

**3. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT - PART OF 7732
SNAKE ISLAND ROAD**

**MODIFICATION AU PLAN OFFICIEL ET AU RÈGLEMENT DE ZONAGE –
PARTIE DU 7732, CHEMIN SNAKE ISLAND**

COMMITTEE RECOMMENDATIONS

That Council:

- 1. Approve an amendment to the Official Plan for part of 7732 Snake Island Road to permit an expansion to the Osgoode Care Centre (7650 Snake Island Road), as detailed in Document 2.**
- 2. Approve an amendment to the Zoning By-law 2008-250 for part of 7732 Snake Island Road to permit an expansion to the Osgoode Care Centre (7650 Snake Island Road) as detailed in Document 3.**

RECOMMANDATIONS DU COMITÉ

Que le Conseil :

- 1. Approuve une modification au Plan officiel concernant une partie de la propriété située au 7732, chemin Snake Island pour permettre l'agrandissement du Centre de soins d'Osgoode (7650, chemin Snake Island), comme l'explique en détail le document 2.**
- 2. Approuve une modification au Règlement de zonage 2008-250 concernant une partie de la propriété située au 7732, chemin Snake Island pour permettre l'agrandissement du Centre de soins d'Osgoode (7650, chemin Snake Island), comme l'explique en détail le document 3.**

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated May 21, 2020
(ACS2020-PIE-PS-0057)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 21 mai 2020 (ACS2020-PIE-PS-0057)

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 14
JULY 15, 2020**

25

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 14
LE 15 JUILLET 2020**

**Report to
Rapport au:**

**Agriculture and Rural Affairs Committee
Comité de l'agriculture et des affaires rurales
8 July 2020 / 8 juillet 2020**

**and Council
et au Conseil
15 July 2020 / 15 juillet 2020**

**Submitted on 21 May 2020
Soumis le 21 mai 2020**

**Submitted by
Soumis par:
Douglas James
Acting Director / Directeur par intérim
Planning Services / Services de la planification,
Planning, Infrastructure and Economic Development Department / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: OSGOODE (20)

File Number: ACS2020-PIE-PS-0057

**SUBJECT: Official Plan and Zoning By-law Amendment - Part of 7732 Snake
Island Road**

**OBJET: Modification au Plan officiel et au Règlement de zonage – Partie du
7732, chemin Snake Island**

REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee recommend that Council:

1. Approve an amendment to the Official Plan for part of 7732 Snake Island Road to permit an expansion to the Osgoode Care Centre (7650 Snake Island Road), as detailed in Document 2.
2. Approve an amendment to the Zoning By-law 2008-250 for part of 7732 Snake Island Road to permit an expansion to the Osgoode Care Centre (7650 Snake Island Road) as detailed in Document 3.
3. 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 July 15, 2020 subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande que le Conseil :

1. Approuver une modification au Plan officiel concernant une partie de la propriété située au 7732, chemin Snake Island pour permettre l'agrandissement du Centre de soins d'Osgoode (7650, chemin Snake Island), comme l'explique en détail le document 2.
2. Approuver une modification au Règlement de zonage 2008-250 concernant une partie de la propriété située au 7732, chemin Snake Island pour permettre l'agrandissement du Centre de soins d'Osgoode (7650, chemin Snake Island), comme l'explique en détail le document 3.
3. Approuve l'inclusion de la section du présent rapport consacrée aux détails de la consultation 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 15 juillet 2020 », 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

Site Location:

7732 Snake Island Road

Applicant:

City of Ottawa

Learn more about [link to Development Application process – Official Plan and Zoning Amendments](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Description of site and surroundings

The subject lands are approximately 55.7 hectares (7732 Snake Island Road) in size and are located on the south side of Snake Island Road, west of Scrivens Drive. Located on the lands are, a single family home, a barn and a collection of outbuildings. The area surrounds an existing care facility also located on the south side of Snake Island Road (see Document 1). The uses surrounding the site include a residential subdivision to the north, a residential lot to the west and farm related activities to the south and east.

