

April 10, 2025

City of Ottawa
Rural Panel, Committee of Adjustment
101 Centrepont Drive
Ottawa, ON, K2G 5K7

Committee of Adjustment
Received | Reçu le

2025-04-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Reference: 2020 Lockhead Road East
PT LT 26 CON 2 N GOWER PT 1 5R9490; Rideau
APPLICATION FOR CONSENT

Rural Panel, Committee of Adjustment,

This application concerns our horse farm located at 2020 Lockhead Road East, Kars, zoned AG3. We request Consent to Sever a 'small farm of 1.47 hectares', maintaining the AG3 zoning for that site. We would then retain 10 hectares for our horse farm.

By way of introduction, my husband and I are quite knowledgeable when it comes to agriculture and rural land issues. We are both retired from Agriculture Canada. He has a PhD in Agricultural Economics and my background is Natural Resources Management. Way back I contributed to Rideau Township Environmental Committees and I was a Board member on the Rideau Valley Conservation Foundation for 20 years. We have lived in this rural Ottawa area for almost 40 years.

For the last 18 years, we have owned a private horse farm located at 2020 Lockhead Road East. We have horses of our own as well as a few boarders on site. We love the lifestyle with our horses and dogs, but we are now in our 70s. We would like to sever a piece of land for our son and family to build a house on so that going forward, they would be close to help us on the farm. This severance would support the goal of providing rural housing for young people, while enabling seniors to stay in rural Ottawa.

The site which we would like to sever is located in the southwest 'corner' of our farm property. It is not prime agricultural land, it is Class 6/7 land. We've always referred to it as 'the hill'. The elevation and contours are clearly shown on the included RVCA Regulation Limits Map. The soil is poor, shallow, and rocky there and the slope significant. Fifteen years ago we planted 2000 bareroot Christmas trees on this hill but lost most of them within 3 years. This site is not being actively used as part of our horse farm. Severing this 'small 1.47 hectare farm' for our son and family would give them a place to live and to grow their own produce in raised garden boxes, the only way possible to make the best use of this piece of land.

I have completed my Consent/Severance Application, and have consulted with all those applicable on the Consultation checklist. These include the Development Information Officer, a Solicitor, City Planning Staff, a City Infill Forester, Rideau Valley Conservation Authority (RVCA), and Hydro One. I also consulted with Surveyor Jeff Shipman, and with Councillor David Brown when he came out to our farm for a site visit. Councillor Brown expressed his support for our severance application.

Regarding a Tree Information Report (TIR), in the City's rural area, a permit to remove private trees is not required. It is of special note that in our early years on our farm my husband and I planted over 8000 bare root seedlings, and most of these are now over 20 feet high.

I consulted Service Ontario, Land Registry Office to obtain a certified copy of my (PIN) Parcel Register for Property Description: PT LT 26 CON 2 N GOWER PT 1 5R9490; Rideau. This document confirms the names (my husband and I) as Registered Owners of this property, as of Sept. 29, 2006.

As we will require a certificate for the retained land, Planning Act regulations require a statement from an Ontario solicitor in good standing indicating that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. My letter from Lawyer Michelle Perry, of Wilson Law Partners, is included herein.

Given that our application is in a rural area, I have completed the Schedule A: Rural Consent, Additional Application Information document.

Regarding my Draft Reference Plan, I have attached several sketches/geoOttawa photos of our farm and planned severance, as well as a couple maps provided by RVCA.

These sketches address all the Sketch Plan Requirements listed in Schedule A: Rural Consent. An official Reference Plan would later be done by a licensed Ontario Land Surveyor, showing the exact survey boundary and dimensions of the severance.

Regarding RVCA, they would have no problem with this severance as long as the east side boundary stays above the limit of the 100 year floodplain. One of their maps shows an approximate sketch of the severance. It shows slightly less acreage than my sketches, but they came a bit short on the north side. These are just approximate sketches though and the exact acreage/hectare size would be determined with an official survey.

