

<p>4. ZONING BY-LAW AMENDMENT – 9391 PARKWAY ROAD MODIFICATION AU RÈGLEMENT DE ZONAGE – 9391, CHEMIN PARKWAY</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 for part of 9391 Parkway 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 9391, chemin Parkway, afin d'y interdire les utilisations résidentielles, comme le précise le document 2.

DOCUMENTATION / DOCUMENTATION

Director, Planning Services, Planning, Infrastructure and Economic Development
Department report dated 20 June 2017 (ACS2017-PIE-PS-0087)

Rapport du Directrice, Services de la planification, Direction de la planification,
de l'infrastructure et du développement économique daté le 20 juin 2017
(ACS2017-PIE-PS-0087).

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 26
12 JULY 2017**

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**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 26
LE 12 JUILLET 2017**

**Report to
Rapport au:**

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

July 6, 2017 / 6 juillet 2017

**and Council / et au Conseil
July 12, 2017 / 12 juillet 2017**

**Submitted on June 20, 2017
Soumis le 20 juin 2017**

**Submitted by
Soumis par:**

**Lee Ann Snedden,
Director / Directrice**

Planning Services / Service 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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demandes d'aménagement ruraux**

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Ward: OSGOODE (20)

File Number: ACS2017-PIE-PS-0087

SUBJECT: Zoning By-law Amendment – 9391 Parkway Road

OBJET: Modification au Règlement de zonage – 9391, chemin Parkway

REPORT RECOMMENDATIONS

- 1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for part of 9391 Parkway Road to prohibit residential uses, 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 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 12 July 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'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant une partie du 9391, chemin Parkway, afin d'y interdire les utilisations résidentielles, 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 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 12 juillet 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

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

Site location

9391 Parkway Road

Owner

Peter and Carol VanDie

Applicant

Paul McNeely and Marie-Noelle Bouffard

Description of site and surroundings

The property is located on the north side of Parkway Road, and bound by Boundary Road on the east side and Blackcreek Road on the west side.

The lands to be severed are vacant agricultural land used for crop production. The lands to be retained have a single detached dwelling, garage and barn. The lands are surrounded by other agricultural land used for crop production with intermittent residential uses.

Summary of requested Zoning By-law amendment proposal

The proposed Zoning By-law amendment is related to the severance of a surplus farm dwelling lot approved by the Committee of Adjustment on January 27, 2017. Conditions of approval require that the severed lands be rezoned to prohibit residential development.

No new development is proposed, and the severed land will continue its agricultural use which is currently the growing of crops.

The severed lands are intended to be zoned Agricultural Subzone 4 (AG4). This zoning permits agricultural uses in areas designated "Agricultural Resource Area" as above,

but prohibits a detached dwelling. This particular subzone represents agricultural lands with a minimum area of 45 hectares and a minimum lot width of 90 metres.

DISCUSSION

Public consultation

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Zoning By-law amendments. The proposal was subject to public notification. A public information package was distributed to property owners with properties within 120 metres of 9391 Parkway Road; the Greely Community Association; the Marionville Citizens Committee; the Vernon Community Association; and Councilor Darouze. In addition, a development sign was posted on the property. No comments were received.

Official Plan designation

As per Schedule A of the Official Plan, 9391 Parkway Road is designated Agricultural Resource Area.

The intent of the Agricultural Resource Area designation is to protect agricultural resources for future generations, from loss of lands to other uses. This protection includes policies that strictly limit permitted land uses and lot creation on all lands identified as Agricultural Resource Areas.

The City may permit the severance of a parcel containing a dwelling unit made surplus through farm consolidation. The vacant agricultural parcel, so created, is to be rezoned to prohibit any residential use and no subsequent rezoning to allow a new dwelling unit will be permitted.

The Committee of Adjustment, in granting the severance and requiring the severed lands to be rezoned prior to finalization of the consent, is in accordance with the Official Plan.

Planning rationale

The entire property is currently zoned Agricultural (AG) which permits agricultural uses; other uses that preserve prime agricultural lands; and one dwelling unit, on a parcel that has a minimum lot area of 36 hectares and minimum lot width of 90 metres.

In accordance with the Provincial Policy Statement and the Official Plan, the Committee of Adjustment required that the severed vacant farmland be rezoned to prohibit future residential dwellings.

The Zoning By-law sets up specific zones that prohibit residential uses for these circumstances, depending on the area and lot width associated with the final parcel configuration. In this case the severed parcel is approximately 54.4 hectares in area with an approximate lot width (broken) of approximately 627 metres. The Agricultural Subzone 4 (AG4) sets a minimum lot area of 45 hectares and minimum lot width of 90 metres. Therefore, the lands are proposed to be rezoned from Agricultural (AG) which permits a dwelling unit to Agricultural Subzone 4 (AG4), which does not.

