

**2. ZONING BY-LAW AMENDMENT – PART OF 4083 LARRY ROBINSON  
ROAD**

**MODIFICATION AU *RÈGLEMENT DE ZONAGE* – 4083, CHEMIN LARRY  
ROBINSON**

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for part of 4083 Larry Robinson Road, for the purposes of rezoning a portion of the lands from Agriculture Zone, Subzone 2 (AG2), to Agriculture Zone, Subzone 5 (AG5), to prohibit residential uses on the retained farmland, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification du Règlement de zonage 2008-250 visant à ce qu'une partie de 4083, chemin Larry Robinson, actuellement désignée « Zone agricole (AG2) », passe à la désignation de « Zone agricole, sous-zone 5 (AG5) », afin d'interdire des utilisations résidentielles sur les terres agricoles conservées, comme l'indique le document 2.

Documentation/Documentation

Acting Director's report, Planning Services, Planning, Infrastructure and  
Economic Development Department, dated May 4, 2020  
(ACS2020-PIE-PS-0035 )

Rapport du Directeur par intérim, Services de la planification, Direction générale  
de la planification, de l'infrastructure et du développement économique, daté le 4  
mai 2020 (ACS2020-PIE-PS-0035 )

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
4 June 2020 / 4 juin 2020**

**and Council  
et au Conseil  
10 June 2020 / 10 juin 2020**

**Submitted on 4 May 2020  
Soumis le 4 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-0035**

**SUBJECT: Zoning By-law Amendment – Part of 4083 Larry Robinson Road**

**OBJET: Modification au *Règlement de zonage* – 4083, chemin Larry Robinson**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 4083 Larry Robinson Road, for the purposes of rezoning a portion of the lands from Agriculture**

Zone, Subzone 2 (AG2), to Agriculture Zone, Subzone 5 (AG5), to prohibit residential uses on the retained farmland, 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 June 10, 2020," 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 du Règlement de zonage 2008-250 visant à ce qu'une partie de 4083, chemin Larry Robinson, actuellement désignée « Zone agricole (AG2) », passe à la désignation de « Zone agricole, sous-zone 5 (AG5) », afin d'interdire des utilisations résidentielles sur les terres agricoles conservées, comme l'indique le document 2.
2. Que le 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 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 10 juin 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

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**

4083 Larry Robinson Road

**Owner**

Leo and Kimberly Nyentop

**Applicant**

Jeff Shipman

**Description of site and surroundings**

This subject site is located on Larry Robinson Road within Ward 20, and with an approximate total area of approximately 31.22 hectares. The parcel is surrounded with similar agricultural operations and rural residential dwellings. The severed parcel will remain occupied by the existing residential dwelling, accessory shed, and the associated well and septic tank. The lands to be retained will remain utilized as cropland.

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

The application has been submitted in order to fulfill a condition of severance approval imposed by the Committee of Adjustment with respect to application D08-01-19/B-00307. The intent is to restrict residential uses on the retained agricultural lands.

**Brief history of proposal**

The lands to which the proposed Zoning By-law amendment applies were the subject of an application for a surplus farm dwelling severance. The severance request was granted by the Committee of Adjustment on November 6, 2019 with a condition that the owner rezone the retained farmland to prohibit residential development.

The site is currently zoned Agriculture Zone, Subzone 2 (AG2). It is proposed to rezone approximately 30 hectares of farmland (the retained lands) to AG5 to prohibit all future residential uses. The severed lands will have an area of approximately 1.22 hectares and have a frontage of approximately 160 metres on Larry Robinson Road. The severed lands will remain Agricultural Zone, Subzone 2 (AG2).

## **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 concerns were identified.

### **Official Plan Designations**

The property is designated Agricultural Resource Area as per Schedule A of the Official Plan. This designation protects prime agricultural areas from loss of lands to other uses. Severances are permitted for a surplus dwelling due to farm consolidation [Section 3.7.3.7]. Section 3.7.3.8.b requires the vacant agricultural parcel be rezoned to prohibit any future residential use, and (8c) 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 3.7.3.8.b] as conditioned by the Committee of Adjustment.

### **Other applicable policies and guidelines**

The subject site is not within the boundary of any applicable Secondary Plans or Community Design Plans.

### **Urban Design Review Panel**

This application was not subject to review by the Urban Design Review Panel.

### **Planning Rationale**

This Zoning By-law amendment will affect approximately 30 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the retained agricultural lands from AG2 to AG5, and the severed lands from AG2 to AG5 fulfills a condition relating to the approval of the surplus farm dwelling severance application heard by the Committee of Adjustment. Staff had no concerns with the severance application and have determined that the proposed rezoning is consistent with the Official Plan. No new development is proposed.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement of 2014 and 2020.

### **RURAL IMPLICATIONS**

This Zoning By-law amendment restricts new residential development and prevents the loss of agricultural land to other competing uses. This Zoning By-law amendment protects the rural landscape by supporting the continued productive use of agricultural lands.