The Ontario Provincial Planning Statement, 2024, recognizes the diversity of Ontario and that local context is important. Because not all policies are applicable to every site, feature or area, there is some flexibility in their implementation.

The Province of Ontario requires municipalities to identify and protect prime agricultural areas for long-term use for agriculture. The Canada Land Inventory (CLI) mapping provides the basis of a Land Evaluation and Area Review (LEAR) system because it ranks soils in order of their potential productivity for crops. High priority for protection are CLI Class 1, 2, and 3 prime agricultural lands, and any associated Class 4 through 7 lands, in this order of priority. This ranking forms the basis for identification of prime agricultural land. The LEAR system is a high level decision making tool, but individual LEAR systems can be tailored to address local agricultural conditions.

In the City of Ottawa, the Provincial interest is in the protection of lands comprised of CLI Class 1, 2 and 3 soils. The Agricultural Resource Area designation in the City's Official Plan was originally identified by the LEAR system. LEAR provides a mechanism to consider both a land's capability to support agriculture and the local conditions and influences on farm operations. Municipalities may modify the LEAR to reflect local circumstances.

Our 11.47 hectare farm is zoned AG3. We request Consent to Sever a 'small farm of 1.47 hectares', while maintaining the AG3 Agricultural Resource Area zoning for that site.

On lands designated as Agricultural Resource Area, a variety of types, and intensities of agricultural uses and normal farm practices are permitted. Residential uses in Agricultural Resource Areas shall be permitted in the form of a detached dwelling on a lot fronting an existing public road. Lot creation for the purpose of agriculture-related uses are permitted in areas of poor soils.

Our requested severance site is not prime agricultural land, it is Class 6/7 land, an area with poor soils. Consent to sever this site would be compatible with, and would not hinder surrounding agricultural operations now, nor in the future. This site fronts on an existing public road and it can be adequately serviced with well and septic.

Hydro One came out for a site visit, and confirmed that service would be straight forward as their poles already come very close to this site.

Referencing Ottawa's New Zoning Bylaw, Section 1301 - Agricultural Zone (AG):

The purpose of the Agricultural Zone includes recognizing existing small lots that do not meet the AG – Agricultural Zone requirements using the AG1 to AG3 subzones.

In the Agricultural Zone, agriculture-related uses are permitted on a lot of 10 hectares or greater, and an agricultural use is permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or larger in area.

Again, we request Consent to Sever a 'small farm of 1.47 hectares', maintaining the AG3 zoning for that site. We would then retain 10 hectares for our horse farm.

Ottawa's Rural Summit 2024 was 'A Step Forward for Ottawa's Rural Communities'. 'A

I contributed to the advance workshop and took part in the Rural Summit. Outcomes were positive, particularly the Mayor's 10 Priority Commitments of 'Rural Solutions for Rural Residents'. These included:

2. 'Strengthening the mandate of the Agriculture and Rural Affairs Committee, and designating a Rural Lead in every department to ensure rural perspectives are heard and understood.'
3. 'Increasing resources in the Rural Affairs Office to increase support to rural residents'.
7. 'Streamlining Planning for Rural Applications'.

The Mayor and rural Councillors have directed City staff to ensure that decisions affecting rural residents are respected, understood and act on the unique needs of our communities, and that they avoid a one-size-fits-all approach'.

In support of this Consent Application, please find the following enclosed:

- Cover Letter
- Consent / Severance Application
- Schedule A: Rural Consent Additional Application Information
- Consent Sketches (12)
- PIN - Service Ontario Parcel Register Page
- A letter from Lawyer Michelle Perry, of Wilson Law Partners
- Cheque payable to the City of Ottawa in the amount of \$4,571.
(\$4301 for Consent + \$270 for Certificate)

There is a strong need to accommodate this severance. We want to provide our son and family with their only opportunity to have an affordable place to build a home, their own 'small farm' where they can grow their own produce in raised garden boxes. Going forward, we need to have our family close, to help us on the farm as we grow older. Considering our unique interests and requirements, we request that our rural application be granted consent.

Respectfully,

Pat MacGregor

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