Summary of requested Zoning By-law amendment proposal

The lands are currently designated Agricultural Resource Area and zoned AG-Agricultural. The Official Plan and Zoning By-law amendment applications request the addition of a residential care facility as permitted use on the southern 7.5-hectare

portion of the main parcel (7732 Snake Island Road). Consents are contemplated to permit the southern portion of the main parcel (7.5 ha) to be added to the already existing lot where the existing facility resides. We note, future site development will require Site Plan Control.

The intent of these amendments is not removing lands from the agriculture designation, but simply to add a use.

Brief history of proposal

At the request of Council, staff were directed to look at the possibility in permitting an expansion to the Osgoode Care Centre at 7650 Snake Island Road. Constructed in the early eighties, the Osgoode Care Centre provides much needed long-term care for seniors and adults in the Osgoode community. There is an apparent need to expand the complex to serve the community today and in the future.

DISCUSSION

Public Consultation

Notification and public consultation for the jointly circulated Official Plan and Zoning By-law applications were in accordance with the Public Consultation Policy approved by City Council for Official Plan and Zoning By-law amendments, which is consistent with those requirements set out in the Ontario *Planning Act*. Three responses were received from the public as part of the circulation process. A summary of the public input can be found in Document 4.

Official Plan Designations

The site is designated in Schedule A of the Official Plan as Agriculture Resource Area. The intent of the Agricultural Resource policies (Section 3.7.2.) is to protect this resource for future generations. The City will protect prime agricultural areas from loss of lands to other uses. This protection entails policies that strictly limit permitted land uses and lot creation on all lands identified as Agricultural Resource Areas. Their identification is based on the Ottawa Land Evaluation and Area Review (LEAR) evaluation system.

When reviewing applications to amend the Official Plan, the City must contemplate the impact the proposed change might have on the City's ability to achieve the policies set

out in the Plan. The City will consider the compatibility with existing communities; whether the change in land use is really needed given the supply of already-designated land in the same category; and the effect of the proposed change on the need for water, wastewater, transportation, and other City services.

There are several policies which need to be examined to permit the expansion of a non-farm related changes, such as a care facility in an agricultural designated area.

Section 3.7.3 Agricultural Resource

12. The City will permit the severance of a lot creating a new farm holding that will be used exclusively as an agricultural operation. The lot proposed to be created and the remaining parent parcel must both be of sizes that are sufficiently large to maintain flexibility for future changes in the type and size of agricultural use. In this regard, the minimum lot size will be approximately 36 hectares for each of the severed and retained parcels.
13. All new farm and non-farm development, including severances, will comply with the Minimum Distance Separation (MDS) formulae, as amended from time to time, except in the case of:
 1. the development of an existing lot of record that falls almost all or completely within a calculated MDS I separation distance from a neighbouring livestock facility; or
 2. the creation of a new lot containing an existing dwelling and that dwelling falls partially or completely within a calculated MDS I separation distance from an existing livestock facility on a neighbouring parcel of land.

Provincial Policy Statement

The Official Plan policies are consistent with the Provincial Policy Statement of 2014 and 2020 in the protection of agricultural uses.

Lands within a prime agricultural area are subject to Section 2.3 (Agriculture) of the Provincial Policy Statement. More specifically,

2.3.6 Non-Agricultural Uses in Prime Agricultural Areas

- 2.3.6.1 Planning authorities may only permit non-agricultural uses in prime agricultural areas for:
- a) extraction of minerals, petroleum resources and mineral aggregate resources; or
 - b) limited non-residential uses, provided that all of the following are demonstrated:
 - 1. the land does not comprise a specialty crop area;
 - 2. the proposed use complies with the minimum distance separation formulae;
 - 3. there is an identified need within the planning horizon provided for in Policy 1.1.2 for additional land to accommodate the proposed use; and
 - 4. alternative locations have been evaluated, and i. there are no reasonable alternative locations which avoid prime agricultural areas; and ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Planning Rationale

In reviewing the appropriateness of a residential care facility and the required consents to establish the expanded centre, staff have reviewed the specific policies and designations of both the Official Plan and Provincial Policy Statement.

In consideration of the Provincial Policy Statement, we note the use proposed is a non-agriculture related use. The residential care facility, although having a residential component, is an institutional use. As a non-agriculture related use, the tests of the Provincial Policy Statement must be examined. In this case, the area has not been identified as a specialty crop area. A minimum distance separation review has been calculated and it has been demonstrated that the proposed use would comply.

