

4. **ZONING BY-LAW AMENDMENT – PART OF 2974 SHEA ROAD**  
**MODIFICATION AU RÈGLEMENT DE ZONAGE – PARTIE DU 2974 CHEMIN SHEA**

**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 for part of 2974 Shea Road, for the purposes of rezoning a portion of the lands from Agricultural (AG), to Agricultural 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 apportée au Règlement de zonage 2008-250 visant une partie du 2974, chemin Shea, dans le but de faire passer le zonage d'une partie des terrains de Zone agricole (AG) à Zone agricole, sous-zone 5 (AG5), afin d'interdire toute utilisation résidentielle sur les terres agricoles conservées, comme le précise le document 2.

**Documentation/Documentation**

Acting Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated September 14, 2020  
(ACS2020-PIE-PS-0099)

Rapport du Directeur par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 14 septembre 2020 (ACS2020-PIE-PS-0099)

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 16  
OCTOBER 14, 2020**

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**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 16  
LE 14 OCTOBRE 2020**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
1 October 2020 / 1er octobre 2020**

**and Council  
et au Conseil  
14 October 2020 / 14 octobre 2020**

**Submitted on 14 September 2020  
Soumis le 14 septembre 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**

**Contact Person  
Personne ressource:  
Seana Turkington  
Planner / Urbaniste, Development Review Rural / Examen des demandes  
d'aménagement ruraux  
613-580-2424, 27790, Seana.Turkington@ottawa.ca**

**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2020-PIE-PS-0099**

**SUBJECT: Zoning By-law Amendment – Part of 2974 Shea Road**

**OBJET: Modification au *Règlement de zonage* – Partie du 2974 chemin Shea**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 2974 Shea Road, for the purposes of rezoning a portion of the lands from Agricultural (AG), to Agricultural 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 October 14, 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 apportée au Règlement de zonage 2008-250 visant une partie du 2974, chemin Shea, dans le but de faire passer le zonage d'une partie des terrains de Zone agricole (AG) à Zone agricole, sous-zone 5 (AG5), afin d'interdire toute utilisation résidentielle sur les terres agricoles conservées, 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, 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 14 octobre 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

2974 Shea Road

### Owner

John Dawson

### Applicant

Jeff Shipman

### Description of site and surroundings

This site is located on Shea Road within Ward 21, and with an approximate total size of 38.5 hectares. The parcel is surrounded with similar agricultural operations and rural residential dwellings. The property is currently occupied by a detached dwelling, a barn, five sheds and nine silos, and the associated accessory well and septic.

### 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 D08-01-20/B-00027. 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 March 4, 2020 with a condition that the owner rezone the retained farmland to prohibit residential development.

The site is currently zoned Agriculture Zone (AG). It is proposed to rezone approximately 37 hectares of farmland to Agricultural Zone, Subzone 5 (AG5) to prohibit future residential use in accordance with a Condition of Severance. The remaining land area containing the existing farm dwelling, well, septic and accessory building (approximately 1.5 hectares) will remain zoned AG. Once the severance is complete, the retained agricultural parcel will become known as 2988 Shea Road.

## **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 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 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 37 hectares of agricultural land, as shown in Document 1. This Zoning By-law amendment to rezone the remnant agricultural lands from AG to AG5 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.

### **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 Moffatt is aware of this application.

### **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 this application.

### **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no direct accessibility impacts associated with the recommendations of this report.

## **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:

- Environmental Stewardship – Ottawa's natural environmental landscape is protected and enhanced.
- Economic Growth and Diversification – Robust rural economic development that supports Ottawa's overall economic growth and diversification

## **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**

The Planning, Infrastructure and Economic Development Department 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**

Office of the City Clerk, Council and Committee Services, 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.

