

- 3. Zoning By-law Amendment – 4240 Cambrian Road West**  
**Modification du Règlement de zonage – 4240, chemin Cambrian Ouest**

### **COMMITTEE RECOMMENDATIONS**

- 1. That Council approve an amendment to Zoning By-law 2008-250 for 4240 Cambrian Road West to prohibit residential development and restrict sensitive land uses on the severed land, as detailed in Document 2.**
- 2. That Council waive the requirement for Cash-in-Lieu of Parkland Dedication as specified in By-law No. 2009-95 for Consent Application D08-01-21/B-00217.**

### **RECOMMANDATIONS DU COMITÉ**

- 1. Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 4240, chemin Cambrian Ouest, afin d'interdire tout aménagement résidentiel et de limiter les utilisations critiques du sol sur les terres agricoles conservées, comme l'expose en détail le document 2.**
- 2. Que le Conseil renonce à l'exigence d'un règlement financier des frais relatifs aux terrains à vocation de parc, énoncée dans le Règlement n° 2009-95 pour la demande d'autorisation n° D08-01-21/B-00217.**

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Real Estate and Economic Development, dated April 25, 2022 (ACS2022-PIE-PS-0049)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, des biens immobiliers et du développement économique, daté le 25 avril 2022 (ACS2022-PIE-PS-0049)

**Agriculture and Rural  
Affairs Committee  
Report 30  
May 5, 2022**

**24**

**Comité de l'agriculture et des  
affaires rurales  
Rapport 30  
Le 5 mai 2022**

**Subject: Zoning By-law Amendment – 4240 Cambrian Road West**

**File Number: ACS2022-PIE-PS-0049**

**Report to Agriculture and Rural Affairs Committee on 5 May 2022  
and Council 11 May 2022**

**Submitted on April 25, 2022 by Lily Xu, Acting Director, Planning, Real Estate and  
Economic Development**

**Contact Person: Sean Harrigan, Planner I, Development Review Rural**

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**Ward: Rideau-Goulbourn (21)**

**Objet : Modification du Règlement de zonage – 4240, chemin Cambrian  
Ouest**

**Dossier : ACS2022-PIE-PS-0049**

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

**le 5 mai 2022**

**et au Conseil le 11 mai 2022**

**Soumis le 25 avril 2022 par Lily Xu, Directrice par intérim, Direction générale de la  
planification, des biens immobiliers et du développement économique**

**Personne ressource : Sean Harrigan, Urbaniste I, Examen des demandes  
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**613-580-2424 poste 23216, Sean.Harrigan@Ottawa.ca**

**Quartier : Rideau-Goulbourn (21)**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4240 Cambrian Road West to**

prohibit residential development and restrict sensitive land uses on the severed land, 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 May 11, 2022 subject to submissions received between the publication of this report and the time of Council's decision.
3. That Agriculture and Rural Affairs Committee recommend Council waive the requirement for Cash-in-Lieu of Parkland Dedication as specified in By-law No. 2009-95 for Consent Application D08-01-21/B-00217.

#### **RECOMMANDATIONS DU RAPPORT**

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 4240, chemin Cambrian Ouest, afin d'interdire tout aménagement résidentiel et de limiter les utilisations critiques du sol sur les terres agricoles conservées, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce 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 greffier 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 11 mai 2022 », 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.

3. **Que le Comité de l'agriculture et des affaires rurales recommande au Conseil de renoncer à l'exigence d'un règlement financier des frais relatifs aux terrains à vocation de parc, énoncée dans le Règlement n° 2009-95 pour la demande d'autorisation n° D08-01-21/B-00217.**

## **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**

4240 (4284) Cambrian Road West

### **Owner**

Hydro Ottawa Limited

### **Applicant**

Stantec Consulting Ltd.

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

The subject property is located to the southwest of Highway 416 and the community of Barrhaven South, north of an operating landfill and east of ongoing aggregate extraction. The site currently contains a new transformer station under construction and farm fields primarily covered by a flood plain overlay. The lands to be rezoned have a frontage of approximately 199.97 meters along Cambrian Road West and a total lot area of approximately 7.63 hectares. The site is currently zoned as RU - Rural Countryside.

