

**2. ZONING BY-LAW AMENDMENT – PART OF 4174 WALTER BRADLEY ROAD
MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 4174, CHEMIN
WALTER BRADLEY**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008 250 for part of 4174 Walter Bradley Road 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 4174, chemin Walter Bradley, afin d'interdire des utilisations résidentielles, comme l'expose en détail le document 2.

DOCUMENTATION/DOCUMENTATION

- 1. Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department dated 24 April 2017 (ACS2017-PIE-PS-0078)**

Rapport de la Directrice par intérim, Service de la planification, Direction générale de la planification, de l'infrastructure et du développement économique daté le 24 avril 2017 (ACS2017-PIE-PS-0078).

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
May 9, 2017 / 9 mai 2017**

**and Council / et au Conseil
May 10, 2017 / 10 mai 2017**

**Submitted on April 24, 2017
Soumis le 24 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**

Contact Person / Personne ressource:

**Mélanie Gervais, Planner / Urbaniste, Development Review Rural / Examen des
demandes d'aménagement ruraux**

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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2017-PIE-PS-0078

SUBJECT: Zoning By-law Amendment – Part of 4174 Walter Bradley Road

**OBJET: Modification au Règlement de zonage – partie du 4174, chemin
Walter Bradley**

REPORT RECOMMENDATIONS

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4174 Walter Bradley Road to prohibit residential uses, as detailed in Document 2.**

- 2. That Planning Committee direct that this report be submitted to the Council meeting of 10 May 2017.**
- 3. That Planning 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 le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 4174, chemin Walter Bradley, afin d'interdire des utilisations résidentielles, comme l'expose en détail le document 2.**
- 2. Que le Comité de l'urbanisme demande que le présent rapport soit soumis au Conseil pour sa réunion du 10 mai 2017.**
- 3. Que le Comité de l'urbanisme 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

4174 Walter Bradley Road

Owner

1230381 Ontario Inc. (under Agreement of Purchase and Sale)

Applicant

Jeff Shipman

Description of site and surroundings

The land is located on the east side of Walter Bradley Road, south of Ritchie Side Road. This is an agricultural parcel surrounded by agricultural uses to the north, south, east and west. The existing house at 4174 Walter Bradley Road is being severed as a surplus farm dwelling. The existing farm buildings are being retained with the dwelling and will continue to be used that an agricultural use accessory to a detached dwelling.

Summary of requested Zoning By-law amendment proposal

The current zoning is Agricultural Zone "AG". The requested Zoning By-law amendment proposes to rezone part of 4174 Walter Bradley Road (vacant farm land) to prohibit residential uses, as shown on Document 1 and as detailed in Document 2.

Brief history of proposal

The site is currently subject of a proposed severance application. It is proposed that 54 hectares of vacant farmland be severed from the site. The retained land will contain the existing dwelling, barn and shed. The severance application which was approved by the Committee of Adjustment on February 10, 2017, is subject to a condition that the severed lands, being the 54 hectares of vacant farmland, be rezoned to prohibit residential uses. This Zoning By-law amendment application has been submitted in fulfillment of this condition.

It should also be noted that the property is subject to an agreement of purchase and sale that expires on May 15, 2017. The only Agricultural and Rural Affairs Committee date prior to May 15, 2017 is May 4, 2017 but this rezoning is subject to a circulation period that ends on May 8, 2017. A motion to delegate the authority to the Planning

Committee to hold the public meeting for this rezoning was approved by Council on April 26, 2017.

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 54 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 El-Chantiry 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 financial implications associated with this report

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

This application 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 Zoning

Document 3 Overview Data Sheet (*previously distributed and held on file*)

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.

