

<p><b>2. Zoning By-law Amendment - 1144 and 1180 8th Line Road</b></p> <p><b>Modification du Règlement de zonage – 1144 et 1180, chemin 8th Line</b></p>
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**COMMITTEE RECOMMENDATIONS**

- 1. That Council approve an amendment to Zoning By-law 2008-250 for 1144 8th Line Road for the purposes of rezoning the lands from Parks and Open Space Zone, Subzone A (O1A) to Agricultural Zone (AG) to permit an agricultural use as detailed in Document 2.**
- 2. That Council approve an amendment to Zoning By-law 2008-250 for 1180 8th Line Road for the purposes of rezoning the lands from Agricultural Zone (AG) to Agricultural Zone, Rural Exception XXXXr (AG [XXXXr]) to permit an agriculture-related service operation including equipment rental and servicing within the existing building and storage area as detailed in Document 2.**

**RECOMMANDATIONS DU COMITÉ**

- 1. Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 1144, chemin 8th Line, et en vue de faire passer la désignation du terrain de Zone de parc et d'espace vert, sous-zone A (O1A) à Zone agricole (AG), afin de permettre la présence d'une utilisation agricole, comme l'expose en détail le document 2.**
- 2. Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant le 1180, chemin 8th Line, et en vue de faire passer la désignation du terrain de Zone agricole (AG) à Zone agricole, exception rurale XXXXr (AG [XXXXr]), afin de permettre la présence d'une utilisation de services liés à l'agriculture, notamment la**

**location et l'entretien d'équipement dans le bâtiment et l'aire  
d'entreposage existants, comme l'expose en détail le document 2.**

Documentation/Documentation

1. Acting Director's report, Planning, Real Estate and Economic Development, dated March 24, 2022 (ACS2022-PIE-PS-0031)

Rapport de la Directrice par intérim, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 24 mars 2022 (ACS2022-PIE-PS-0031)

**Subject: Zoning By-law Amendment - 1144 and 1180 8th Line Road**

**File Number: ACS2022-PIE-PS-0031**

**Report to Agriculture and Rural Affairs Committee on 7 April 2022**

**and Council 13 April 2022**

**Submitted on March 24, 2022 by Lily Xu, Acting Director, Planning, Real Estate  
and Economic Development**

**Contact Person: Mark Gordon, Planner I, Development Review Rural**

**613-580-2424, 23216, [Mark.Gordon@ottawa.ca](mailto:Mark.Gordon@ottawa.ca)**

**Ward: Osgoode (20)**

**Objet : Modification du Règlement de zonage – 1144 et 1180, chemin  
8th Line**

**Dossier : ACS2022-PIE-PS-0031**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 7 avril 2022**

**et au Conseil le 13 avril 2022**

**Soumis le 24 mars 2022 par Lily Xu, Directrice par intérim, Direction générale de  
la planification, des biens immobiliers et du développement économique**

**Personne ressource : Mark Gordon, Urbaniste, Examen des demandes  
d'aménagement ruraux**

**613-580-2424, 23216, [Mark.Gordon@ottawa.ca](mailto:Mark.Gordon@ottawa.ca)**

**Quartier : Osgoode (20)**

## **REPORT RECOMMENDATIONS**

- 1. That Agriculture and Rural Affairs Committee recommend Council approve**

an amendment to Zoning By-law 2008-250 for 1144 8th Line Road for the purposes of rezoning the lands from Parks and Open Space Zone, Subzone A (O1A) to Agricultural Zone (AG) to permit an agricultural use as detailed in Document 2.

2. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1180 8th Line Road for the purposes of rezoning the lands from Agricultural Zone (AG) to Agricultural Zone, Rural Exception XXXXr (AG [XXXXr]) to permit an agriculture-related service operation including equipment rental and servicing within the existing building and storage area as detailed in Document 2.
3. 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 April 13, 2022," 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 au Règlement de zonage 2008-250 visant le 1144, chemin 8th Line, et en vue de faire passer la désignation du terrain de Zone de parc et d'espace vert, sous-zone A (O1A) à Zone agricole (AG), afin de permettre la présence d'une utilisation agricole, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant le 1180, chemin 8th Line, et en vue de faire passer la désignation du terrain de Zone agricole (AG) à Zone agricole, exception rurale XXXXr (AG [XXXXr]), afin de permettre la présence d'une utilisation de services liés à

l'agriculture, notamment la location et l'entretien d'équipement dans le bâtiment et l'aire d'entreposage existants, comme l'expose en détail le document 2.

