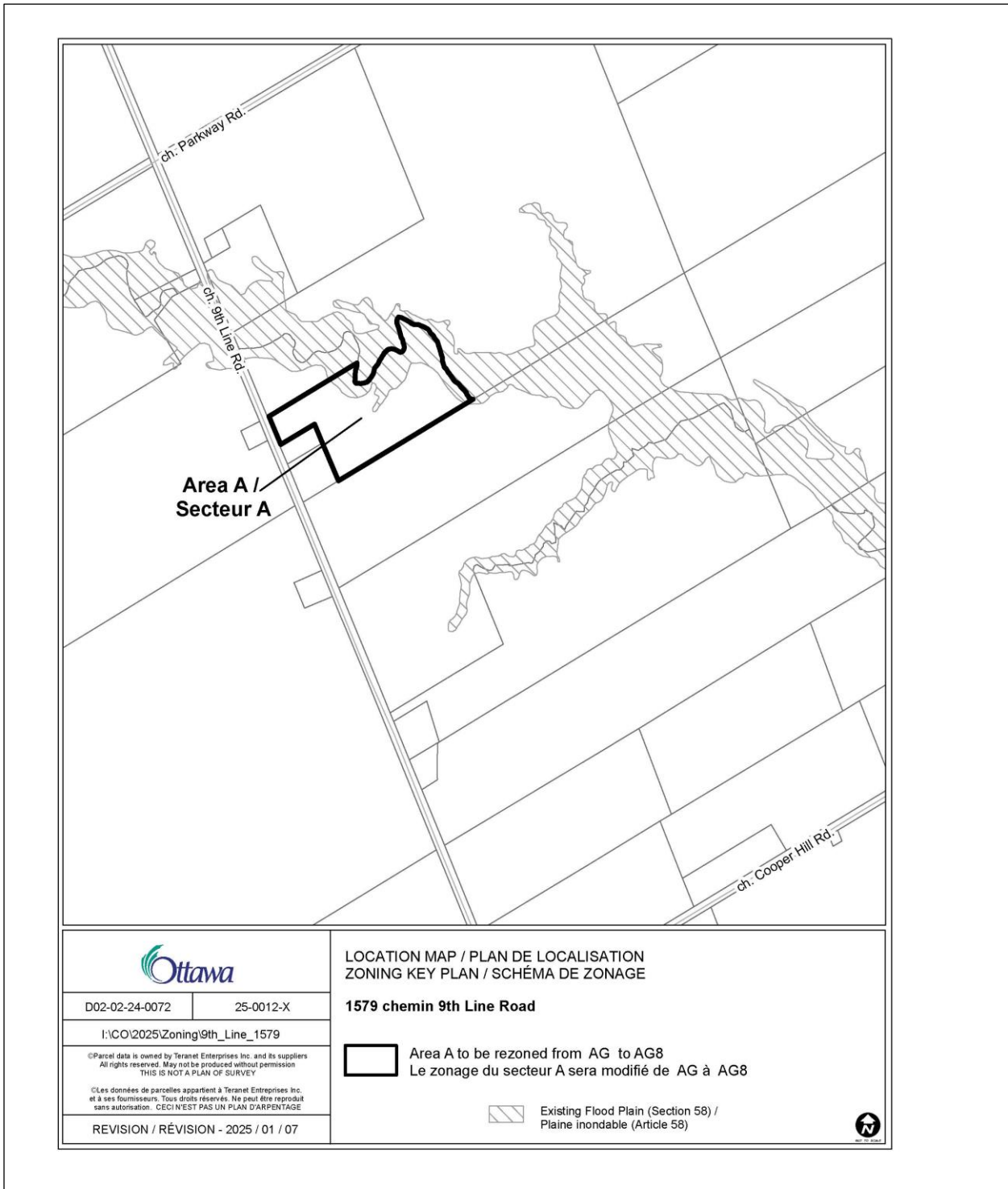
DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; 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

The subject site is located east of 9th Line Road, south of Parkway Road and north of Cooper Hill Road. The irregular shaped lot has an approximate area of 7.18 hectares.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1579 9th Line Road and future address 1587 9th Line Road:

1. Rezone the lands as shown in Document 1 from AG to AG8

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.