



PLANNING RATIONALE

1508 COX COUNTRY ROAD ZONING BY-LAW AMENDMENT APPLICATION

JUNE 2017 - REVISED



JUNE 2017 - REVISED

**1508 COX COUNTRY ROAD
ZONING BY-LAW AMENDMENT APPLICATION**

**PREPARED FOR:
RICHCRAFT HOMES LIMITED**

Kevin Yemm
Vice President – Land Development

Richcraft Homes Limited
2280 St. Laurent Boulevard, Suite 201
Ottawa, ON K1G 4K1
T: 613.739.7111 x132
E: keviny@richcraft.com



**PREPARED BY:
WSP**

Nadia De Santi, MCIP, RPP
Senior Project Manager

WSP
1145 Hunt Club Road, Suite 200
Ottawa, ON K1V 0Y3
T: 613.690.1114
E: Nadia.De-Santi@wsp.com



STANDARD LIMITATIONS

This Planning Rationale was prepared by WSP Canada Group Limited (WSP) for Jennifer Murray | Project Management acting as an Agent for Richcraft Homes. This Planning Rationale is based on information provided to WSP which has not been independently verified.

The disclosure of any information contained in this report is the sole responsibility of the client. The material in this report, accompanying documents and all information relating to this activity reflect WSP's judgment in light of the information available to us at the time of preparation of this report. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. WSP accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report.

WSP warrants that it performed services hereunder with that degree of care, skill, and diligence normally provided in the performance of such services in respect of projects of similar nature at the time and place those services were rendered. WSP disclaims all other warranties, representations, or conditions, either express or implied, including, without limitation, warranties, representations, or conditions of merchantability or profitability, or fitness for a particular purpose.

This Standard Limitations statement is considered part of this report.

This page is intentionally left blank.

Table of Contents

1.0	Introduction	1
2.0	Site Location and Description	1
3.0	The Rezoning Proposal	4
4.0	Overview of Technical Studies	4
4.1	Agricultural Impact Assessment	4
4.2	Phase I Environmental Site Assessment	4
5.0	Policy and Regulatory Framework	7
5.1	Provincial Policy Statement (2014)	7
5.2	City of Ottawa Official Plan (2003, Consolidated May 2014)	9
5.3	City of Ottawa Comprehensive Zoning By-law 2008-250	14
6.0	Summary Opinion	16

Appendix A – Letter of Objection submitted to Planning Committee

This page is intentionally left blank.

1.0 INTRODUCTION

WSP was retained by Jennifer Murray | Project Management (acting as an agent for Richcraft Homes) to prepare a Planning Rationale and Integrated Environmental Review (the “Report”) in support of a Zoning By-law Amendment application for the lands municipally known as 1508 Cox Country Road (formerly known as 1508 Frank Kenny Road), also known as 1572 Cox Country Road (formerly known as 1572 Frank Kenny Road).

The site is currently zoned Agricultural Zone (AG). A Zoning By-law Amendment is being sought to change the zoning to Rural Countryside Zone (RU).

An Integrated Environmental Review provides an overview of the required technical studies that have been prepared as part of this report to demonstrate how the supporting studies influenced the proposed rezoning with respect to environmental considerations.

This Report is setup as follows:

- **Section 2** provides an summary of the site and location;
- **Section 3** provides a description of the proposed rezoning;
- **Section 4** provides an overview of the required technical studies;
- **Section 5** outlines the policy and regulatory framework applicable to the site and a planning rationale for the proposed rezoning; and
- **Section 6** summarizes the planning opinion.

Please find attached a Letter of Objection sent to Planning Committee on November 21, 2016 regarding Official Plan Amendment 2016 (adopted as OPA 180) which also details our rationale for our proposed rezoning for this site. Note that since the submission of the attached letter, the City has renamed the section of Frank Kenny Road adjacent to the site to Cox Country Road.

2.0 SITE LOCATION AND DESCRIPTION

The site is legally described as Part of Lot “C” and “D”, Concession 8, Geographic Township of Cumberland, on Plan 50R-3749 prepared by Annis O’Sullivan Vollebekk Ltd. Its municipal address is 1508 Cox Country Road (formerly known as 1508 Frank Kenny Road), also known as 1572 Cox Country Road (formerly known as 1572 Frank Kenny Road). Two hydro easements traverse the southern portion of the site (easement inst. no. CU 15994 and 18901).

Figure 2-1 illustrates the site which is located east of Orleans, on the west side of Cox Country Rd between Wilhaven Dr and Innes Rd. The site has approximately 1.19 km of frontage along Cox Country Rd and has an approximate area of 36.73 ha.

The majority of the site is used for an equestrian operation as illustrated in **Figure 2-2**. There are also four non-farm residences located along the eastern boundary of the site. Infrastructure for the

equestrian operation includes outdoor riding padlocks, a barn, several outbuildings and an indoor riding stable. The fields surrounding the buildings are used for pasture and forage crop production.

South of Wilhaven Dr, Cox Country Rd is lined predominately by agricultural uses and open space. However, there is a cluster of residential dwellings south of the site at 1772 Cox Round Rd (a bed and breakfast establishment). East of Cox Country Rd both along Wilhaven Dr and north of Wilhaven Dr, there are clusters of rural residential uses associated with an estate-lot subdivision (Camelot Estates). The urban boundary is approximately 500 m to the north and west of the site, including the newly developing community of Cardinal Creek, illustrated in **Figure 2-3**.

Vehicular access to the site is provided from Cox Country Rd.



Figure 2-1: Aerial image showing the site location

Land uses in the vicinity of the site were assessed by Colville Consulting Inc. and were found to be dominated by residential and agricultural uses. A detailed description of the findings and the land use categories used in the assessment are presented under separate cover entitled “Agricultural Impact Assessment for Richcraft – Rohling Property, Township of Cumberland, City of Ottawa” dated May 30, 2017, prepared by Colville Consulting Inc.



