

**Subject: Zoning By-law Amendment – 1811 Richardson Side Road**

**File Number: ACS2025-PDB-PSX-0017**

**Report to Agriculture and Rural Affairs Committee on 6 March 2025**

**and Council 26 March 2025**

**Submitted on February 28, 2025 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 – 1811, chemin Richardson Side**

**Dossier : ACS2025-PDB-PSX-0017**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 6 mars 2025**

**et au Conseil le 26 mars 2025**

**Soumis le 28 février 2025 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource: Jerrica Gilbert, Urbaniste II, Examen des demandes  
d'aménagement ruraux**

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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 1811 Richardson Side Road, as shown in Document 1, to permit a larger on-farm diversified use for a place of assembly than what is currently permitted by the Zoning By-law, 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 March 26, 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 concernant la propriété située au 1811, chemin Richardson Side, comme le montre le document 1, afin de permettre, pour un lieu de rassemblement, une utilisation d'activités diverses à la ferme qui est plus vaste que ce qui est actuellement permis par le *Règlement de zonage*, 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 prévue le 26 mars 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**

1811 Richardson Side Road

### **Owner**

1818 Bradley Side Road Inc.

### **Applicant**

Ken Hoppner

### **Description of site and surroundings**

The subject lands are located north of Richardson Side Road, adjacent to the traffic circle intersection of Richardson Side Road and Huntmar Drive. The irregularly shaped lot has an area of approximately 11.68 hectares. The property was previously addressed as 1818 Bradley Side Road, but the subject site was reassigned the civic address of 1811 Richardson Side Road through a permit issued in June 2023.

The western portion of the property is treed and occupied by a detached residential dwelling and outbuilding. The eastern portion of the site is farmland (vegetables and an establishing orchard) and includes a 280 square metre greenhouse. There is an existing 730 square metre building partly used for farm processing and the cidery as well as a farmstand.

Surrounding lands uses are primarily agricultural and residential in nature. There is an existing institutional use immediately adjacent to the west and south of the subject lands for the Trinity Presbyterian Church. The subject property is less than 800 metres from the urban boundary at the west end of Kanata.

### **Summary of proposed development**

An expansion to the on-farm diversified use for an event space (“place of assembly”) is proposed in the existing 730 square metre building that currently serves as the main location for farm and cider processing and the sale of finished goods. The owners salvaged this building in 2022 from the former Post Office from Teron Road in Kanata (which was slated for demolition) and repurposed the building for use on the farm.

In addition to the current uses, 477 square metres of the existing building will be utilized as a place of assembly. Access will be via the Richardson Side Road driveway to a gravel parking lot for the required 48 parking spaces. The converted building is adjacent to the northern end of the parking lot along a short walking path. Most of the space servicing the place of assembly use is an open-air pavilion.

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

The subject lands are currently zoned Agricultural Subzone Three (AG3), which permits agricultural uses, agricultural-related uses and on-farm diversified uses. The applicant is proposing site-specific exceptions to address non-conformities with On-farm Diversified Uses (Section 79A) provisions of the Zoning By-law.

This Zoning By-law Amendment application seeks to address the following non-conformities, which all relate to the size of the proposed on-farm diversified use for a place of assembly:

- Section 79A(d) requires that the total floor area occupied by on-farm diversified uses (OFDU) may not exceed 20 per cent of the total land area permitted for on-farm diversified uses on the lot (which is two per cent of the total lot area, as per Provincial guidelines), to a maximum of 600 square metres. Since this lot is 11.7 hectares, two per cent of total lot area is 2,339 square metres. Twenty per cent of this figure is 468 square metres. The floor area proposed to be used by the OFDU is 477 square metres, which is 20.4 per cent.
- Further, Section 79A(d)(i) requires that OFDU that involve a place of assembly not exceed 150 square metres. The proposed OFDU for a place of assembly is 477 square metres.
- Finally, Section 79A(d)(ii) requires that out of the 600 square metres cumulative floor area that may be permitted for an OFDU, 300 square metres is the maximum for buildings built after November 8, 2017. The structure housing the OFDU was placed on the property after this date. The 477 square metre total floor area exceeds this amount.

## **DISCUSSION**

### **Public consultation**

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.

