

<p><b>2. ZONING BY-LAW AMENDMENT – PART OF 3117 ROGER STEVENS DRIVE MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 3117, PROMENADE ROGER-STEVENSON</b></p>
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for part of 3117 Roger Stevens Drive to prohibit detached dwellings and related uses, as detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 relativement à une partie du 3117, promenade Roger-Stevens, de façon à interdire les maisons isolées et les utilisations connexes, comme le précise le document 2.**

**DOCUMENTATION / DOCUMENTATION**

Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department report dated 10 janvier 2017 (ACS2017-PIE-PS-0011).

Rapport du Directrice par intérim, Service de la planification, Services de la planification, de l'infrastructure et du développement économique daté le 10 janvier 2017 (ACS2017-PIE-PS-0011).

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 22  
8 FEBRUARY 2017**

**9**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 22  
LE 8 FÉVRIER 2017**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales  
February 2, 2017 / 2 février 2017**

**and Council / et au Conseil  
February 8, 2017 / 8 février 2017**

**Submitted on January 10, 2017  
Soumis le 10 janvier 2017**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,**

**Acting Director / Directrice par intérim,**

**Planning Services / Service de la planification**

**Planning, Infrastructure and Economic Development Department / Services de la  
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**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2017-PIE-PS-0011**

**SUBJECT: Zoning By-law Amendment – Part of 3117 Roger Stevens Drive**

**OBJET: Modification au Règlement de zonage – partie du 3117, promenade  
Roger-Stevens**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 3117 Roger Stevens Drive to prohibit detached dwellings and related uses, 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 City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of February 8, 2017 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 au Règlement de zonage 2008-250 relativement à une partie du 3117, promenade Roger-Stevens, de façon à interdire les maisons isolées et les utilisations connexes, comme le précise le document 2.**
- 2. Que 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 de l'avocat général 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 du projet de loi 73 », à la réunion du Conseil municipal prévue le 8 février 2017 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**

3117 Roger Stevens Drive

### **Owner**

Woerlen Enterprises Ltd.

### **Applicant**

Jeff Shipman

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

The site is an approximately 32 hectare parcel of land, currently used for agricultural purposes and is surrounded by other agricultural uses. The site contains an existing dwelling and accessory buildings which are proposed to be severed from the property.

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

It is proposed that a part of the site, 3117 Roger Stevens Drive, be rezoned to prohibit detached dwellings and other uses related to a detached dwelling, as shown on Document 1 and as detailed in Document 2. The site is currently dual zoned, Rural Countryside (RU) and Agriculture, Subzone 2 (AG2). Both zones permit for agricultural uses, detached dwellings, and related uses to a detached dwelling.

### **Brief history of proposal**

The site is currently subject of a proposed severance application D08-01-16/B-00233, B-00234. It is proposed that a 4.85 hectare segment of land containing a detached dwelling and accessory buildings be severed from the site. The severance application

which was approved by the Committee of Adjustment on September 7, 2016, is subject to a condition that the retained lands, being a 27 hectare segment of the property, be rezoned to prohibit detached dwellings and uses related to a detached dwelling. This Zoning By-law amendment application has been submitted in fulfillment of this condition.

## **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. No comments were received.

### **Official Plan designation**

The property is designated in the Official Plan as Agricultural Resource Area. This designation protects the prime agricultural area from loss of lands to other uses. Severances are permitted for a surplus dwelling due to farm consolidation [Section 3.7.3(8)]. Section 3.7.3(9b) requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and (9c) 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 [Section 3.7.3(9b)] as conditioned by the Committee of Adjustment. This application has been reviewed under the consolidated Official Plan (2003) with regard for the Council approved amendments contained within Official Plan Amendment 150 (OPA 150). Amendments introduced by OPA 150 do not impact the proposed Zoning By-law amendment.

### **Planning rationale**

This Zoning By-law amendment will affect approximately 27 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment clears a condition imposed by the Committee of Adjustment. Staff had no concerns with the severance application and has determined that the proposed rezoning is consistent with the Official Plan.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

This Zoning By-law amendment restricts new residential development, the purpose of which is to protect the agricultural lands from fragmentation or competing uses. The effect of this rezoning is to maintain rural heritage and strengthen the rural landscape by supporting the continued productive use of agricultural lands.

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

Councillor Moffatt is aware of the application.

### **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations outlined in this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this report.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

ES1 – Support an environmentally sustainable Ottawa.

ES2 – Reduce long-term costs through planned investment and staging of diversion and conservation strategies.