3. 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 13 avril 2022 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

## 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

1144 and 1180 8th Line Road

### Owner

Double A Auto Electrical Distributors

### Applicant

Jonah Bonn

### Description of site and surroundings

The property at 1144 8th Line Road is an irregularly shaped parcel of approximately

57.7 hectares in area, located 400 metres to the south of the intersection of Mitch Owens Road and 8th Line Road. The site was previously operated as a golf course and includes a structure that previously served as a clubhouse but has been vacant for several years.

The property at 1180 8th Line Road is a rectangular shaped parcel of approximately 1 hectare, with 95.6 metres of frontage on 8th Line Road. The site includes a single-detached residence and a free-standing pre-engineered steel warehouse building with overhead doors and a fenced yard.

The adjacent lands include three small residential lots known as 1122, 1132, and 1162 8th Line Road. The lands to the west, across 8th Line Road, are larger agricultural parcels.

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

The applicant has requested to rezone 1144 8th Line Road from Parks and Open Space Zone, Subzone A (O1A) to Agricultural Zone (AG). The change in zoning will facilitate the return of the lands to agricultural operations from the previous use as a golf course.

The applicant has requested to rezone 1180 8th Line Road from Agricultural Zone (AG) to Agricultural Zone with a Rural Exception XXXXr (AG[XXXXr]) that will allow the establishment of an agriculture related use including the rental of agricultural equipment and the continued use of the existing house as a residence.

### **Brief history of proposal**

The conversion of the golf course and related buildings to agricultural and related uses requires a zoning amendment to permit the uses. The agriculture related uses as proposed require Zoning By-law amendments as well as Site Plan Control. Application D07-12-21-0082 (Site Plan Control for 1180 8th Line Road) was submitted concurrently with the Zoning By-law amendment application and review is underway.

## **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(s)**

Applications must be evaluated against the [existing Official Plan \(OP\)](#) and must also include an evaluation of the application against the Council approved [new Official Plan](#) (and new Secondary Plan, where applicable).

In this current period, between Council approval of the New OP and the Minister's approval of the New OP, staff are to apply whichever provision, as between the existing and New OP, is more restrictive.

### **Existing Official Plan**

The subject lands are designated Agricultural Resource Area on Schedule A of the existing Official Plan. The following policies of the OP support this application: Official Plan Policy 3.7.3, Policies 1, 4 and 5.

Agricultural uses including cash cropping are permitted on designated Agricultural Resource lands by Official Plan section 3.7.3 – Agricultural Resources policy 1.

Subsections a) and b) intends to:

*a) Protect major areas of agricultural and other lands suitable for agriculture from loss to other uses;*

*b) Ensure that uses, which would result in conflicts with agricultural operations, are not established in productive farming areas*

Policy 3.7.3 – Agricultural Resources policy 4 states:

*Within the Agricultural Resource Areas designation of all types, sizes and intensities of agricultural uses and normal farm practices shall be permitted.*

Policy 3.7.3, Subsections 1 and 4, supports the rezoning of 1144 8th Line Road to the Agricultural Zone and use.

Agricultural related uses are permitted on designated Agricultural Resource lands by Official Plan section 3.7.3 – Agricultural Resources policy 5:

*...agriculture-related uses that are compatible with, and do not hinder surrounding agricultural operations, may be permitted subject to the criteria and Provincial Guidelines.*

Policy 3.7.3 Subsection 5 supports the rezoning of 1180 8th Line Road to Agricultural Zone, Rural Exception XXXXr to permit an agricultural related use.

### **New Official Plan**

The subject lands are designated Agricultural Resource Area on Schedule B9 of the New Official Plan. Policy 9.1.1 protects farmland for regional food security and 9.1.2 supports diversification of farming operations to increase local supply of goods and services in the rural regional economy, supporting the rezoning of the lands. Agricultural related uses are permitted in Section 9.1.2, Subsection 2, subject to zoning amendments.