The final tests of the Provincial Policy Statement state there must be an identified need and that other locations have been evaluated. There is a pressing need for more residential care facilities in the rural area. The proposed site is located a few kilometres

outside the Village of Metcalfe. Although more appropriately located in the village, we recognize and the fact that the care facility on the adjacent lands exists. Expanding it makes greater sense than building another independent institutional use in the village or otherwise.

The policies in the Official Plan for Agricultural Areas seek to ensure that uses, which could result in conflicts with agricultural resource operations, are not established in productive farming areas. Agricultural uses within proximity of the site are variety of cash cropping and arable land. The subject lands have Class 2 to 3 soils and considered to be good for agriculture. Other lands south of the site have slightly lower scores. This would seem to result in a higher percentage of Class 3 soils. Lands to the north are scored lower and/or are not evaluated. Lower scores are attributed to lower soil classifications and non-farm-related uses, "a residential subdivision".

The proposed site can meet the minimum distance separation from adjacent agricultural uses. In examining neighbouring barns within two kilometres from the proposed development there were only two, one immediately to the east (7732 Snake Island Road) and one to the south (7620 Snake Island Road). The farming unit east of the proposed site was, although having some structural issues, deemed sufficiently set back, where as the farming unit to the south was functionally eliminated as a result of major structural issues. Additionally, we note the same property containing the farming unit (7620 Snake Island Road) was severed in 2015; now having a lot area of 3.2 hectares.

There is of course the matter of consents required to merge the proposed expansion area to the existing care facilities lands. We anticipate upon approval of the Official Plan Amendment (OPA) and Zoning By-law (ZBLA) consent applications to parcel off the proposed care centre expansion will be filed. The result of the removal of the expansion lands (Parcel A) from the main parcel will create a 23.5-hectare lot (Parcel B) and a second area (Parcel C) of approximately 10 hectares. The final matter would see a narrow piece of land (Parcel D) merged with the existing residential lot (7650 Snake Island Road (see Document 6)). We note that as currently proposed the land areas of Parcel B and C will not meet the minimum lot size required for a new farm related lot. The minimum lot size required is approximately 36 hectares for each of the severed and retained parcels.

Policy matters as set-out in the Official Plan and Provincial Policy Statement for the most part have been addressed. For matters not consistent or in conformity, this OPA and ZBLA seeks to amend the necessary policies to permit a new use in the Agricultural designation to accommodate the expansion of the residential care facility.

In summary, the Official Plan looks to provide rural employment and growth in villages thereby protecting the resources of the rural area. Given the nature of this proposal, its location requirements and minimal impact on adjacent lands, there appears to be no better options.

The intent of these amendments is not to remove lands from the agriculture designation, but simply to add a use.

RURAL IMPLICATIONS

The proposed OPA and ZBLA will allow for the expansion of the Osgoode Care facility. The location is optimal given the location of the current facility. No additional impacts are anticipated. All matters dealing with site development, for example private servicing, transportation and site design will be reviewed at the site plan approval stage.

CONSULTATION

This section consists of two components: consultation and public notification. The purpose of notification is to inform and provide specifics about the way in which consultation will take place. Consultation should be designed to engage stakeholders in a discussion about a proposal and to obtain feedback. It should describe the steps that have been taken to engage the public, as well as any input that was received.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze provided the following comment:

“I support this report and would like to thank city staff for their support toward the Osgoode Care Centre, our local long-term care centre.”

LEGAL IMPLICATIONS

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

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendations in this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- C1 – Contribute to the improvement of the quality of life.

APPLICATION PROCESS TIMELINE STATUS

The City initiated applications (Development Application Number: D01-10-19-0019 and D02-02-19-0128) were not processed by the "On Time Decision Date" established for the processing of Official Plan amendments due to complexity of the requests.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Proposed Official Plan Amendment

Document 3 Details of Recommended Zoning

Document 4 Zoning Key Plan

Document 5 Consultation Details

CONCLUSION

The intent of these amendments is not to remove lands from the agriculture designation, but simply to add a use. Expanding the current long-term care operation makes more sense than building another independent institutional use in the village or otherwise.