Figure 2-2: Site photo (Google Streetview, 2012)

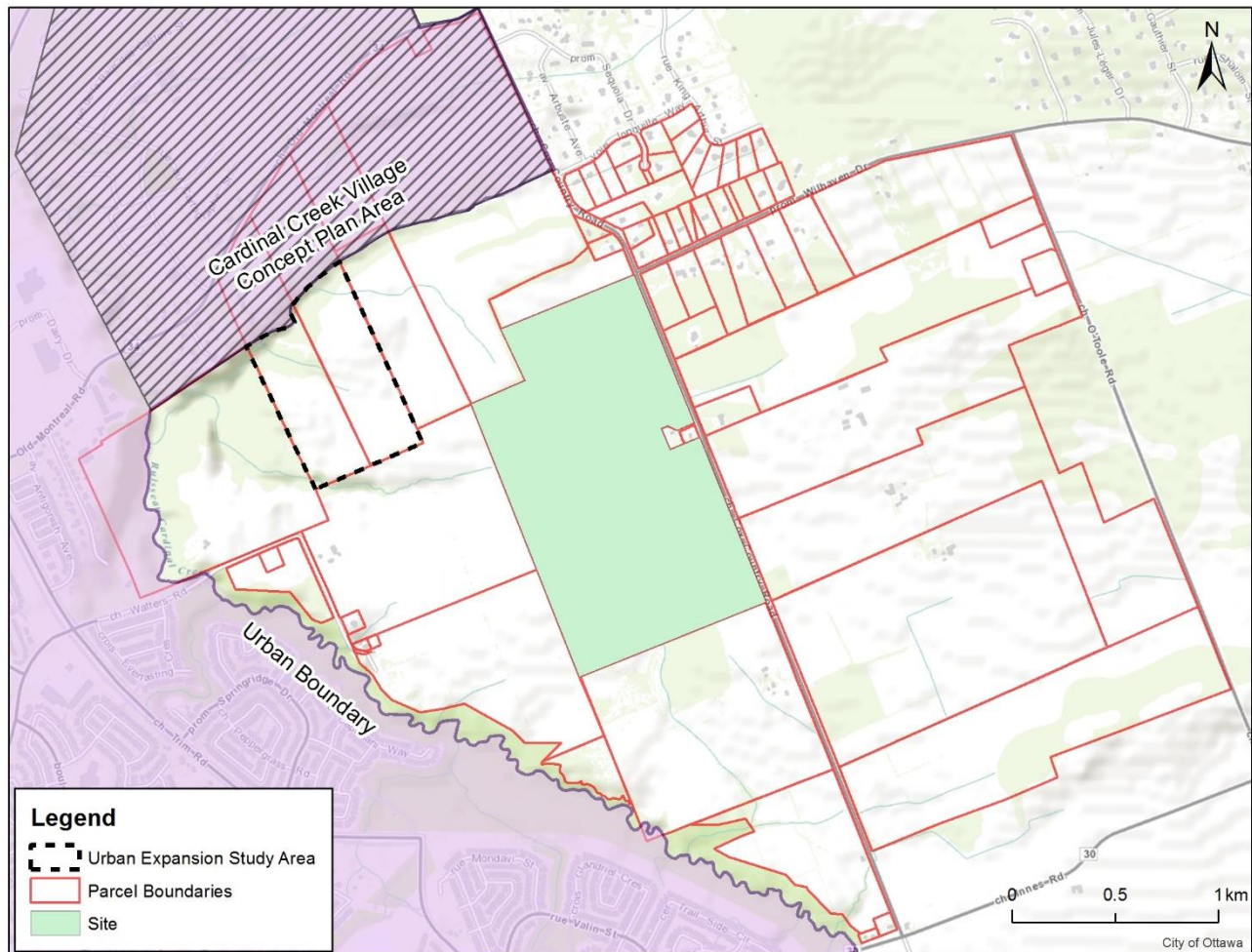


Figure 2-3: Parcel fabric surrounding the site

3.0 THE REZONING PROPOSAL

The proposed Zoning By-law Amendment would rezone the site from Agricultural Zone (AG) to Rural Countryside Zone (RU).

The permitted uses in the RU zone include: agriculture, artist studio, bed and breakfast, cemetery, detached dwelling, environmental preserve and educational area, equestrian establishment, forestry operation, group home, home-based business, home-based daycare, retirement home (converted), and secondary dwelling units.

4.0 OVERVIEW OF TECHNICAL STUDIES

Two technical studies were undertaken in support of the proposed rezoning: an Agricultural Impact Assessment and a Phase I ESA. The technical studies are summarized in this section as part of the Integrated Environmental Review.

4.1 Agricultural Impact Assessment

An Agricultural Impact Assessment (“Assessment”) was undertaken by Colville Consulting Inc. (May, 2017) to determine the agricultural capability of the soil of the site, perform a comparison between the LEAR scores of the site and adjacent lands, assess potential conflicts with surrounding agricultural operations including an assessment of the minimum distance separation (MDS I) requirements, and review conformity with OP policies and consistency with PPS policies. The results showed that 67.75 ha or 89.14% of the site is comprised of prime agricultural lands (see **Figure 4-1**). However, these lands are CLI Class 3 lands which have the lowest priority for preservation among prime agricultural lands. The Assessment determined that the proposal would not necessarily have an impact on agriculture: existing uses would continue to be permitted; no prime agricultural lands would be lost; agriculture would continue to be considered the main use under the new designation; and, no non-farm land uses are proposed at this time. No environmental impacts as a result of the proposal were identified.

4.2 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) was undertaken by Paterson Group (November, 2007) to investigate potential site contamination by current and past activities on the site. No significant environmental concerns were identified with the historical use of the site or neighbouring properties. An above ground diesel fuel tank was identified, drained, and removed. Analytical testing of soil samples did not identify any parameters analysed in excess of MOECC standards. A Phase II ESA was not recommended.

Figure 4-2 shows a site plan developed by Paterson Group as part of the ESA.