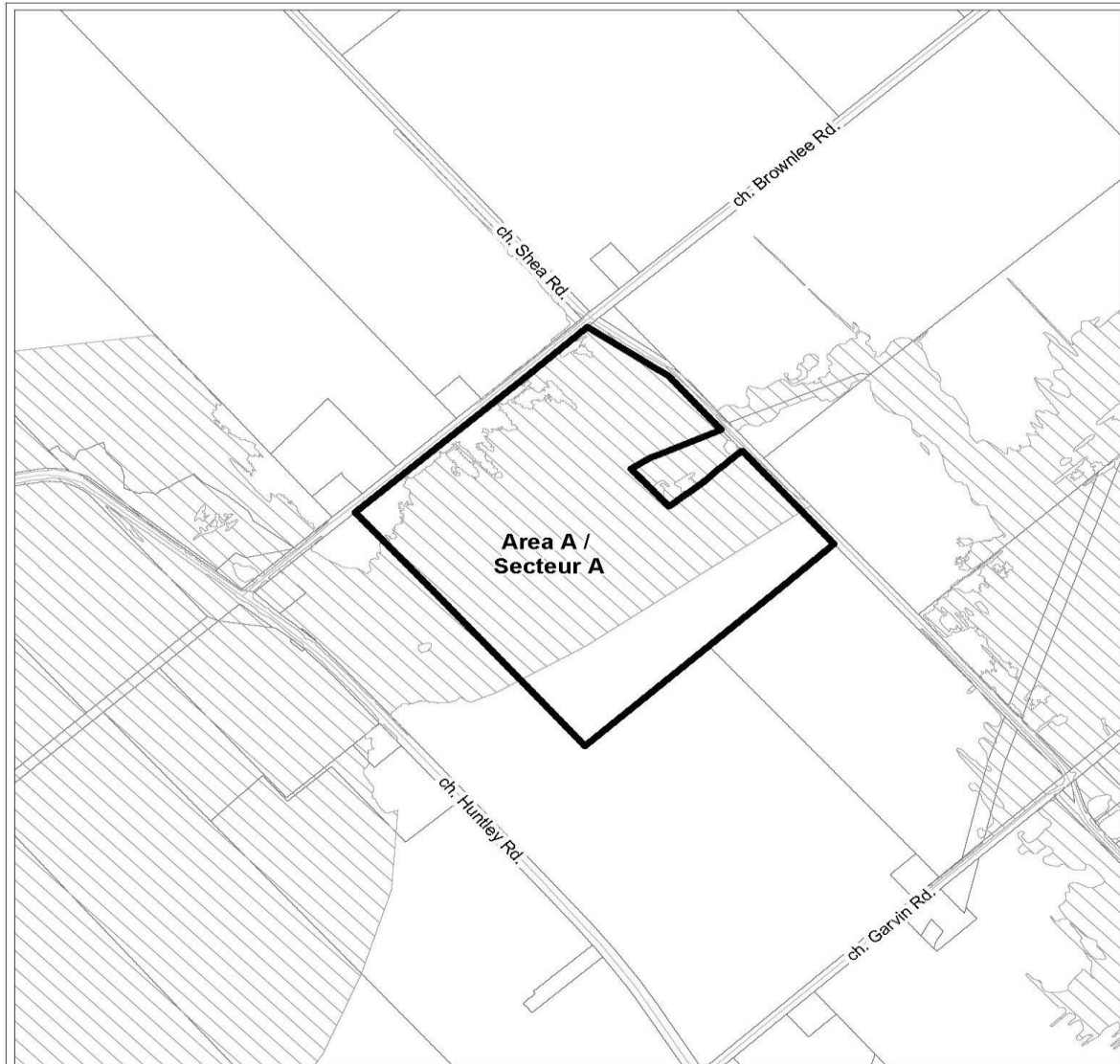



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**Document 1 – Location Map**







D02-02-20-0003	20-0717-D
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REVISION / RÉVISION - 2020 / 08 / 21	

**LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE**

**2974 ch. Shea Road**

-  Area A to be rezoned from AG to AG5  
Le zonage du secteur A sera modifié de AG à AG5
-  Existing Flood Plain (Section 58) /  
Plaine inondable (Article 58)



**Document 2 – Details of Recommended Zoning**

It is proposed to amend the City of Ottawa's Zoning By-law 2008-250 for 2974 Shea Road to rezone the lands shown in Document 1 from AG to AG5.