The purpose of this Zoning By-law Amendment is to prohibit residential development as the site was undersized for the Official Plan residential severance policy and sensitive land uses due to proximity to a nearby active landfill, mineral extraction operations and Highway 416.

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

The application has been submitted in order to fulfill a condition of severance approval imposed by the Committee of Adjustment with respect to applications D08-01-21/B-00217. The intent is to prohibit residential uses on the severed lands.

### **Brief history of proposal**

An application to sever approximately 7.7 hectares of vacant farmland from a transfer station at 4284 Cambrian Road West was granted provisional approval by the Committee of Adjustment Panel 3 on September 1, 2021. Staff had no concerns with the severance application subject to the requested conditions. The Committee of Adjustment imposed all conditions requested by the Planning Department but instructed staff to further investigate with the Recreation, Cultural and Facility Services Department whether Cash-in-Lieu of parkland is applicable to the Consent Application.

This rezoning application has been submitted to fulfill a condition of approval for Consent Application D08-01-21/B-00217 that will restrict residential development and sensitive land uses, particularly requiring well water, on the severed vacant farm fields.

Once the severance is finalized, the severed farm fields will be known as 4240 Cambrian Road West.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. No concerns were identified. Official Plan designation(s).

### **Official Plan**

Applications must be evaluated against the [existing Official Plan](#) and must also include an evaluation of the application against the Council approved [new Official Plan](#) (and new Secondary Plan, where applicable).

In this current period, between Council approval of the New Official Plan and the Minister's approval of the New Official Plan, staff are to apply whichever provision, as between the existing and new Official Plan, is more restrictive.

### **Existing Official Plan**

The subject site is designated General Rural Area on Schedule A of the Official Plan. The General Rural Area designation is intended to provide a location for agriculture, non-agricultural related uses that would not be more appropriately located within a Village or urban boundary and limited amount of residential development.

As per Official Plan Policy 3.7.2 (10), residential severances are permitted provided the retained land is a minimum of 10 hectares and the severed lot a minimum of 0.8 hectares. The subject site is incapable of meeting the minimum size requirements for the General Rural Area severance policy, though the intent is not for residential use.

Official Plan Policies 3.7.4 (10-13) requires any development within 300 metres of a Sand and Gravel Resource Area be supported by a Mineral Resource Impact Assessment demonstrating no negative impacts to the current or future expansion of mineral extraction. The proposed severance is within 300 metres of a Sand and Gravel Resource Area.

Official Plan Policies 3.8 (5-9) requires development within 500 metres of an operating or non-operating solid waste disposal site boundary be supported by a study demonstrating that the solid waste disposal site will not have any unacceptable adverse effects on the proposed development and will not pose any risks to human health and safety. The proposed severance is within 500 metres of an operating solid waste disposal site boundary.

Official Plan section 4.7.8 requires any development on or within 120 metres of natural heritage features be supported by an Environmental Impact Statement demonstrating no negative impacts to the ecological features and functions. The proposed severance is within 120 metres of natural heritage features.

Official Plan section 4.8.7 requires any noise sensitive development within 500 metres of a 400-series Provincial highway be supported by a Noise Feasibility Study. The proposed severance is within 500 metres of Provincial Highway 416.

### **New Official Plan**

The property is designated Rural Countryside Area as per Schedule B9. The intent of the Rural Countryside designation under the new Official Plan is similar to that of the General Rural designation in the existing Official Plan with a greater focus on limiting fragmentation of rural lands. The new Official Plan contains similar policies to the current Official Plan with respect to minimum size requirements for residential severances and adjacent solid waste disposal sites, natural heritage features, and Provincial highways.

### **Planning rationale**

This Zoning By-law amendment is required to fulfill a condition of approval for Consent Application D08-01-21/B-00217 that received provisional approval on September 1, 2021. The zoning amendment will affect approximately 7.63 hectares of Rural Countryside. This change is to rezone the severed parcel identified as 4240 Cambrian Road West in Document 1, to prohibit residential development and sensitive land uses in proximity to nearby respective landfill, mineral extraction operations, environmental features and Highway 416.