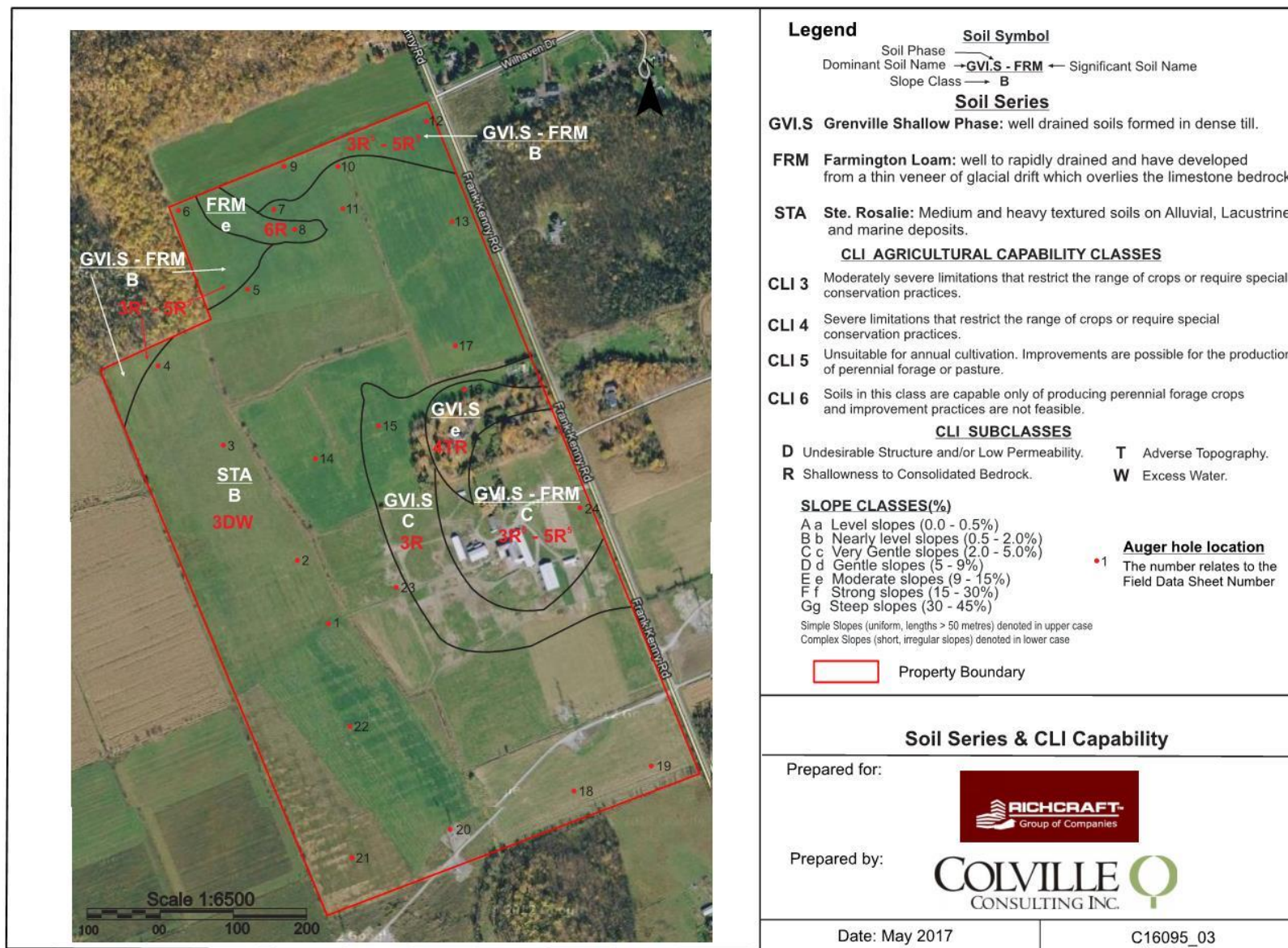


Figure 4-1: Soil Series & CLI Capability

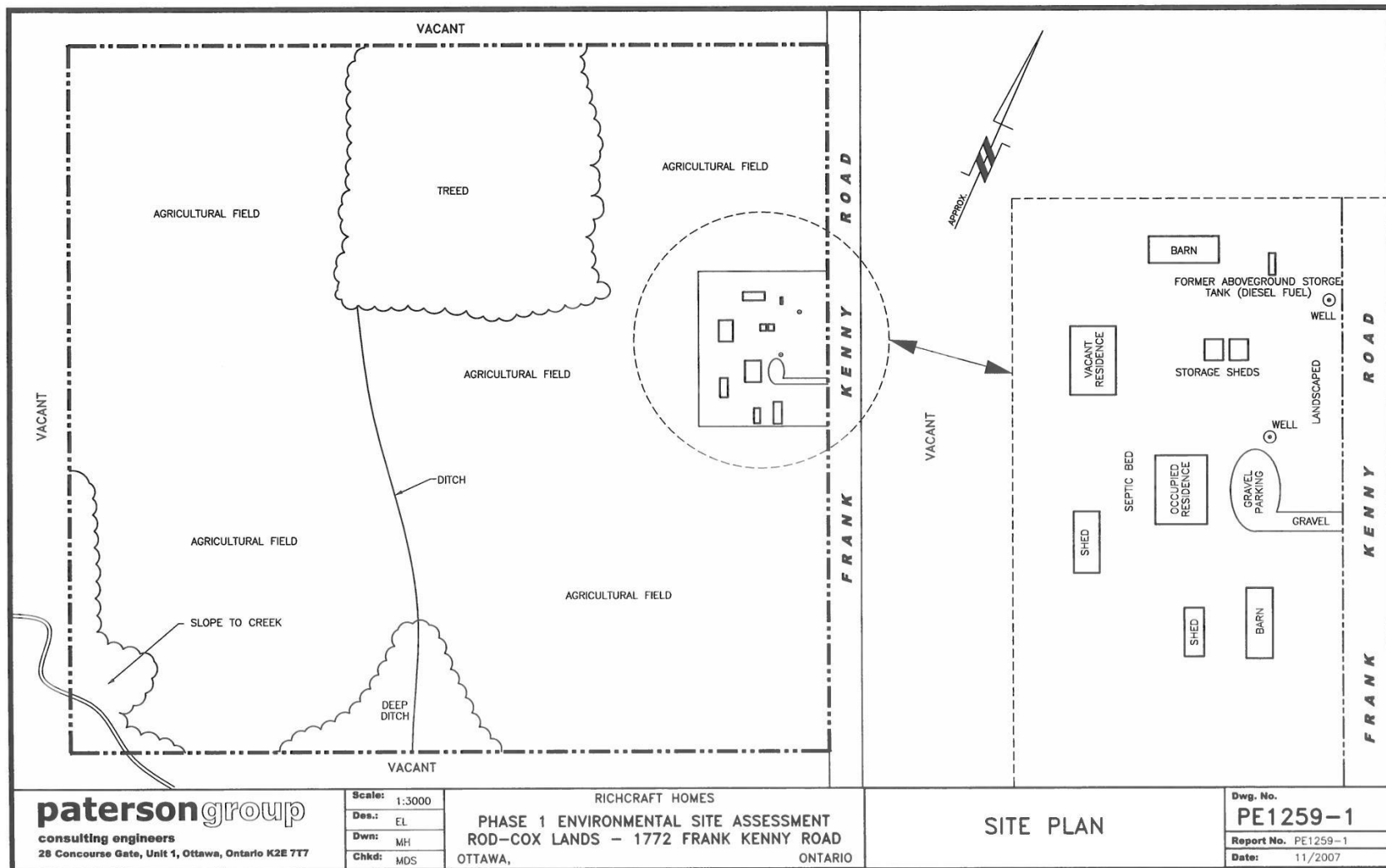


Figure 4-2: Site Plan

5.0 POLICY AND REGULATORY FRAMEWORK

This section describes the provincial and local planning frameworks applicable to the proposed rezoning of the site, including: the Provincial Policy Statement (2014), the City of Ottawa Official Plan (2003, consolidated May 2014), Official Plan Amendment 150, Official Plan Amendment 180, and the City of Ottawa Zoning By-law 2008-250 (consolidated May 11, 2016).

5.1 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating development and use of land.

The PPS defines “rural areas” as “a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas”.

“Rural lands” are defined in the PPS as “lands which are located outside settlement areas and which are outside prime agricultural areas”.

The site would be considered a Rural Area as defined in the PPS. Section 1.1.4 focuses on Rural Areas in Municipalities.

- Policy 1.1.4.1: “Healthy, integrated and viable rural areas should be supported by:
 - a) building upon rural character, and leveraging rural amenities and assets;
 - f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - i) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.” (Policy 2.3 is described in the discussion of agricultural policies).
- Policy 1.1.4.2: “In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”
- Policy 1.1.4.4: “Growth and development may be directed to rural lands in accordance with policy 1.1.5, including where a municipality does not have a settlement area.”

Properties adjacent to the site that are not located in prime agricultural areas as defined by the PPS would be considered Rural Lands. Section 1.1.5 focuses on Rural Lands in Municipalities.

- Policy 1.1.5.2: “On rural lands located in municipalities, permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings);
 - c) limited residential development;
 - d) home occupations and home industries;

- e) cemeteries; and
- f) other rural land uses.”
- Policy 1.1.5.4: “development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.”
- Policy 1.1.5.5: “development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.
- Policy 1.1.5.7: “opportunities to support a diversified rural economy should be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
- Policy 1.1.5.8: “agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.”

The PPS contains several policies with respect to the protection and the long-term use of land for agricultural purposes.

The PPS defines “prime agricultural land” as “means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands...in this order of priority for protection”

“Prime agricultural areas” are defined in the PPS as “areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.”

Section 2.3 of the PPS outlines policies for agriculture. Policy 2.3.1 states that “prime agricultural areas shall be protected for long-term use for agriculture” with the highest priority of protection being given to CLI Class 1 lands followed by Class 2, Class 3, and any associated Class 4 through 7 lands within the prime agricultural area.