## **APPLICATION PROCESS TIMELINE STATUS**

The application was not processed by the On Time Decision Date established for the processing of Zoning By-law amendments due to the meeting schedule of Agriculture and Rural Affairs Committee.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Overview Data Sheet

## **CONCLUSION**

Planning Services supports this Zoning By-law amendment because it is consistent with the City's Official Plan, the Zoning By-law, and the Provincial Policy Statement.

## **DISPOSITION**

Office of the City Clerk and Solicitor, Legislative Services to notify the owner; applicant; Krista O'Brien, Deputy City Treasurer Revenue Branch, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services to forward the implementing by-law to City Council.

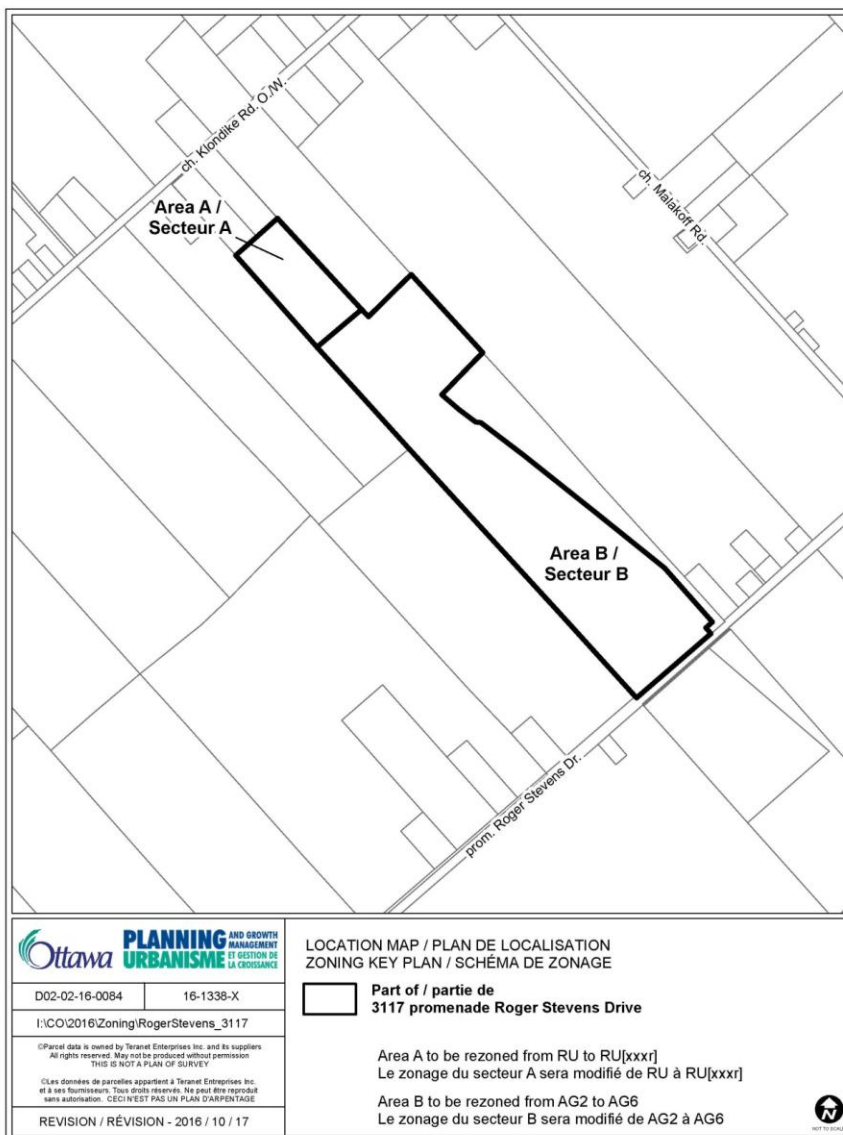
Circulation Services Unit, Planning Services to undertake the statutory notification.



**Document 1 – Location Map**

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

This is a map showing the parts of the lands, 3117 Roger Stevens Drive, to be rezoned.



**Document 2 – Details of Recommended Zoning**

The proposed changes to the City of Ottawa Zoning By-law 2008-250 for part of 3117 Roger Stevens Drive

1. Rezone the lands shown in Document 1 as follows:
  - a) Area A from RU to RU [xxxr]; and,
  - b) Area B from AG2 to AG6.
2. Add a new exception RU[xxxr] to Section 240 – Rural Exceptions, with provisions prohibiting all residential uses.