The Provincial Policy Statement allows for limited non-agricultural uses in prime agricultural areas where certain tests are achieved; staff has examined these tests and is satisfied with the results. The policies in the Official Plan for Agricultural Areas seek to ensure that uses which could result in conflicts with agricultural resource operations are not established in productive farming areas. The proposed site meets the minimum distance separation from adjacent agricultural uses.

Consents required to merge the proposed expansion area to the existing care facilities lands will be filed upon approval of the OPA and ZBLA. Given the inactive status/ structural capability of the farming unit, the parceling off of the main parcel will provide better opportunities for the remaining lands to be farmed.

The City's strategic plan for long term sustainability for Ottawa includes community well-being of which includes achieving equity for an aging community. The proposed expansion of the residential care facility has been identified as an important component in addressing the needs for such facilities in the rural area.

Planning, Infrastructure and Economic Development Department recommends that the Official Plan and Zoning By-law amendments be approved.

DISPOSITION

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.

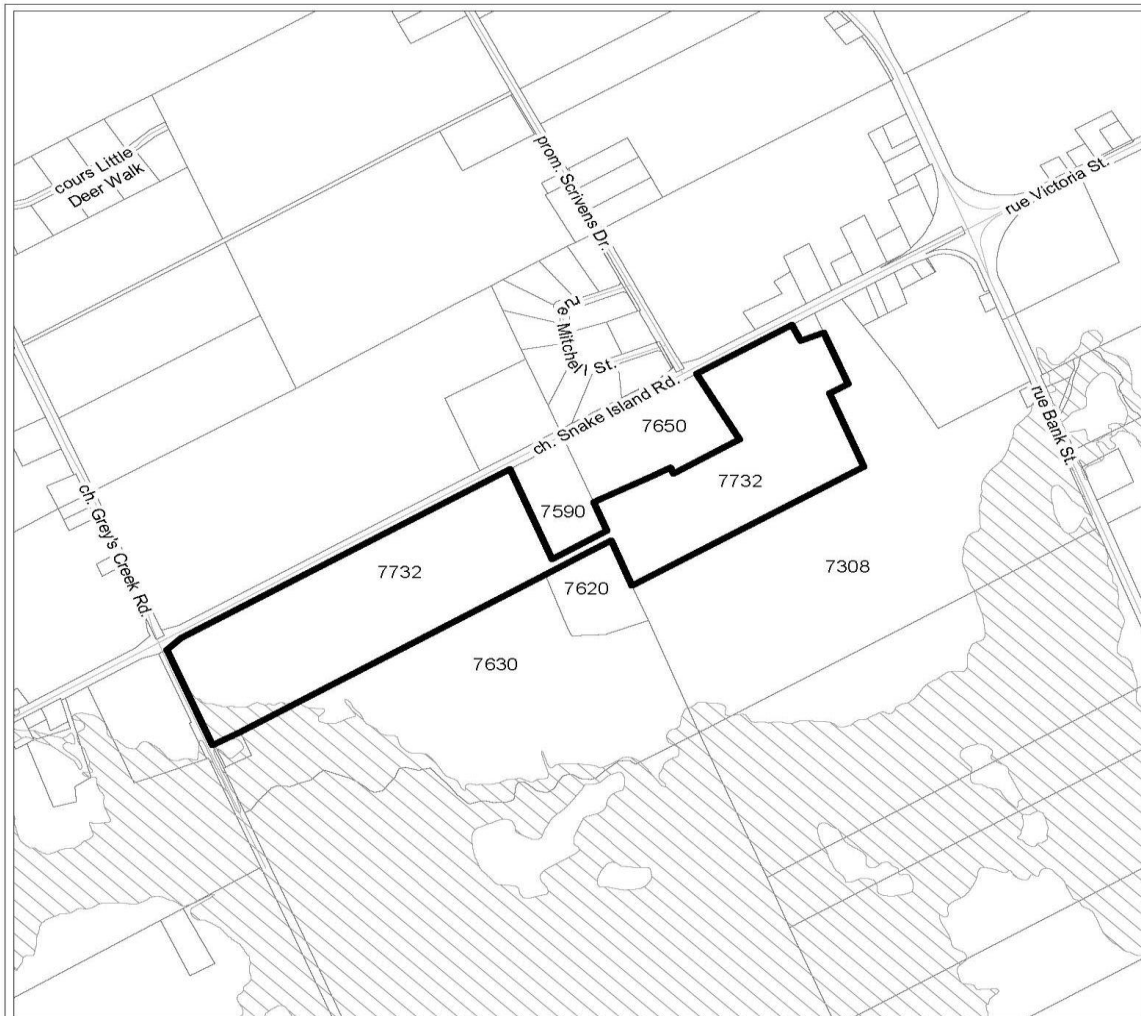
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long-Range Planning Services to prepare the implementing By-law and forward to Legal Services.