Policy 2.3.3.1 outlines the permitted uses and activities in prime agricultural areas: agricultural uses, agriculture-related uses and on-farm diversified uses, as defined in the PPS.

The PPS policy, 2.3.5.1 provides municipalities with some flexibility for removing land from prime agricultural areas for expansions of settlement areas in accordance with Policy 1.1.3.8 which requires that alternatives have been evaluated and does not permit expansion into specialty crop areas.

Section 2.3.6.1 of the PPS states that under certain conditions planning authorities may permit limited, non-agricultural uses in prime agricultural areas. Policy 2.3.6.1 b) states that “limited non-residential uses may be permitted provided that all of the following can be demonstrated:

1. the land does not comprise a specialty crop area;

2. the proposed use complies with the minimum distance separation formulae;
3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to be designated to accommodate the proposed use; and
4. alternative locations have been evaluated, and
 - a. there are no reasonable alternative locations which avoid prime agricultural areas; and
 - b. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.”

The proposed rezoning would continue to allow all uses currently permitted by the site’s existing AG zoning while expanding the possible future economic opportunities for the site given taking into consideration its rural context and proximity to the urban boundary. On top of the existing uses permitted by the AG zoning, the proposed RU zoning would allow animal care establishment, animal hospital, artist studio, cemetery and retirement home (converted).

Prime agricultural lands would be retained following the proposed rezoning and agricultural uses can continue in the RU zone. The rezoning would also be compatible with the surrounding rural landscape which currently contains an adjacent bed & breakfast and estate lot subdivision.

5.2 City of Ottawa Official Plan (2003, Consolidated May 2014)

The Official Plan (OP) provides the planning policy framework for evaluating the appropriateness of site zoning at a local level as well as in relation to City-wide goals and objectives.

Strategic Directions

Section 2.1 – The Challenge Ahead indicates that two-thirds of added housing stock by 2031 will be located outside of the Greenbelt. The City will provide a wide range of rural economic activities in suitable locations and will seek opportunities to increase the supply of affordable housing in the rural area. Rural communities will continue to be valued for their distinct economies and lifestyles.

Section 2.2 – Managing Growth sets out strategic directions to meet the challenge of managing Ottawa’s growth. It expects that 10 per cent of population, jobs, and housing will occur in the rural area as a mix of uses in villages and as a range of rural-related uses and limited residential development elsewhere.

Section 2.5 – Building Liveable Communities establishes the features of liveable communities in the Rural Area: good housing, employment, ample greenspace, a sense of history and culture. It encourages the creation of liveable communities across Ottawa as the City grows.