During review of the severance application, it was determined that the subject site was incapable of meeting the minimum size requirements for a residential severance. As a result, the Department requested the applicant complete a Zoning By-law Amendment as a condition of approval to restrict residential development on the severed lot, in accordance with the Official Plan. The Department also determined that the proximity of the active landfill, mineral extraction, natural features, and Highway 416 all required technical studies demonstrating no concerns with respect to the remaining permitted land uses. The applicant expressed concerns about completing these technical studies given that the intended future uses of the severed lot were agriculture, pollination meadows, and/or woodlands. The applicant further indicated that the pollination meadow and tree lot onsite were planted as of compensation through an Environmental Assessment process are subject to agreements between Hydro Ottawa and the Rideau Valley Conservation Authority. As a result, the Department determined that an appropriate approach was to expand the initial Zoning By-law Amendment condition restricting residential development to further restrict sensitive land uses, particularly uses requiring well water. After reviewing the RU – Rural Countryside Zone, the only



non-sensitive land uses, as determined by the constraints listed above, are agriculture excluding animal husbandry, forestry operation, and environmental preserve and education area, provided a zoning exception is included prohibiting buildings and structures with well water connections. Planning staff have recommended exceptions to current zoning in accordance with the discussion above.

As requested by the Committee of Adjustment, Planning Services staff followed up with the Recreation, Cultural and Facility Services Department to further investigate whether Cash-in-Lieu of Parkland Dedication was required for the Consent Application. The Parks Planner confirmed that By-law No. 2009-95 dictates Cash-in-Lieu of Parkland Dedication should be required, but further clarified that requiring Cash-in-Lieu would not be appropriate given that this Zoning By-law Amendment application will restrict development on site to agriculture excluding livestock, forestry operation, and environmental preserve and education area. As a result, staff recommend that Agriculture and Rural Affairs Committee should recommend Council waive the requirement for Cash-in-Lieu of Parkland Dedication for Consent Application D08-01-21/B-00217.

Staff are satisfied the Zoning By-law Amendment is consistent with the existing Official Plan, new Official Plan, and Zoning By-law.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

This Zoning By-law amendment will restrict new residential development and restrict sensitive development and land uses, including residential and livestock operations requiring well water, on the severed lands.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Scott Moffatt is aware of the application related to this report.

## **LEGAL IMPLICATIONS**

This rezoning is to reduce development rights on property. As such, a determination to waive cash-in-lieu of parkland dedication would not in Legal's opinion be in violation of Section 106 of the Municipal Act, 2001.

## **RISK MANAGEMENT IMPLICATIONS**

The Zoning By-law Amendment will ensure any land uses that may pose a risk to public health due to adjacent land uses are prohibited.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications relating to this application.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

## **ENVIRONMENTAL IMPLICATIONS**

Approval of the recommended Zoning By-law amendment will prevent residential development and sensitive land uses to nearby natural heritage features and flood plain.

## **TERM OF COUNCIL PRIORITIES**

This application will support the following 2019-2022 Term of Council Priorities: Thriving Communities, Environmental Stewardship, and Sustainable Infrastructure.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0154) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Rezoning

## **CONCLUSION**

The Planning, Real Estate and Economic Development department supports this Zoning By-law amendment as it is consistent with the Provincial Policy Statement, the City's existing Official Plan, the City's new Official Plan, and the Zoning By-law.

## **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 Services Department (Mail Code: 26-76) of City Council's decision.

