

<p><b>1. ZONING BY-LAW AMENDMENT – 5564 WILLIAM MCEWEN DRIVE</b></p> <p><b>MODIFICATION DU RÈGLEMENT DE ZONAGE – 5564, PROMENADE WILLIAM-MCEWEN</b></p>
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**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for 5564 William McEwen Drive to prohibit residential development on the retained farmlands and to permit a reduced lot width of 20 metres on the severed lands, as detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil municipal approuve une modification du Règlement de zonage 2008-250 visant le 5564, promenade William-McEwen afin d'interdire tout aménagement résidentiel sur les terres agricoles conservées et de permettre la réduction de la largeur du lot à 20 mètres sur les terrains disjoints, comme le précise le document 2.

**Documentation/Documentation**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated April 22, 2021  
(ACS2021-PIE-PS-0052)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 22 avril 2021 (ACS2021-PIE-PS-0052)

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 21  
MAY 12, 2021**

**2**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 21  
LE 12 MAI 2021**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
6 May 2021 / 6 mai 2021**

**and Council  
et au Conseil  
12 May 2021 / 12 mai 2021**

**Submitted on 22 April 2021  
Soumis le 22 avril 2021**

**Submitted by  
Soumis par:  
Lee Ann Snedden,  
Director / Directrice**

**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: RIDEAU-GOULBOURN (21)**

**File Number: ACS2021-PIE-PS-0052**

**SUBJECT: Zoning By-law Amendment – 5564 William McEwen Drive**

**OBJET: Modification du Règlement de zonage – 5564, promenade William-  
McEwen**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve  
an amendment to Zoning By-law 2008-250 for 5564 William McEwen Drive**

to prohibit residential development on the retained farmlands and to permit a reduced lot width of 20 metres on the severed lands, 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 May 12, 2021," 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 municipal d'approuver une modification du Règlement de zonage 2008-250 visant le 5564, promenade William-McEwen afin d'interdire tout aménagement résidentiel sur les terres agricoles conservées et de permettre la réduction de la largeur du lot à 20 mètres sur les terrains disjoints, comme le précise 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 12 mai 2021 », 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

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

### **Site location**

5564 William McEwen Drive

### **Owner**

Emerald Pond Design Inc.

### **Applicant**

Jeff Shipman

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

This site is located along William McEwen Drive within Ward 21. The property is approximately 21.5 hectares in size and is currently used as cropland. It is surrounded by parcels with similar agricultural uses along William McEwen Drive. Currently, there is a detached dwelling and accessory structures, set back from the road, with frontage along William McEwen Drive.

### **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 applications D08-01-20/B-00317. The intent is to prohibit residential uses on the retained 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 December 9, 2020 with a condition that the owner rezone the property to prohibit residential development on the retained farmland and to permit a reduced lot width of 20 metres on the severed lands.

The site is currently zoned Agricultural Zone, Subzone 2 (AG2). It is proposed to rezone approximately 20.5 hectares of farmland to prohibit future residential use in accordance with a condition of severance. The remaining land area of approximately 1.0 hectare is to be rezoned to add a Rural Exception to permit a reduced lot width on 20 metres.

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were 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 designation**

The property is designated as Agricultural Resource Area as per Schedule A of the Official Plan. The Agricultural Resource Area 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.

### **Planning Rationale**

This Zoning By-law amendment will affect approximately 21.5 hectares of agricultural land, as shown in Document 1. This change is to rezone the retained parcel identified as Area A in Document 1, from Agricultural Zone, Subzone 2 (AG2) to Agricultural Zone, Subzone 6 (AG6) and to rezone the severed parcel identified as Area B in Document 1, from Agricultural Zone, Subzone 2 (AG2) to Agricultural Zone, Rural Exception 179r (AG [179r]). This fulfills a condition relating to the approval of 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 at this time.

### **Provincial Policy Statement**

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

## **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 Scott Moffatt is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to the implementation of this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risks associated with this application.

### **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications associated with 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
- Thriving Communities
- Environmental Stewardship

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0019) 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.