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

Location Map showing area of OPA and ZBLA.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D02-02-19-0128	20-0362-D		
D01-01-19-0019			
I:\CO\2020\Zoning\Snake_Island_7732			
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REVISION / RÉVISION - 2020 / 05 / 08		 7732 ch. Snake Island Road  Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			

Document 2 – Proposed Official Plan Amendment



Official Plan Amendment XX to the Official
Plan for the City of Ottawa

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Schedule A of Amendment XX – Official Plan for the City of Ottawa

PART A – THE PREAMBLE

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. XX to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment XX to the Official Plan for the City of Ottawa.

Purpose

The Official Plan Amendment would permit an expansion to an existing residential care facility.

Location

The subject lands are located on the south side of Snake Island Road, west of Scrivens Drive (7732 Snake Island Road).

Basis

The lands are currently designated Agricultural Resource Area and zoned AG-Agricultural. The intent of the Agricultural Resource Area policies is to protect prime agricultural areas in the long term. As such, the policies limit lot creation and conflicting non-agricultural uses from occurring within areas of prime agriculture.

Background

At the request of Council, staff were directed to look at the possibility in permitting an expansion to the Osgoode Care Centre at 7650 Snake Island Road. Constructed in the early eighties the Osgoode Care Centre provides much needed long-term care for seniors and adults in the Osgoode community. There is an apparent need to expand the complex to serve the community today and in the future.

Rationale

The policies in the Official Plan for Agricultural Areas seek to ensure that uses, which could result in conflicts with agricultural resource operations, are not

established in productive farming areas. Agricultural uses within proximity of the site are variety of cash cropping and arable land.

The proposed expansion of the residential care facility site can meet the minimum distance separation from adjacent agricultural uses.

The proposed site is located a few kilometres outside the Village of Metcalfe. Although more appropriately located in Villages we recognize not only its proximity to a village but the ability to function more efficiently in concert with the already existing care facility on the neighbouring lands.

Policy matters as set-out in the Official Plan and Provincial Policy Statement for the most part have been addressed. For matters not consistent or in conformity, this OPA and ZBLA seek to amend the necessary policies to permit a new use in the Agricultural designation to accommodate the expansion of the existing residential care facility.

The intent of these amendments is to not remove lands from the agriculture designation, but simply to add a use. Additionally, a 7.5-hectare severance of this site off the main property is being contemplated and the site must proceed through site plan control approval process.

PART B – THE AMENDMENT

1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. XX to the Official Plan for the City of Ottawa.

2. Details

The Official Plan for the City of Ottawa is hereby amended by adding a new policy under the heading “Site Specific Policies” to Section 3.7.3 containing the following:

Notwithstanding the policies above regarding permitted uses and new lot creation in the Agriculture Resource Area:

- a) a residential care facility will be permitted at 7732 Snake Island Road provided it is located immediately south of the existing Osgoode Residential Care facility, and the severance of a 7.5-hectare lot at 7732 Snake Island for this use will also be permitted.
- b) a lot east of 7650 Snake Island Road with a lot area of approximately 10 hectares and a lot west of 7590 Snake Island Road with an approximate lot area of 23.5 hectares will be permitted to be created through a consent to sever.