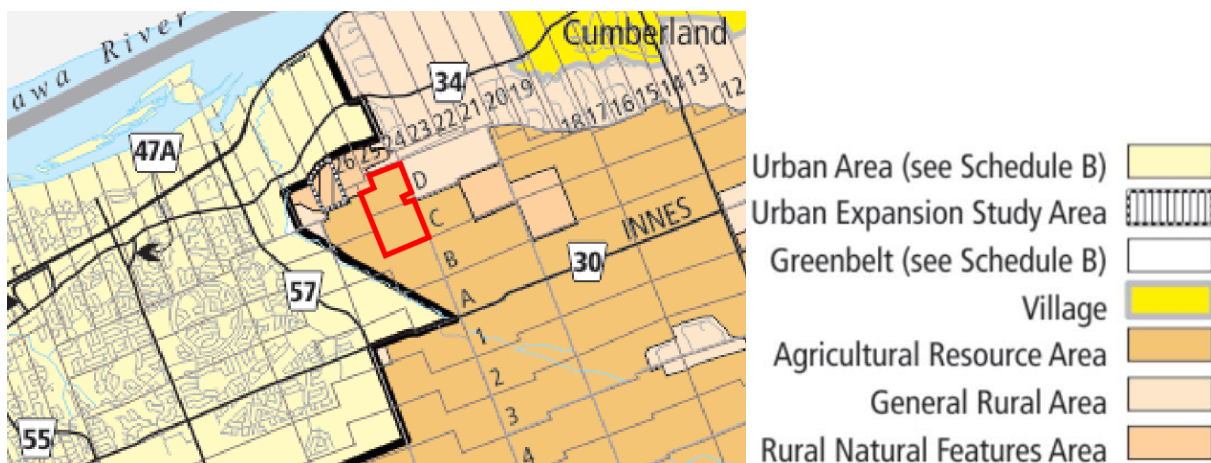
Land Use Designation

The site is designated Agricultural Resource Area on Schedule A (Urban Policy Plan) of the Official Plan, as shown in **Figure 5-1**.

The Official Plan indicates the intent of the designation:

1. Protecting major areas of agricultural and other lands suitable for agriculture from loss to other uses; and
2. Ensuring that uses, which would result in conflicts with agricultural operations, are not established in productive farming areas.

With respect to land use, the Official Plan states that “the primary use of land in Agricultural Resource Areas will be agriculture. Additional permitted uses are forestry and those activities related to the conservation or management of the natural environment.” Residential uses are also permitted in the form of farm housing or as a detached dwelling. Further secondary uses, such as home-based businesses/industries, small scale farm-related commercial/industrial uses, small scale market gardens, and secondary dwelling units are also permitted.



Richcraft submitted a letter to Planning Committee on November 21, 2016, objecting to the City’s recommendation that the site be considered part of the Agricultural Research Area designation pursuant to the LEAR study. While an alternative Official Plan designation was not proposed in Richcraft’s letter of objection, the RU zone is intended to accommodate areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan. Therefore, re-designation from Agricultural Resource Area to General Rural would enable the proposed rezoning to RU.

The General Rural Area is intended “to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses.” Specifically, the designation is intended to provide “a location for agriculture and for those non-agricultural uses that, due to their land

requirements or the nature of their operation, would not be more appropriately located within urban or Village locations”. The designation permits the following uses:

- a) Agricultural uses, forestry and conservation, and natural resource management activities;
- b) Residential uses on existing lots of record and on new lots created by severance as provided for by this Plan;
- c) Animal boarding, breeding, and training facilities, including stables;
- d) Bed and breakfast establishments;
- e) Open space;
- f) Cemeteries.

A zoning by-law amendment is required for a number of uses including new industrial and commercial uses, noxious uses, recreational commercial and non-profit uses, and new institutional uses. These proposed uses will be subject to various considerations including compatibility with the surrounding rural character and landscape, whether the use would be more appropriate located in a Village or urban area, impacts on nearby agricultural, Village or rural residential uses, and the impact that the development will have on the protection of tree cover and local wildlife movement

Development proposals in the General Rural Area “within 1 kilometre of a Village and/or urban boundary will be reviewed with respect to lot size, type of use and other characteristics, to ensure that they do not adversely limit potential expansion of the boundary at that location or create a long-term demand for the extension of municipal services.”

The Official Plan recognizes that growth will be focused outside the Greenbelt and that the rural area will contain a wide range of economic activities. Agriculture near the site appears to be in decline; the level of agricultural activity and the limited (and declining) amount of investment in agricultural infrastructure is not characteristic of prime agricultural areas. As a result of the proposed rezoning, agricultural uses would continue to be permitted. The rezoning would also be compatible with the surrounding rural landscape which currently contains an adjacent bed & breakfast and estate lot subdivision.

Official Plan Amendment No. 150

The City conducted a review of its Official Plan and Council adopted Official Plan Amendment No. 150 (“OPA 150”) in 2013. A number of appeals have been filed with the Ontario Municipal Board (OMB) on OPA 150 which have not been resolved at the time of this Report. While OPA 150 is not in full force and effect, proposals need to consider the City’s intended policy direction in OPA 150. Under OPA 150, the site continues to be designated Agricultural Resource Area.

Section 2.1 – Patterns of Growth projects that 9% of added housing and 6% of added jobs will be in the rural area. It also states that the City will provide for a wide range of economic activities in suitable locations both inside and outside the Greenbelt.

Section 2.2 – Managing Growth states that the City will accommodate at least 50% of rural growth in Villages, with the majority occurring in large or medium villages. OPA 150 establishes a strategy for growth and development in the rural area which includes “protect[ing] rural character by restricting the type and intensity of development that is permitted outside the Village designation.”

With respect to the Agricultural Resource Area designation, OPA 150 makes minor changes to a policy regarding permitted secondary uses (specifically, farm-related industrial and farm-related commercial uses). The designation is otherwise largely unchanged.

With respect to the General Rural designation, OPA 150 places additional restrictions on residential subdivisions in the rural area, changes severance policies, and makes minor edits to policies pertaining to infill outside of historical settlements.

OPA 150 projects that population and economic growth will largely occur outside the Greenbelt. As a result of the proposed rezoning, agricultural uses would continue to be permitted on the site. The policy context for the site is not significantly changed from the current OP as a result of OPA 150.

Official Plan Amendment No. 180

Official Plan Amendment 180 (“OPA 180”) was adopted by Council on January 25th, 2017. It implements three reviews requested by the OMB as part of the Board’s ongoing consideration of appeals to OPA 150: an Employment Land Review (ELR), a Land Evaluation and Area Review (LEAR), and growth projections to 2036. For the purposes of this application, only the LEAR component of OPA 180 will be discussed.