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

Councillor Darouze is aware of the file and has no objection.

### **LEGAL IMPLICATIONS**

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

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this application.

### **ASSET MANAGEMENT IMPLICATIONS**

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

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this application.

### **ENVIRONMENTAL IMPLICATIONS**

This Zoning By-law amendment will prevent fragmentation of agricultural land and protecting farmland in the City's Agricultural Resource Area.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- **Economic Growth and Diversification:** Encourage economic growth and diversification by supporting business investment and expansion, talent attraction and retention, showcasing the city's bilingual and multicultural character, and branding Ottawa as a place to be.
- **Environmental Stewardship:** Grow and protect a healthy, beautiful, and vibrant city that can adapt to change.

## **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

## **CONCLUSION**

Planning, Infrastructure and Economic Development supports this Zoning By-law amendment as it is consistent with the intent of the City's Official Plan and the Zoning By-law.

## **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, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

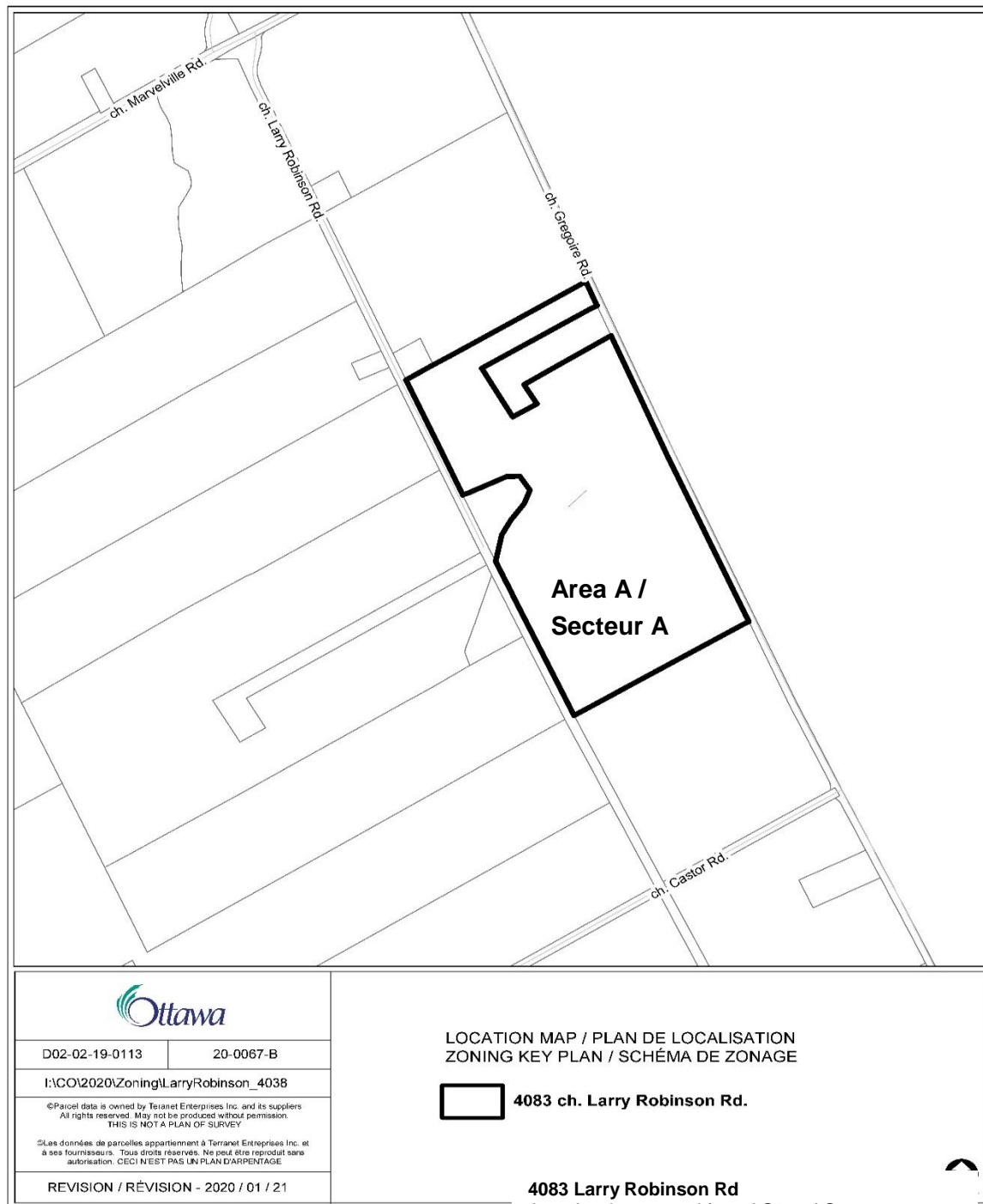
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.



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



**Document 2 – Details of Recommended Zoning**

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for 4083 Larry Robinson Road to rezone the lands shown in Document 1 as follows:

1. Rezone the lands shown as Area A in Document 1 from AG2 to AG5.