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

Volume 2 of the City of Ottawa's Land Evaluation and Area Review (LEAR) for Agriculture indicates that 1144 8th Line Road is above the threshold for prime agricultural lands.

### **Planning rationale**

The subject lands are designated Agricultural Resource Area in both the existing Official Plan and new Official Plan.

The proposed rezoning of 1144 8th Line Road from Parks and Open Space Zone, Subzone A (O1A) to Agricultural Zone (AG) will facilitate the return of the lands to agricultural operations from a previous use as a golf course. The proposal is consistent with the Provincial Policy Statement and both the existing and new Official Plan.



The proposed rezoning of 1180 8th Line Road from Agricultural Zone (AG) to Agricultural Zone, Rural Exception XXXXr (AG [XXXXr]) will allow the establishment of an agriculture related use including the rental and servicing of agricultural equipment. The existing building with a footprint of 675 square metres is proposed to be used for the agricultural related business. Further, it is proposed to allow an outdoor storage area of 630 square metres which reflects the size of the existing fenced compound.

Limiting the size of the agricultural related use will help ensure that the new use does not cause adverse impacts on neighbouring residential properties and surrounding agricultural operations. Based on the size of the property, the surrounding uses, and the extent of the agricultural related use, staff recommend prohibiting certain uses. The following uses are proposed to be removed from the permitted uses of 1180 8th Line Road: bed and breakfast, cannabis production facility, equestrian establishment, environmental preservation and educational area, and forestry operation.

The rezoning of both parcels will have the effect of returning 57.80 hectares of land to agricultural use and permitting the establishment of an agricultural related business on a small existing lot that was previously developed. Rezoning of 1144 8th Line Road would be consistent with the purpose of the AG Zone. Further, rezoning of 1180 8th Line Road to AG [XXXXr] to permit agriculture equipment rental and servicing, with size limits, is consistent with the AG Zone as it permits an agriculture related use in an existing building.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement. The rezoning will bring the parcels into consistency with the intent of preserving prime agricultural lands and allowing for agricultural related uses.

### **RURAL IMPLICATIONS**

The rezoning will increase the amount of land available for productive agricultural use and the availability of services for surrounding agricultural operations. The rezoning supports the long-term viability and economic health of the rural area.

## **COMMENTS BY THE WARD COUNCILLOR**

Councillor George Darouze is aware of the application and has no concerns.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications with this report.

## **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 anticipated as a result of approval of this application.

## **ENVIRONMENTAL IMPLICATIONS**

While there are no expected environmental implications for the rezoning, returning 1144 8th Line Road to Agricultural Zone, will facilitate agricultural use on the lands. The intended use of cropping will likely necessitate the removal of trees and vegetation. The Provincial Policy Statement and Official Plan allow for such clearing of vegetation for agricultural operations without planning permission.

## **TERM OF COUNCIL PRIORITIES**

The application supports the following Term of Council Priorities:

- Economic Growth and Diversification and Thriving Communities.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (Development Application Number: D02-02-21-0052) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to workload volumes and delays in progress of the related Site Plan Control Application.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

## **CONCLUSION**

The Planning, Real Estate and Economic Development Department supports this application as it is consistent with the Provincial Policy Statement, the City's existing Official Plan, the City's new 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, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & 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.