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

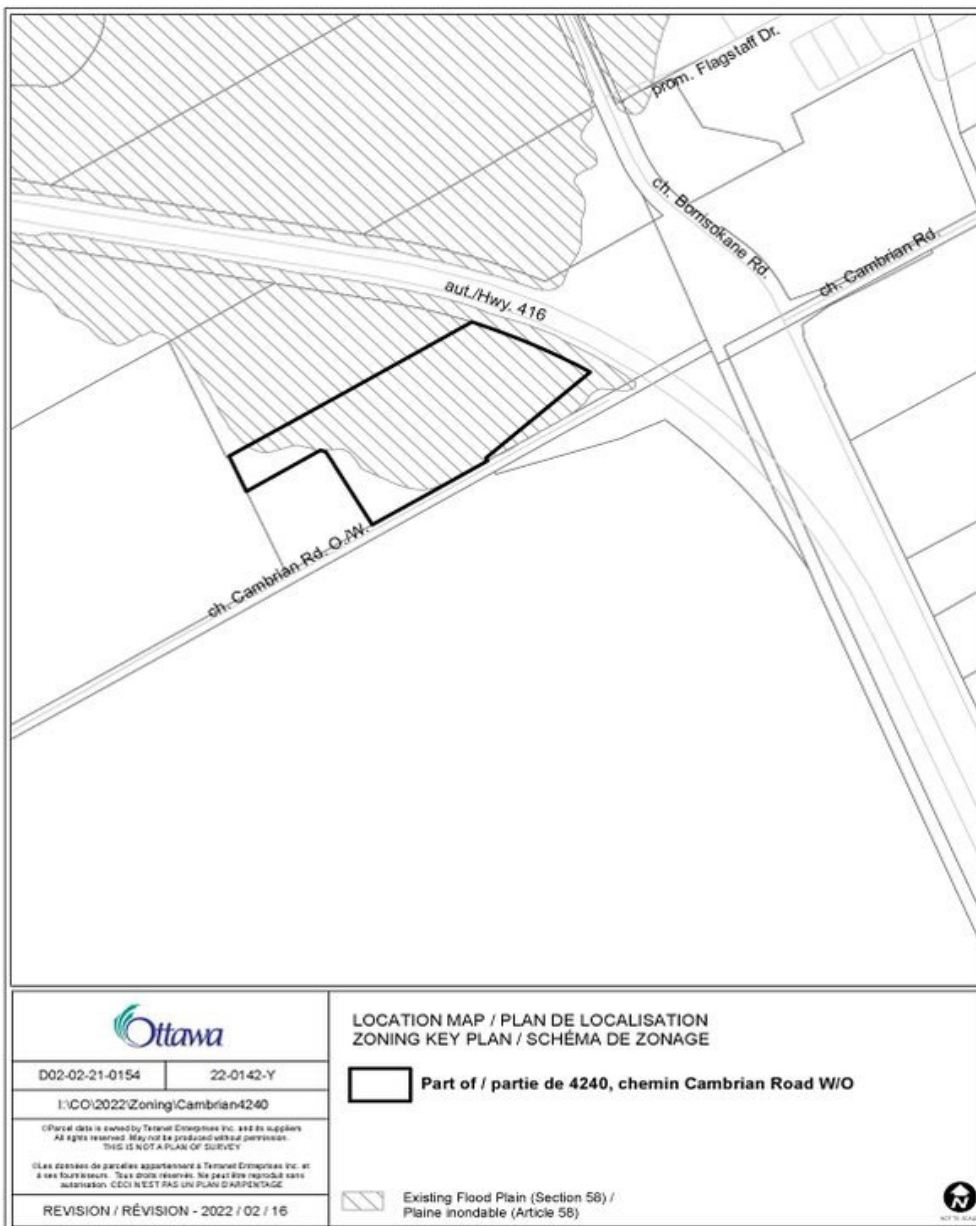
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

Document 1 is a location map that shows the portion of 4240 Cambrian Road West that is subject to rezoning application D02-02-21-0154.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4240 Cambrian Road West:

1. Rezone the lands shown as 4240 Cambrian Road West in Document 1 from RU to RU[XXXr]
2. To add a new rural exception zone XXXr with the intent as follows:
  - a. To restrict permitted uses to agriculture excluding livestock; forestry operation; and environmental preserve and education area.
  - b. No buildings or structures shall have private water services.