3. Implementation and Interpretation

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

Document 3 – Details of Recommended Zoning

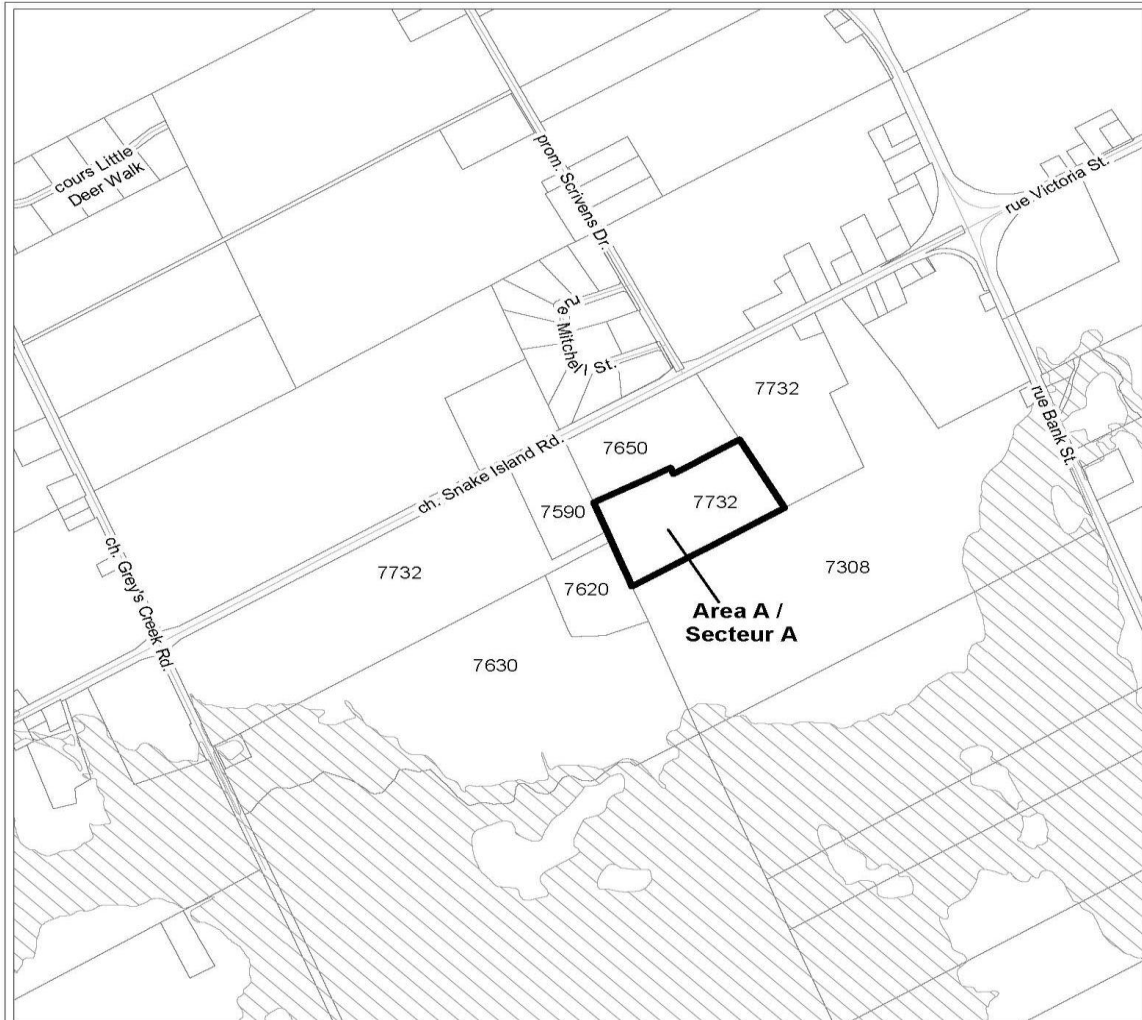
The proposed change to the City of Ottawa Zoning By-law No. 2008 – 250 for 7732 Snake Island Road.




1. Rezone the lands shown on Document 4 as follows:

Area A from AG to RI5 [472r]