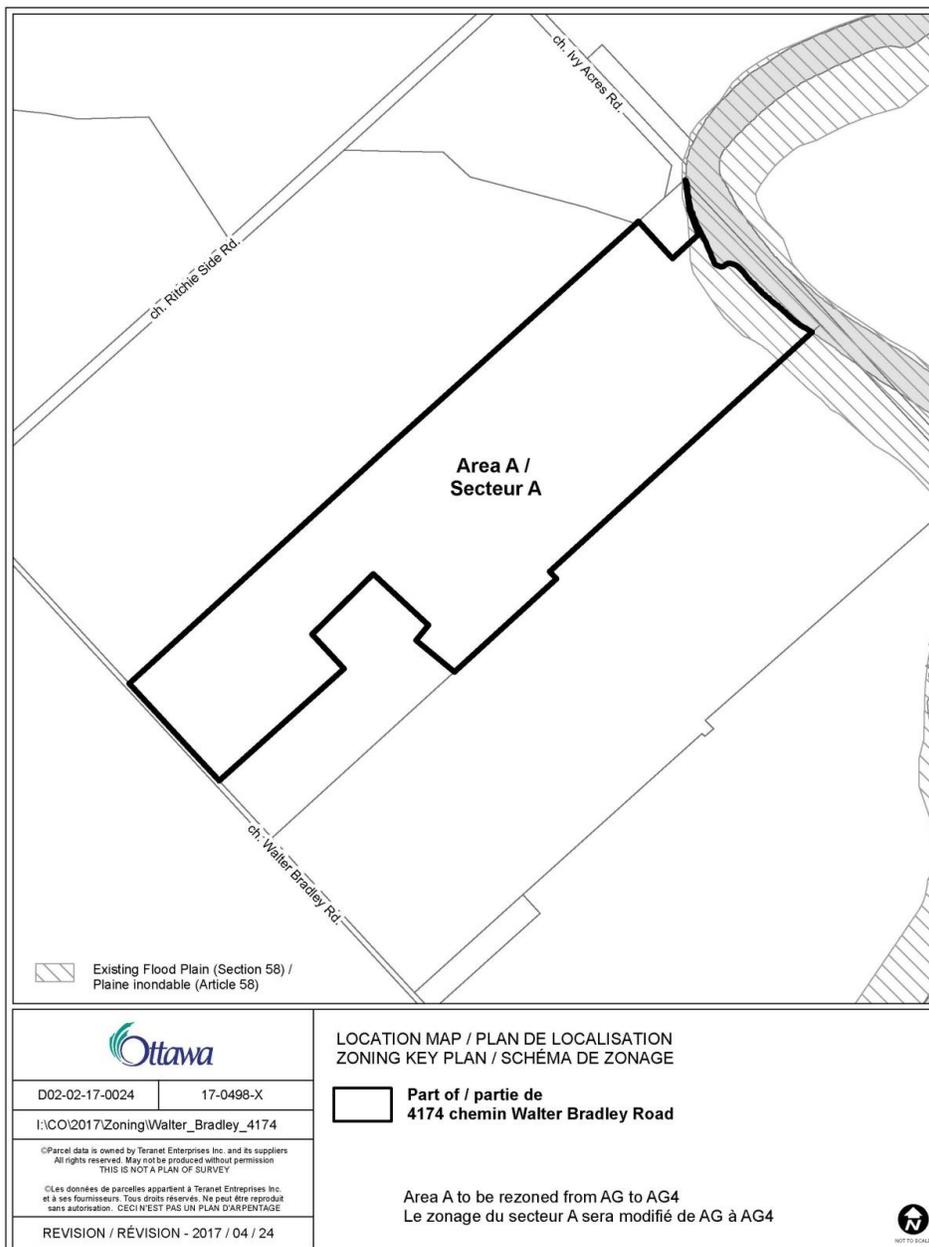
Legal Services to forward the implementing by-law to City Council.

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

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

This is a map showing the parts of the land, 4174 Walter Bradley Road, 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 4174 Walter Bradley Road:

1. Rezone the lands shown in Document 1 as follows:
 - a) Area A from AG to AG4.