The LEAR system is a tool used to assess agricultural properties and determine which should be protected for long-term agricultural purposes (i.e. included in the Agricultural Resource Area). Properties are assessed using a series of quantitative criteria resulting in an overall score. This score is compared to a threshold value; properties scoring above the threshold are reviewed for inclusion into the Agricultural Resource Area. The 2016 LEAR used a threshold value of 125 out of 200.

A property’s LEAR score is determined by assessing the following four criteria:

- **Soil Capability:** measures the potential agricultural productivity of the soil if used for farming (based on Canada Land Inventory mapping). Higher scores indicate higher potential agricultural soil productivity.
- **Existing Agriculture:** a higher score indicates a larger portion of the site is currently being used for agricultural uses.

- **Parcel Size:** measures the potential for agricultural use in terms of available area. Larger parcels results in a larger score as they are more suitable for farming.
- **Non-conflicting land use:** The presence of land uses which do not conflict with agricultural uses improve the viability of agricultural uses on the site. The LEAR considered vacant and developed residential lots to be conflicting land uses. This measurement is based on the % of surrounding parcels within 500 m that are non-conflicting, with a higher score indicating fewer conflicting land uses.

The site at 1508 Cox Country Road scored 147 out of 200 based on the LEAR criteria. The breakdown of the scoring is presented in **Table 5-1**.

Table 5-1: LEAR scoring for 1508 Cox Country Road

PIN	LEAR Identification Number	Parcel Area (ha)	Section	Soil Capability Points (/140)	Agriculture Points (/30)	Parcel Size Points (/20)	Non-Conflicting Land use Points (/10)	LEAR Score (/200)
145261928	609679	77	6	89	30	20	8	147

The LEAR scores of nearby properties are illustrated in **Figure 5-2**.

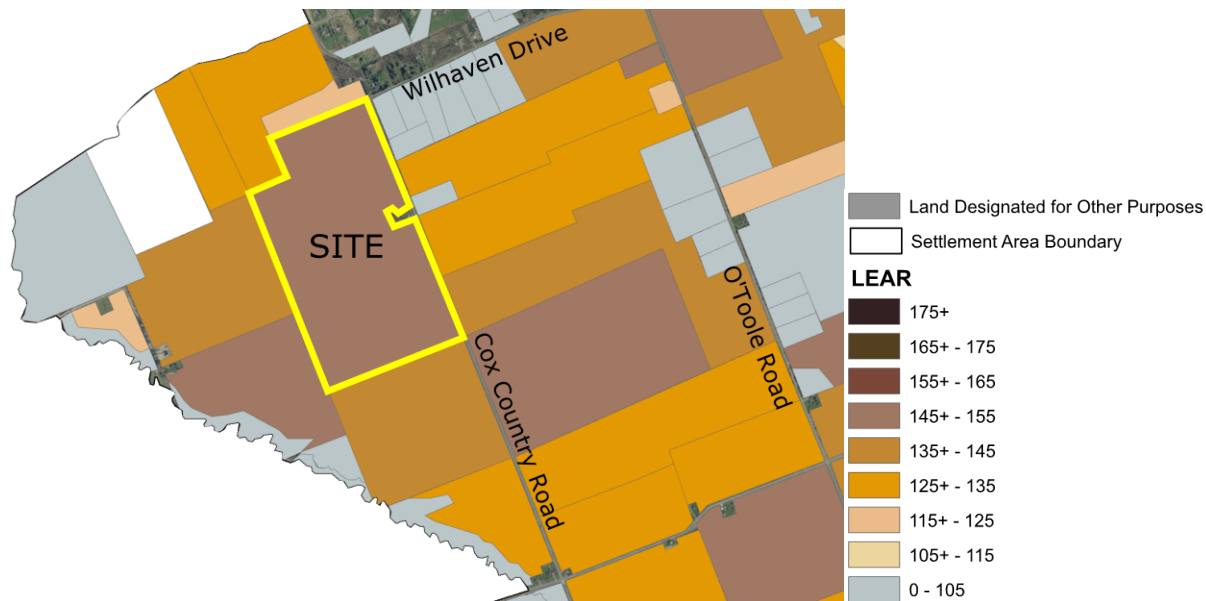


Figure 5-2: LEAR scores in the vicinity of 1508 Cox Country Road

An Agricultural Impact Assessment for the site was conducted by Colville Consulting Inc. and documented in report dated May 30, 2017. Key findings of the report are outlined below:

- A change in designation to General Rural or rezoning to Rural Countryside would not result in a loss of prime agricultural land nor the agricultural infrastructure on-site. All of the currently farmed lands would still be available for the cultivation of agricultural crops.

- The site primarily comprises CLI Class 3 lands which have the lowest priority for protection.
- The existing urban boundary and several rural residential developments are located in close proximity to the Subject Lands.
 - There are several non-farm related residences on the site immediately adjacent to the subject property on Cox Country Rd. North-east of the subject property is an estate-lot subdivision (Camelot Estates) and there is a cluster of residential dwellings along Wilhaven Dr. South of the subject property at 1772 Cox Country Rd is a bed and breakfast establishment.
- Agriculture near the site appears to be in decline.
 - The level of agricultural activity and the limited (and declining) amount of investment in agricultural infrastructure is not characteristic of prime agricultural areas. It is more characteristic of an agricultural area that is in decline due to marginal productivity of the soil and the extent of potentially conflicting non-farm land uses.
- There is already significant amounts of non-farm traffic in the area due to the proximity of the urban boundary and the rural residential dwellings in the area.

5.3 City of Ottawa Comprehensive Zoning By-law 2008-250

The current zoning for the site is Agricultural Zone (AG), as illustrated in **Figure 5-3**. Adjacent properties are zoned AG, AG2 (Agricultural Zone, Subzone 2) and RU (Rural Countryside Zone).

The purpose of the AG zone is to:

- “recognize and permit agricultural uses in areas designated Agricultural Resource Area in the Official Plan;
- restrict the range of permitted uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural lands from loss to other uses;
- regulate uses in a manner that respects the character of the area and minimizes land use conflicts; and,
- identify, through the use of subzones, those existing farm lots having lot area and lot width minimums that are less than the minimums required in the principal Agricultural zone.”