Provincial Policy Statement

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

RURAL IMPLICATIONS

The rezoning supports the agricultural community, permitting a farmer to dispose of a dwelling surplus to his operation, while protecting and preserving the agricultural use of the severed lands, by prohibiting future dwellings to be constructed thereon.

COMMENTS BY THE WARD COUNCILLOR

Councillor Darouze is aware of the application related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendations contained in the report.

RISK MANAGEMENT IMPLICATIONS

There are no risk implications associated with this report.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priority:

EP2 – Support growth of local economy

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 application because it is consistent with the Official Plan (OPA 150) and the Provincial Policy Statement (2014).

DISPOSITION

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5;

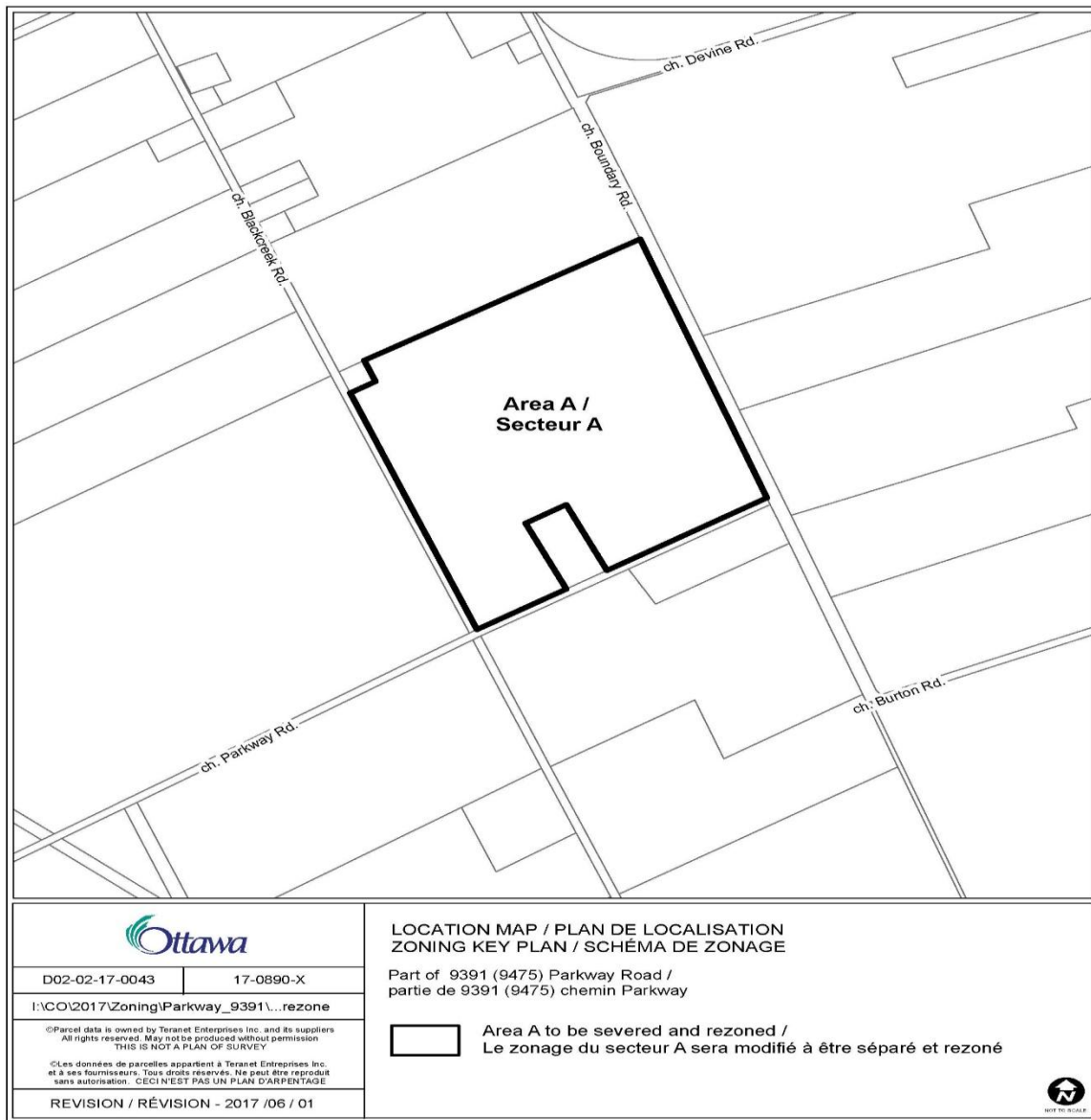
Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

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, Office of the City Clerk and Solicitor 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

1. The proposed change to the City of Ottawa Zoning By-law 2008-250 for 9391 Parkway Road is to rezone the lands shown as Area A in Document 1 from AG to AG4.