Document 4 – Zoning Key Plan

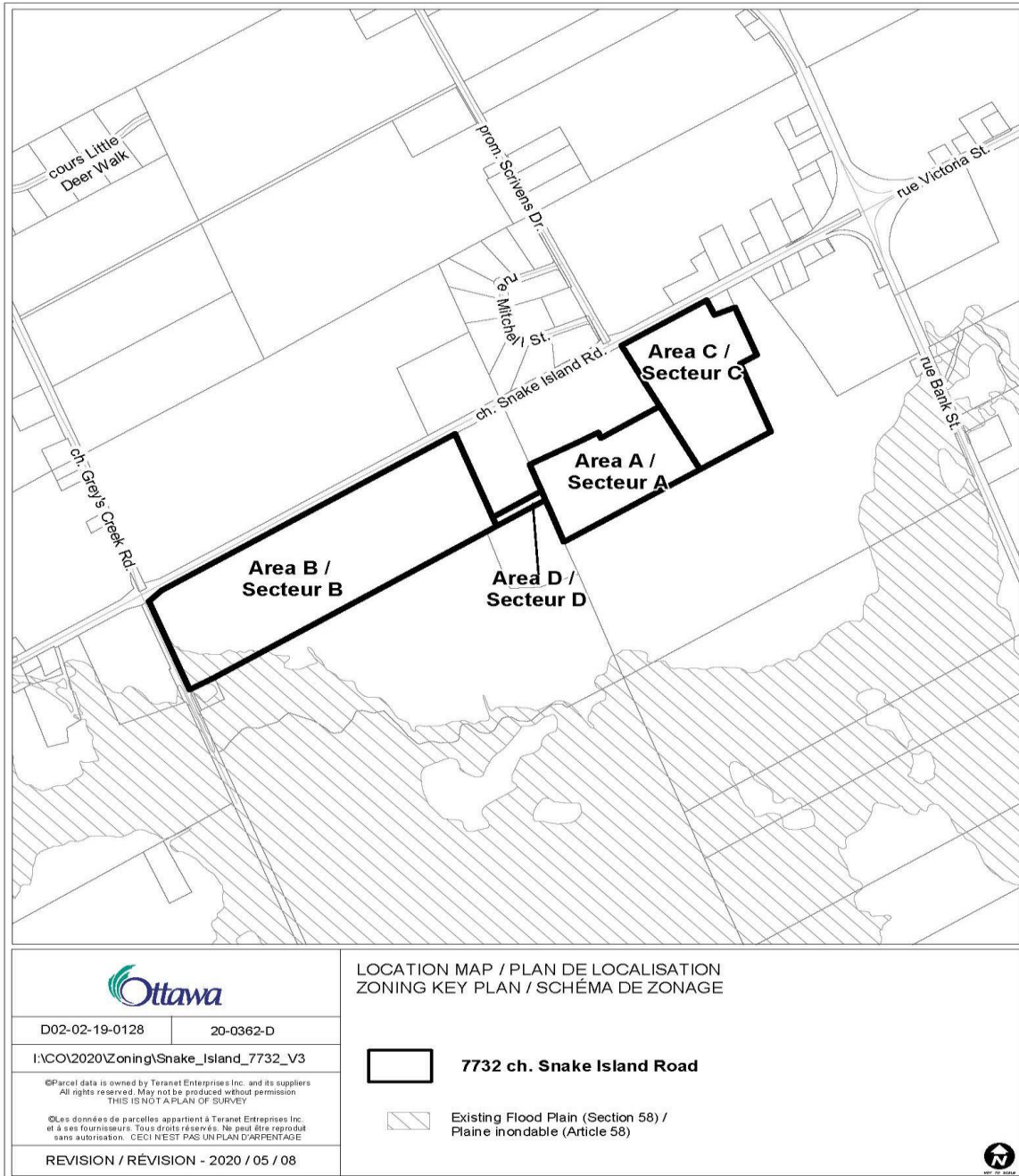
Zoning Key Plan showing area to be rezoned.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
7732 ch. Snake Island Road		Area A to be rezoned from AG to R15[472r] Le zonage du secteur A sera modifié de AG à R15[472r]	
 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)			
D02-02-19-0128 20-0362-D			
I:\CO\2020\Zoning\Snake_Island_7732_V2			
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REVISION / RÉVISION - 2020 / 05 / 08			

Document 5 – Severances

Plan shows areas to be severed.



Document 6 – Consultation Details

Notification and Consultation Process

Notification and public consultation for the jointly circulated Official Plan Amendment and Zoning applications were in accordance with the Public Consultation Policy approved by City Council for Official Plan and Zoning By-law Amendments. No public meetings were held in the community.

Three responses were received. There were no objections to the proposed OPA and ZBLA.