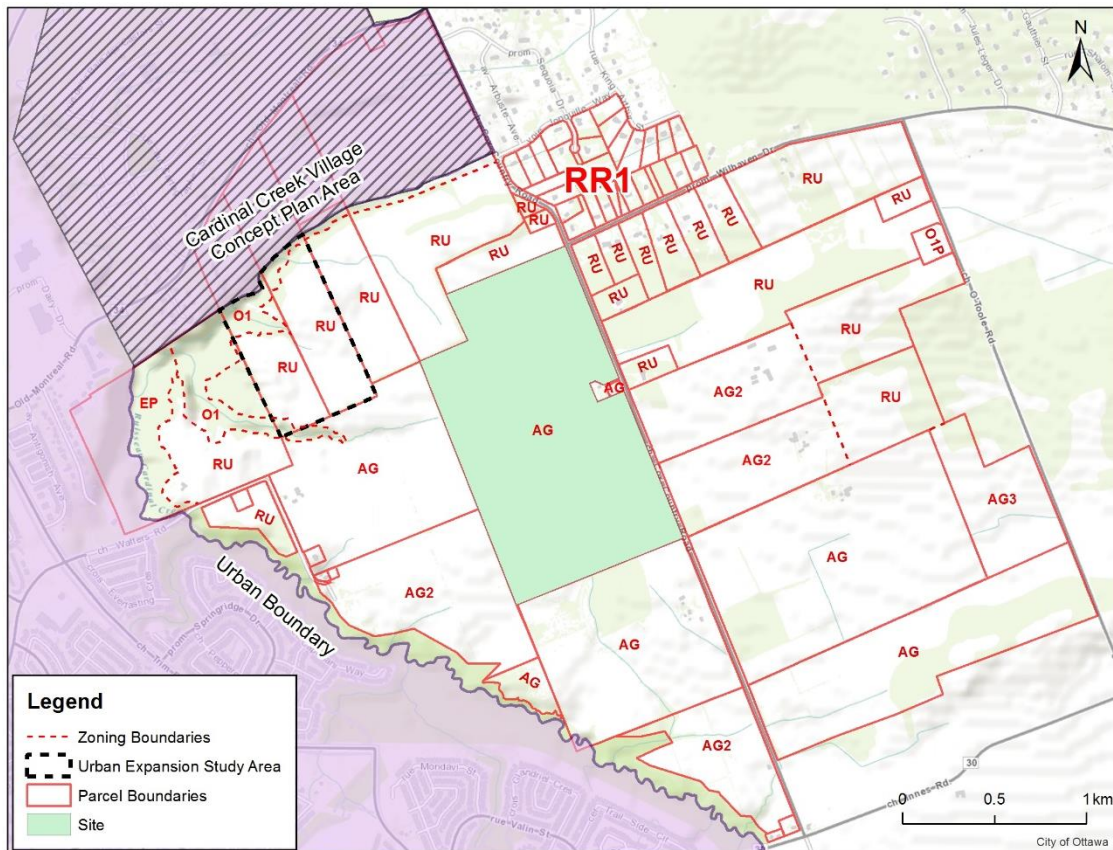


Figure 5-3: Zoning at 1508 Cox Country Road and nearby properties

Permitted uses in the AG zone include:

- Agriculture
- Bed and breakfast
- One detached dwelling
- Environmental preserve and educational area
- Equestrian establishment
- Forestry operation
- Group home
- Home-based business
- Home-based daycare
- Kennel
- Secondary dwelling units

In addition, bunk house dwellings, mobile homes, and an additional detached dwelling are permitted under certain conditions.

The AG2 subzone is used only to recognize existing smaller sized agricultural lots that do not meet the AG zone requirements. The AG2 zone adjacent to the site has reduced minimum lot area and minimum lot width requirements but is otherwise the same as the AG zone.

As a result of the proposed zoning by-law amendment, the site would be zoned RU (Rural Countryside Zone).

The purpose of the RU zone is to:

- “accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;
- recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.”

Permitted uses in the RU zone include:

- | | |
|---|------------------------------|
| ➤ Agriculture | ➤ Equestrian establishment |
| ➤ Animal care establishment | ➤ Forestry operation |
| ➤ Animal hospital | ➤ Group home |
| ➤ Artist studio | ➤ Home-based business |
| ➤ Bed and breakfast | ➤ Home-based daycare |
| ➤ Cemetery | ➤ Kennel |
| ➤ Detached dwelling | ➤ Retirement home, converted |
| ➤ Environmental preserve and educational area | ➤ Secondary dwelling units |

On top of the existing uses permitted by the AG zoning, the proposed RU zoning would allow animal care establishment, animal hospital, artist studio, cemetery and retirement home (converted).

6.0 SUMMARY OPINION

It is our professional opinion that the requested Zoning By-law Amendment represent good land use planning and is appropriate for the site for the following reasons:

- The proposal is consistent with PPS; as a result of the proposed rezoning, no prime agricultural lands nor the agricultural infrastructure on-site would be lost. Agricultural uses would continue to be permitted and all of the currently farmed lands would still be available for the cultivation of agricultural crops.
- The proposal conforms to Official Plan policies which protect agricultural land as the agricultural uses will still be permitted in the RU zone. In addition, the proposal recognizes that the OP anticipates growth focused outside the Greenbelt and that the rural area will contain a wide range of economic activities.
- The proposal meets general intent and purpose of the Zoning By-law as the RU zone will continue to permit the uses of the AG zone with additional uses.
- The proposal represents good planning as it continues to permit agricultural uses while allowing for land use diversification which is compatible with the surrounding area.
- The site primarily comprises CLI Class 3 lands which have the lowest priority for protection.

- The existing urban boundary and several rural residential developments are located in close proximity to the Subject Lands.
 - There are several non-farm related residences on the site immediately adjacent to the subject property on Cox Country Rd. North-east of the subject property is an estate-lot subdivision (Camelot Estates) and there is a cluster of residential dwellings along Wilhaven Dr. South of the subject property at 1772 Cox Country Rd is a bed and breakfast establishment.
- Agriculture near the site appears to be in decline.
 - The level of agricultural activity and the limited (and declining) amount of investment in agricultural infrastructure is not characteristic of prime agricultural areas. It is more characteristic of an agricultural area that is in decline due to marginal productivity of the soil and the extent of potentially conflicting non-farm land uses.