Two comments were received from a community member and on behalf of the adjacent Trinity Presbyterian Church, which were both supportive of the proposed development. One comment noted a preference for the on-farm diversified use to access Richardson Side Road instead of the Bradley Side Road entrance. The applicant has already constructed an entrance off of Richardson Side Road that is intended for the proposed development, so this concern is addressed.

### **Official Plan designation(s)**

The subject lands are designated Agricultural Resource Area on Schedule B9 of the Official Plan. Section 9.1.2 supports the diversification of farming operations to increase the local supply of goods and services in the rural regional economy. On-farm diversified uses and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. The Official Plan requires a Zoning By-law amendment for any increase to the permitted size of an on-farm diversified for a specific site in line with Provincial guidelines related to the uses and practices in prime agricultural areas.

### **Other applicable policies and guidelines**

The property is located on Canada Land Inventory Class 2 soils, which means that the lands are considered as part of a prime agricultural area. The Ontario Ministry of Agriculture, Food and Rural Affairs has published Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas (Publication 851). These guidelines provide direction to municipalities on the uses permitted within prime agricultural areas, including on-farm diversified uses.

### **Planning rationale**

On-farm diversified uses (OFDUs) need to be evaluated considering their importance for supporting rural and farming economies while also balancing the necessary protection of agricultural land for future use. The Zoning By-law's current provisions for on-farm diversified uses were approved by Council on July 7, 2021

(ACS2021-PIE-EDP-0024) and reflect the Province's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.

The approach taken for OFDUs is to regulate the size of OFDUs rather than regulate the individual on-farm uses through the Zoning By-law. Limiting the sizes of OFDUs works to ensure the preservation of agricultural land, the compatibility with the local rural context, to limit adverse environmental impact, and to ensure that there is no strain on rural infrastructure and services. The intent of limiting the use of a "place of assembly" (e.g. a wedding venue) to a floor area of 150 square metres is to prevent occupancies that would lead to significant building code requirements and potential impacts to surrounding properties.

These limitations are part of the broader goal to support diversified farm income while ensuring that the primary use remains the agricultural production. If a farmer wants to increase the size of their OFDU, then the Zoning By-law Amendment process would ensure that the proposed size of the OFDU would not lead to negative impacts to either the existing farm or the wider agricultural system.

Considering the site at 1811 Richardson Side Road, staff are satisfied that the increase in total floor area will not produce negative affects for the farm or adjacent properties. There is reassurance that the use can take place on private servicing. The owners have creatively adapted an old building that will have minimum impact on the existing farm operations. The OFDU is screened from the roadway, and it is unlikely that there will be conflicts with the adjacent institutional use of the Trinity Presbyterian Church. Overall, the increase in total floor area is minor in nature (only 0.4 per cent over the 20 per cent maximum area recommended by the Provincial guidelines). The proposed 477 square metre place of assembly on-farm diversified use can be considered appropriate for this specific site.

### **Provincial Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

### **RURAL IMPLICATIONS**

The proposed amendment to allow a larger floor area for an on-farm diversified use is not anticipated to have negative impacts on the surrounding land uses, the primary use of the farm, or the environment. Assuming that the zoning is approved, the development will be required to go through site plan control, which will serve to address any potential issues with servicing and site layout. Permitting the on-farm diversified use on this site will likely have positive impacts by enabling the farm operator to diversify and

supplement their farm income, as well as to accommodate value-added and agri-tourism uses within this community.

### **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 of this report

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

Accessibility impacts will be considered through the site plan control process with regard to the Accessibility for Ontarians with Disabilities Act, 2005, (AODA).

### **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city that 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 March 27, 2025.

### **SUPPORTING DOCUMENTATION**

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

### **CONCLUSION**

The Planning, Development and Building Services Department are satisfied that the proposed amendments to permit a larger floor area for an on-farm diversified use meets the intent of the Provincial Planning Statement and City of Ottawa's Official Plan.