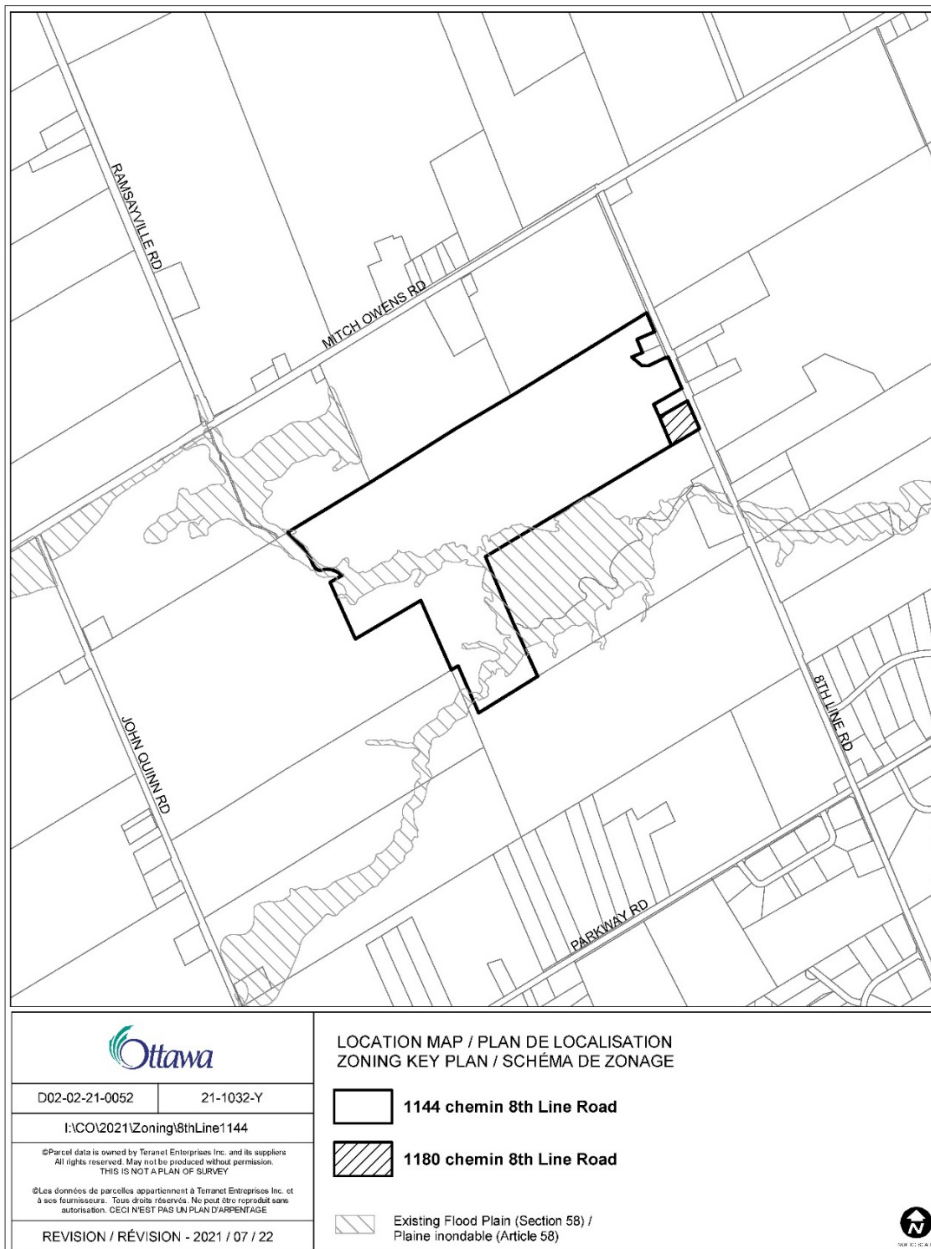
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

**Document 1 – Location Map**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)

Document 1 is a location map that shows 1144 and 1180 8th Line Road which are both subject to rezoning application (D02-02-21-0052).



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1144 and 1180 8th Line Road:

1. Rezone the lands shown as 1144 8th Line Road in Document 1 from O1A to AG.
2. Rezone the lands shown as 1180 8th Line Road in Document 1 from AG to AG [XXXXr]
3. Add a new exception to Section 240 – Rural Exceptions with provisions to similar in effect to the following:

I – Exception Number	II Applicable Zones	III – Exception Provisions - Additional Land Uses Permitted	IV – Exception Provisions - Land Uses Prohibited	V – Exception Provisions
XXXXr	AG	- Heavy equipment and vehicles sales rental and servicing limited to farm vehicles or equipment	- bed and breakfast  - Cannabis Production Facility  - equestrian establishment  - environmental preserve and educational area  - forestry operation	- Minimum lot size of 0.98 hectares for an Agricultural related use  - Minimum rear yard setback of 6.5 metres for an agricultural related use  - Agricultural related uses and heavy equipment and rental limited to farm vehicles

				<p>or equipment to a maximum of:</p> <ul style="list-style-type: none"><li>a) 675 square metres building footprint</li><li>b) 630 square metres outdoor storage area</li></ul>
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