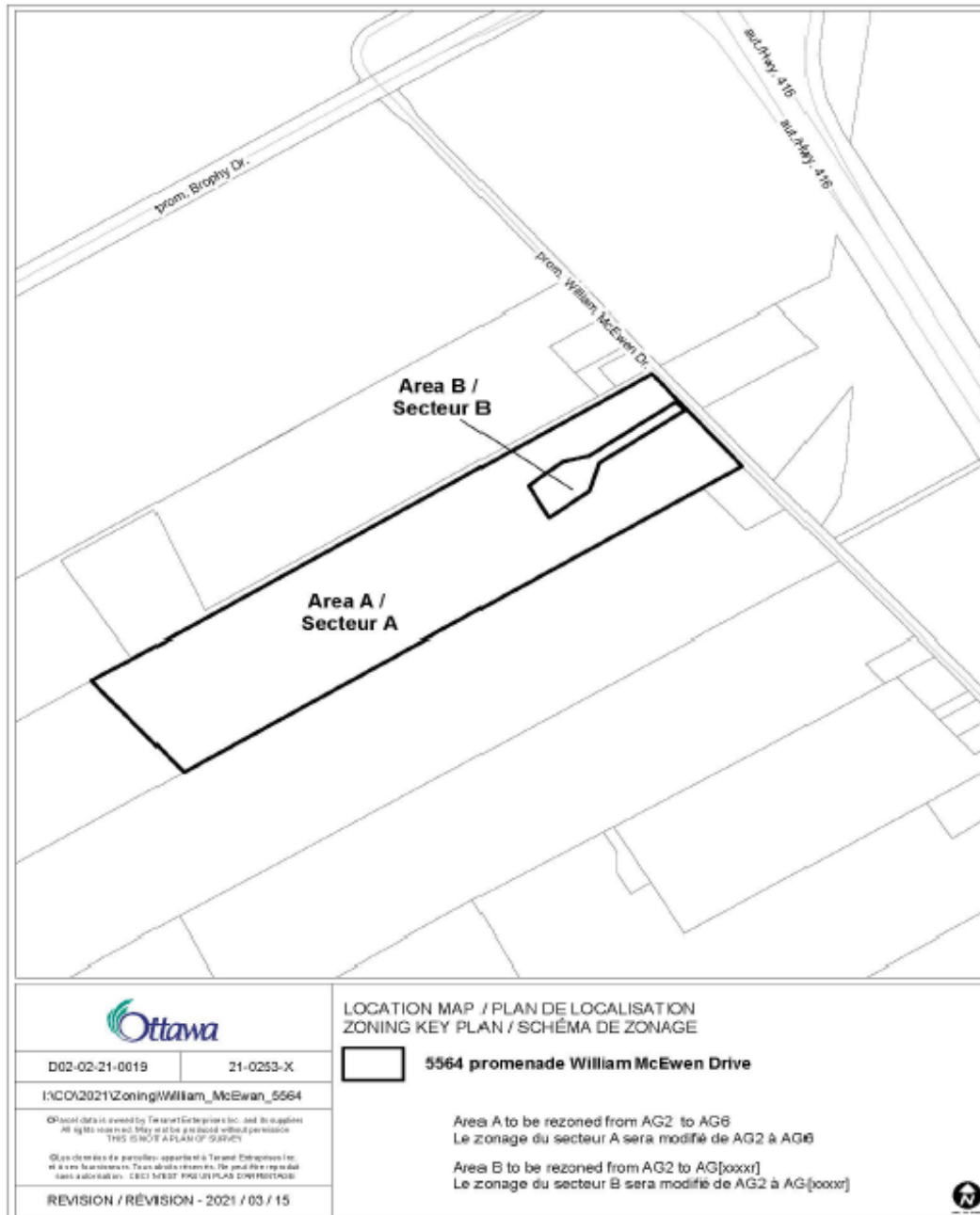
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoOttawa.ca/).





**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 5564 William McEwen Drive:

- A. Rezone the lands shown as Area A in Document 1 from AG2 to AG6; and
- B. Rezone the lands shown as Area B in Document 1 from AG2 to AG[179r].