

Subject: Zoning By-law Amendment – 6060 and 6086 Frontier Road

File Number: ACS2022-PIE-PS-0116

Report to Agriculture and Rural Affairs Committee on 1 September 2022

and Council 21 September 2022

**Submitted on August 18, 2022 by Derrick Moodie, Director, Planning Services,
Planning, Real Estate and Economic Development**

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Ward: Cumberland (19)

**Objet : Modification du Règlement de zonage – 6060 et 6086,
chemin Frontier**

Dossier : ACS2022-PIE-PS-0116

Rapport au Comité de l'agriculture et des affaires rurales

le 1er septembre 2022

et au Conseil le 21 septembre 2022

**Soumis le 18 août 2022 par Derrick Moodie, Directeur, Services de la planification,
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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Quartier : Cumberland (19)

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6086 and 6060 Frontier Road to prohibit residential development on the retained farmland and permit a**

decreased lot width on the severed surplus farmhouse, 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 September 21, 2022 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 municipal d'approuver une modification du Règlement de zonage (n° 2008-250) visant les propriétés situées aux 6060 et 6086, chemin Frontier afin d'interdire tout aménagement résidentiel sur les terres agricoles conservées et de permettre la réduction de la largeur de lot du logement agricole excédentaire disjoint, comme l'expose en détail document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve 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 21 septembre 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.

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

6086 Frontier Road

Owner

1737814 Ontario Inc.

Applicant

Jeff Shipman

Description of site and surroundings

The subject property is situated between Frontier Road and Boundary Road, south of Devine Road. The lands to be rezoned have a frontage of 340.2 metres on Frontier Road and 224.9 metres on Boundary Road and will be known municipally as 6086 Frontier Road and 6060 Frontier Road once the severance is certified. The site is currently zoned AG – Agricultural Resource Zone and contains a detached dwelling serviced by private well and septic system, barn, and multiple storage sheds. The surrounding land use consists of agricultural fields and natural heritage features.

Summary of requested Zoning By-law amendment proposal

The application has been submitted in order to fulfill a condition of approval for Consent Application D08-01-22/B-00069 imposed by the Committee of Adjustment. The intent is to permit a reduced lot width on the severed surplus farmhouse lot and prohibit residential uses on the retained farmlands in accordance with the Surplus Farmhouse Dwelling Severance policies of the Provincial Policy Statement and Official Plan.

Brief history of proposal

Consent Application D08-01-22/B-00069 proposed to sever a surplus farm dwelling and accessory structures from 6086 Frontier Road was granted by Committee of Adjustment Panel Three on April 6, 2022. Staff had no concerns with the severance application.

This rezoning application has been submitted to fulfill a condition of approval that requires residential development be prohibited on the retained farmland and a reduced lot width permitted on the severed surplus farmhouse. Once the severance is finalized, the retained farmland will become known as 6060 Frontier Road and the severed farmhouse will continue to be known as 6086 Frontier Road.

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

Applications must be evaluated against the [current Official Plan](#) (OP) 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 OP and the Minister's approval of the new OP, staff are to apply whichever provision, as between the current and new OP, is more restrictive.

Current Official Plan

The property is designated Agricultural Resource Area as per Schedule A of the current Official Plan. The Agricultural Resource Area designation protects prime agricultural areas from loss of lands to other uses. Severances are permitted for a surplus dwelling due to farm consolidation under Official Plan policy 3.7.3(9). Policy 3.7.3(10) requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and (10)(c) stipulates that the size of the severed lot be a size that minimizes the loss of agricultural lands. This Zoning By-law amendment application satisfies the requirements of the Official Plan policy 3.7.3(10) as conditioned by the Committee of Adjustment.

New Official Plan

The property is designated Agricultural Resource Area as per Schedule B9. The Agricultural Resource Area designation protects lands with Land Evaluation and Area Review (LEAR) Class 1, 2, and 3 soils for long term agricultural production. Protection of lands identified through LEAR is accomplished through limiting development that would compromise productivity of agricultural operations. Section 9.1.3 of the new

Official Plan prohibits lot creation unless the lot contains a habitable dwelling made surplus through farm consolidation. In such cases and as a condition of severance, the retained agricultural parcel is required to be zoned to prohibit residential uses.

Planning rationale

This Zoning By-law amendment will affect approximately 37.85 hectares of agricultural land and one residential dwelling, as shown in Document 1. This change is to rezone the severed parcel identified as Area A in Document 1 from Agricultural Zone (AG) to Agricultural Zone, Exception (AG[XXXr]) and the retained parcel identified as Area B in Document 1 from Agricultural Zone to Agricultural Zone, Subzone 5 (AG5) which fulfills a condition of approval for Consent Application D08-01-22/B-00069 imposed by the Committee of Adjustment in accordance with the Official Plan and Provincial Policy Statement. Staff had no concerns with the severance application and have determined that the proposed Zoning By-law Amendment is consistent with the current Official Plan, the new Official Plan, and the Zoning By-law. No new development is proposed.

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 prevent the loss of agricultural land to other competing uses. This application protects the agricultural system and the rural landscape by supporting the continued productive use of agricultural lands.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Catherine Kitts is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations of this report.

RISK MANAGEMENT IMPLICATIONS

There are no risks management implications relating to this application.

ASSET MANAGEMENT IMPLICATIONS

The recommendations documented in this report are consistent with the City's [Comprehensive Asset Management \(CAM\) Program](#) objectives. The implementation of the Comprehensive Asset Management program enables the City to effectively manage existing and new infrastructure to maximize benefits, reduce risk, and provide safe and reliable levels of service to community users. This is done in a socially, culturally, environmentally, and economically conscious manner. . .

