

November 7, 2024

City of Ottawa
 Planning, Development and Building Services
 110 Laurier Avenue West, 4th Floor
 Ottawa, ON K1P 1J1
 By email only: sarah.mccormick@ottawa.ca

Attention: Sarah McCormick, Planner III

**Reference: 1811 Richardson Side Road
 Zoning Confirmation Report
 Zoning By-law Amendment Application
 Our File: 124051**

Below is an assessment against the provisions of Annex 1 – Zoning Confirmation Report Checklist of the Zoning Confirmation Report Terms of Reference.

A. Project Information			
Review Date:	November 7, 2024	Reviewed Plans:	Site Plan by Vandenberg & Wildeboer dated November 7, 2024
Municipal Address(es):	1811 Richardson Side Road	Official Plan designation:	Agricultural Resource Area
Legal Description:	PART LOT 6 CONCESSION 1 HUNTLEY AS IN N541232 EXCEPT PART 1 4R18405 AND PART 3 4R30062 CITY OF OTTAWA		
Scope of Work:	Zoning By-law Amendment		
Existing Zoning Code:	AG3	By-law Number:	2008-250
Schedule 1 / 1A Area:	Area D	Overlays Applicable:	(none)

B. Zoning Review				
For ZBLAs, please use the proposed zone and subzone requirements, if different than existing.				
Proposed Zone:	Site Specific Exception			
Zoning Provision	Zoning By-law Reference	By-law Requirement	Proposal	Complies (Y/N)
Principal Land Use(s)	S.211	On-farm diversified use is permitted	On-farm diversified use	Y
Minimum Lot Width	Table 212A	60 m	302.8 m	Y
Minimum Lot Area		10 ha	11.7 ha	Y

Minimum Front Yard Set Back	S. 211	10 m	209 m	Y
Rear Yard Setback		10 m	53.1 m	Y
Interior Side Yard Setback		5 m	16.8 m	Y
Corner Side Yard Setback		10 m	248 m	Y
Building Height		12 m	7.7 m	Y
Maximum Lot Coverage		20 %	1.3 %	Y
Required Parking Spaces Section 101 and 103	Section 101	10 per 100 m ² of gross floor area of assembly area = 48 spaces	48 spaces	Y
Size of Space Section 105 and 106	Section 105	5.2 m by 2.6 m	6 m by 2.6 m	Y
Driveway and Aisle Width Section 107	Section 107	6 m	6 m	Y

Section 79A (On-Farm Diversified Use) Assessment

Section 79A Provision	Proposal	Complies
(a) An on-farm diversified use is permitted if the principal use of the lot is agricultural	The principal use of the lot is agricultural (vegetable growing and an orchard).	Y
(b) On-farm diversified uses are limited to 2% of the total lot area, to a maximum of 1 hectare	The on-farm diversified use is limited 2,262m ² which is 1.9 %.	Y
(c) the area of on-farm diversified uses on a lot includes: (i) The total area of buildings, structures and outdoor storage associated with home-based businesses, and (ii) The total area of buildings and structures built after November 8, 2017 associated with the on-farm diversified use, and (iii) 50% of the area of buildings or structures built prior to November 8,	The calculation of the on-farm diversified use based on these requirements.	Y

<p>2017 that have been converted to an on-farm diversified use, and</p> <p>(iv) The area of laneways and septic systems that were developed on or after November 8, 2017, and</p> <p>(v) Parking areas, outdoor storage areas, and landscaped areas that are associated with an on-farm diversified use, and</p> <p>(vi) Despite the above, the area of agri-tourism uses associated with activities such as wagon rides or corn mazes on lands producing harvestable crops are not included in the area calculations;</p>		
<p>(d) The total floor area occupied by on-farm diversified uses may not exceed 20% of the total land area permitted for on-farm diversified uses on the lot, to a maximum of 600 square metres (except where otherwise stated), and;</p>	<p>The total land area permitted for an on-farm diversified use on the site is 2,339m². 20% of this figure is 468m². The proposed floor area is 477m².</p>	<p>(Site Specific Exception)</p>
<p>(i) The total floor area occupied by on-farm diversified uses, limited to place of assembly, instructional facility and restaurant uses, whether located in new or existing buildings, may not exceed 150 square metres;</p>	<p>The 477m² Place of Assembly exceeds the 150m² figure.</p>	<p>(Site Specific Exception)</p>
<p>(ii) The total cumulative floor area of all on-farm diversified uses on a lot may not exceed 600 square metres, with a maximum of 300 square metres for floor area built after November 8, 2017;</p>	<p>As this is the only on-farm diversified use on the lot, the 600m² requirement is met. The entire 477m² on-farm diversified use will be built after November 8, 2017 so it does not comply with the 300m² requirement.</p>	<p>(Site Specific Exception)</p>
<p>(iii) Floor area used for processing that may incorporate inputs grown off-site does not need to be counted towards</p>	<p>Criteria iii) is not applicable to this proposal.</p>	<p>Y</p>

the maximum total floor area and is subject only to the maximum areas under b) above.		
(e) Any outdoor storage or parking areas associated with an on-farm diversified use must be screened from view from a public street or a residential use on an abutting lot.	The parking lot is screened from public streets and the residential use at 1823 Richardson Side Road. There will be no outdoor storage associated with the on-farm diversified use	Y
(f) Outdoor storage areas and parking areas associated with an on-farm diversified use must not be located within 10 metres of any lot line.	The parking lot is setback 10 m from the nearest lot line. There will be no outdoor storage associated with the on-farm diversified use.	Y
(g) Maximum number of heavy vehicles, including recreational vehicles, associated with an on-farm diversified use: 3	There will be no heavy vehicles associated with the on-farm diversified use	Y
(h) Required parking is as identified under Table 101 for the use proposed.	Parking is provided in accordance with S.101 of the Zoning By-law. The rate for Place of Assembly is 10 per 100 m ² of gross floor area of assembly area. The 477m ² floor area requires 48 parking spaces.	Y
(i) Every effort should be made to cluster on-farm diversified uses, make use of existing laneways, and locate on areas of poorer soil.	The Place of Assembly is the only on-farm diversified use, but shares a building with the agricultural uses.	Y

Prepared by:

NOVATECH



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