**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.

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

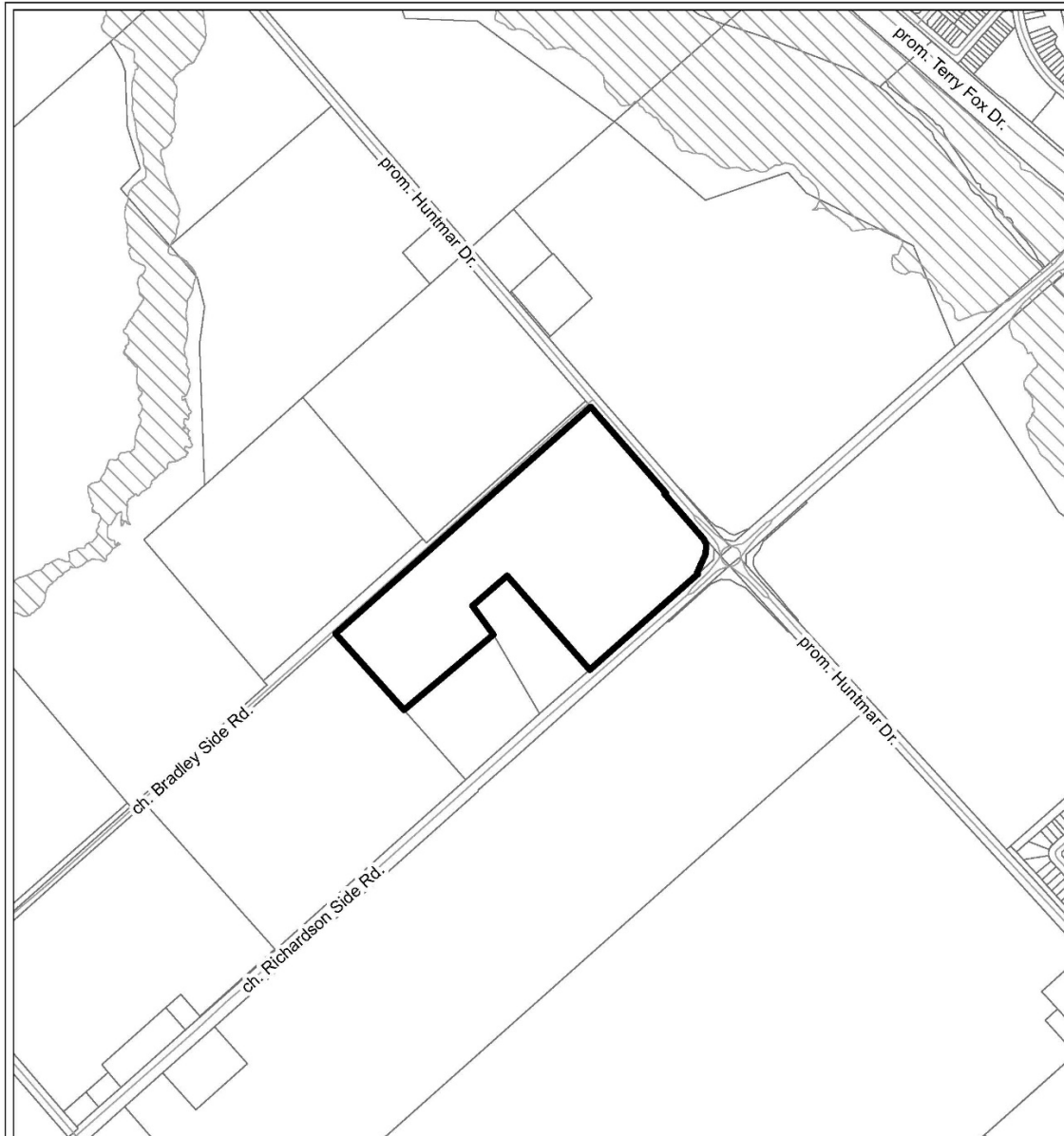
Legal Services, City Manager's Office to forward the implementing bylaw to City Council.





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](http://geoOttawa).



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-24-0069	24-1313-X	 1811 chemin Richardson Side Road	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
I:\CO\2024\Zoning\Richardson_side_1811			
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REVISION / RÉVISION - 2024 / 11 / 19			

## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1811 Richardson Side Road:

1. Rezone the lands known as 1811 chemin Richardson Side Road shown in Document 1 from AG3 to AG3[xxxxr];
2. Add a new exception xxxr to Section 240 – Rural Exceptions with provisions similar in effect to the following:
  - a. In Column I, Exception Number, add the text “[xxxxr]”
  - b. In Column II, Applicable Zones, add the text “AG3[xxxxr]”
  - c. In Column V, Provisions, add the text:
    - Despite Clause 79A(1)(d), the maximum cumulative floor area occupied by all on-farm diversified uses, including a place of assembly, is 477 m<sup>2</sup>. A restaurant use and instructional facility use may not be greater than 150 m<sup>2</sup>.