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts associated with this application.

ECONOMIC IMPLICATIONS

There are no economic impacts associated with this application.

CLIMATE IMPLICATIONS

There are no climate implications associated with this application.

ENVIRONMENTAL IMPLICATIONS

Approval of the recommended Zoning By-law amendment will prevent fragmentation of land within the City's Agricultural Resource Area. As such, the lands will be preserved for continued farming. Agricultural systems provide habitat for species of flora and fauna. Agricultural lands also contribute to environmental health through ecological service functions.

INDIGENOUS GENDER AND EQUITY IMPLICATIONS

This application has no Indigenous or gender equity implications.

TERM OF COUNCIL PRIORITIES

This application supports the following 2019-2022 Term of Council Priorities: Economic Growth and Diversification and Thriving Communities.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-22-0061) 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 old 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.

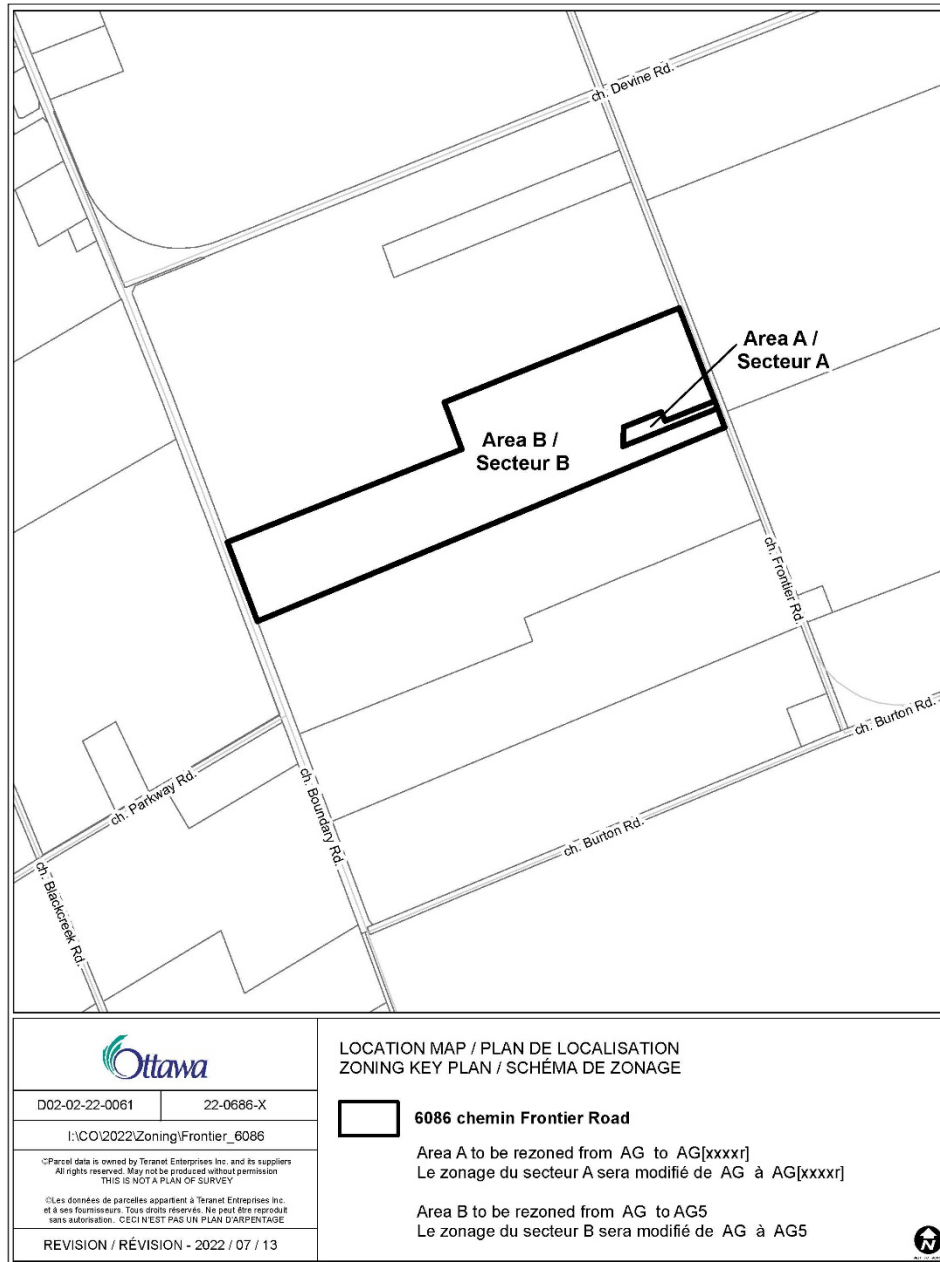
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

The following map illustrates the two areas of 6060 and 6086 Frontier Road to be rezoned east of Boundary Road, west of Frontier Road, south of Devine Road, and north of Burton Road.



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

Document 1 is a location map that shows the two areas of 6086 Frontier Road that is subject to rezoning application D02-02-22-0061.

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 6086 Frontier:

1. Rezone the lands shown as Area A in Document 1 from AG to AG[XXXr].
2. To add a new rural exception zone XXXr with the intent as follows.
 - a. To permit a minimum lot width of 20 metres.
3. Rezone the lands shown as Area B in Document 1 from AG to AG5