

**9. ZONING BY-LAW AMENDMENT – PART OF 6840 RIDEAU VALLEY DRIVE
SOUTH**

**MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 6840,
PROMENADE RIDEAU VALLEY SUD**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 6840 Rideau Valley Drive South to prohibit residential uses, as detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant une partie du 6840, promenade Rideau Valley Sud, afin d'interdire les utilisations résidentielles, comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

Acting Director, Planning Services, Planning, Infrastructure and Economic Development Department, report dated 5 April 2017 (ACS2017-PIE-PS-0063)

Rapport de la Directrice par intérim, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 5 avril 2017 (ACS2017-PIE-PS-0063)

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 24
10 MAY 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 24
LE 10 MAI 2017**

**Report to
Rapport au:**

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

May 4, 2017 / 4 mai 2017

and Council / et au Conseil

May 10, 2017 / 10 mai 2017

Submitted on April 5, 2017

Soumis le 5 avril 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 / Direction
générale de la planification, de l'infrastructure et du développement économique**

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2017-PIE-PS-0063

SUBJECT: Zoning By-law Amendment – Part of 6840 Rideau Valley Drive South

**OBJET: Modification au Règlement de zonage – partie du 6840, promenade
Rideau Valley sud**

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 6840 Rideau Valley Drive South to prohibit residential 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 10 May 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

RECOMMANDATIONS DU RAPPORT

- 1. Que Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 6840, promenade Rideau Valley Sud, afin d'interdire les utilisations résidentielles, comme l'expose en détail 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 10 mai 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

6840 Rideau Valley Drive South

Owner

Cranberry Creek Dairy Farms Ltd.

Applicant

Jeff Shipman

Description of site and surroundings

The site is located on the west side of Rideau Valley Drive South, north of Lockhead Road East, and east of Second Line Road. The lands are currently being farmed and contain a single detached dwelling and accessory buildings. The lot is surrounded by floodplain and other agriculture and residential uses.

Summary of requested Zoning By-law amendment proposal

It is proposed that a part of the site, 6840 Rideau Valley Drive South, be rezoned to prohibit residential uses, as shown on Document 1 and as detailed in Document 2. The site is currently dual zoned. A 1.7-hectare segment of land at the front of the property is zoned Development Reserve, Subzone 1 (DR1) and the remaining 16 hectares is zoned Agriculture, Subzone 3 (AG3). It is proposed to rezone the part of the property zoned AG3 to Agriculture, Subzone 7 (AG7), which will prohibit residential uses and continue to allow for agriculture uses.

Brief history of proposal

The site is currently subject of a proposed severance application D08-01-16/B-00414. This severance application proposes that the 1.7-hectare segment of DR1 lands containing a detached dwelling and accessory buildings be severed from the site. The severance application which was approved by the Committee of Adjustment on February 1, 2017, is subject to a condition that the retained lands, being a 16 hectare segment of the property, be rezoned to prohibit residential uses. 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 16 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 and 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 contained in the 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

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; and OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5 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.

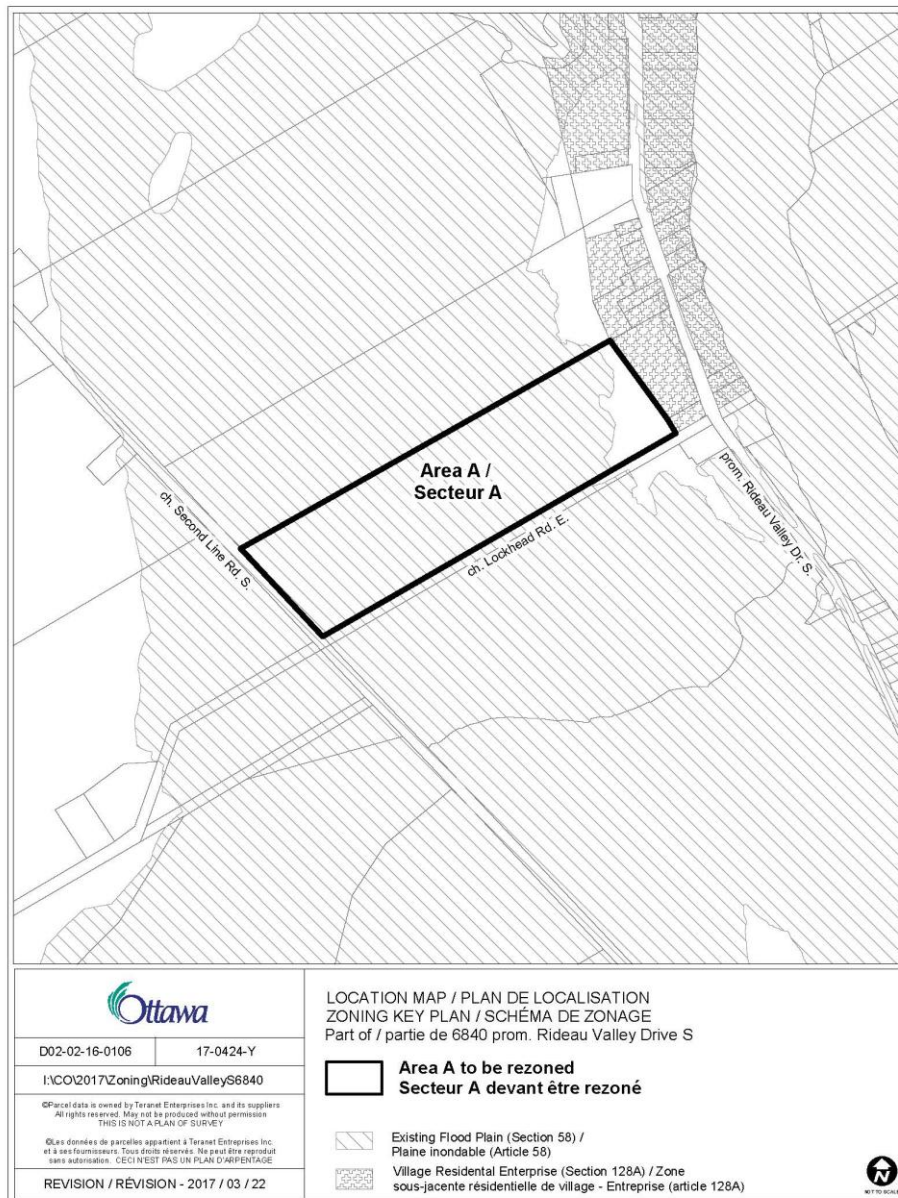
Legal Services to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa.

This is a map showing the parts of the lands at 6840 Rideau Valley Drive south, to be rezoned.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law 2008-250 for part of 6840 Rideau Valley Drive South is to rezone the lands shown as Area A in Document 1 from AG3 to AG7.