Please feel free to contact me at nadia.de-santi@wsp.com or at 613-690-1114 if you have any questions or require additional information.

Yours truly,



Nadia De Santi, MCIP, RPP
Senior Project Manager
WSP

November 21, 2016

Ms. Melody Duffenais
Coordinator, Planning Committee
City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario, K1P 1J1

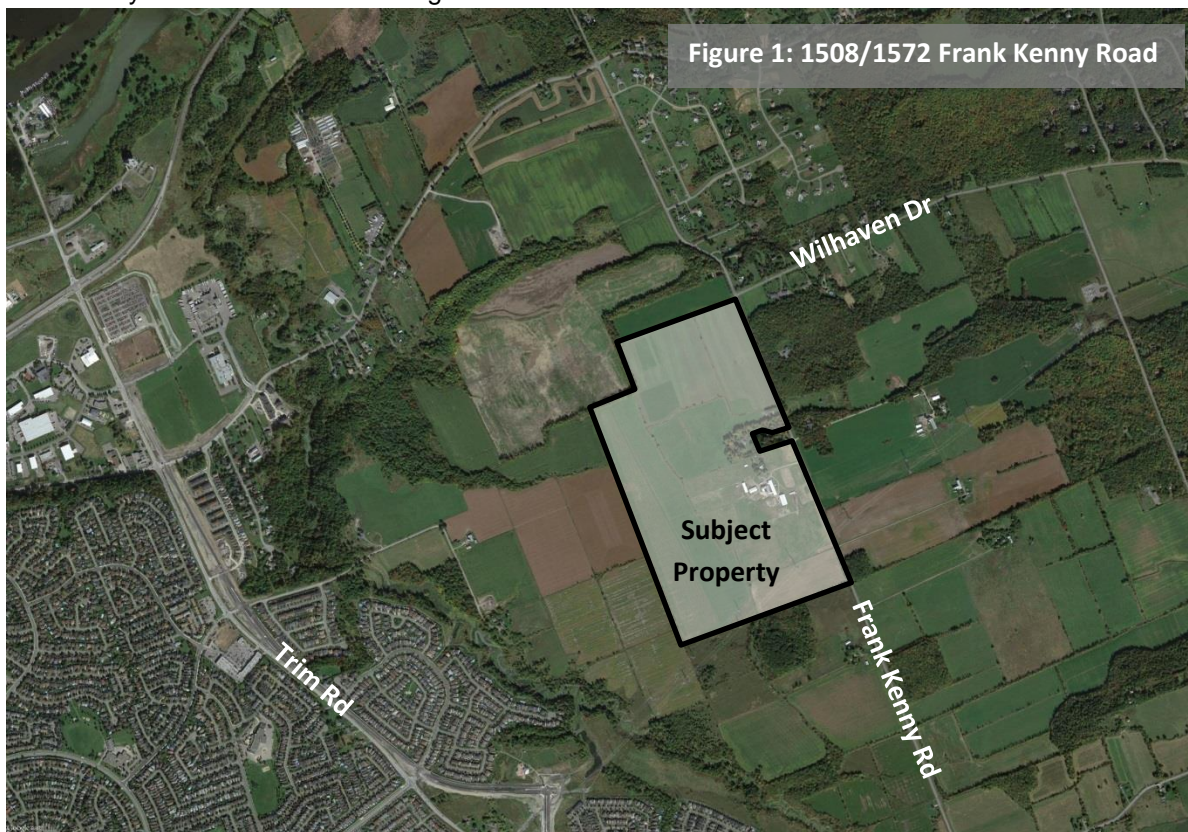
Via email: Melody.Duffenais@ottawa.ca

Ms. Duffenais,

Re: Letter of Objection- Official Plan Amendment 2016 – 1508 Frank Kenny Road (also known as 1572 Frank Kenny Road)

On behalf of Richcraft Homes Ltd., please accept this letter and include it as part of the Planning Committee's official public record for the City of Ottawa's Official Plan Amendment 2016 ("OPA 2016").

Richcraft owns land (the "subject property") municipally known as 1508 Frank Kenny Road (also known as 1572 Frank Kenny Road) and legally described as Part of Lots C and D, Concession 8 on a Draft Reference Plan prepared by Annis O'Sullivan Vollebekk Ltd. The subject property is located to the east of the urban settlement area boundary and west of Frank Kenny Road as illustrated in Figure 1.



Upon review of the City's Land Evaluation and Area Review (LEAR) for Agriculture, Volume 1, 2016 and the proposed Official Plan Amendment 2016, we object to the City's recommendation that the subject property be considered part of the City's Agricultural Resource Area designation.

Richcraft has retained the services of a Professional Agrologist (Colville Consulting Inc.), to undertake an updated Agricultural Impact Assessment of the subject property. This includes a review of the City of Ottawa's newly proposed LEAR rating system (November, 2016) and the resultant scoring of the subject property. Some of Mr. Colville's preliminary findings previously conducted on the property have indicated that:

- The level of agricultural activity and the limited (and declining) amount of investment in agricultural infrastructure is not characteristic of prime agricultural areas. It is more characteristic of an agricultural area that is in decline due to marginal productivity of the soil and the extent of potentially conflicting non-farm land uses.
- There are several non-farm related residences on the property immediately adjacent to the subject property on Frank Kenny Rd. North-east of the subject property is an estate-lot subdivision (Camelot Estates) and there is a cluster of residential dwellings along Wilhaven Dr. South of the subject property at 1772 Frank Kenny is a bed and breakfast establishment.
- The urban boundary is approximately 500 m to the north and west of the subject property, included the newly developing community of Cardinal Creek (on full municipal services).
- Other land uses in the area included recreational, institutional, and commercial. Fragmentation of agricultural lands can have a negative impact on the viability of agricultural land and its long-term preservation for agricultural purposes. Agricultural areas which have been fragmented also often have a higher occurrence of non-farm land uses which in turn means there is a greater potential for conflict arising between farm and non-farm uses.
- There is some evidence of systemic drainage along the southern portion of the property which drains in to the Penning Municipal Drain that passes through the property. However, the drainage improvements in the area are described as infrequent and dispersed. The common soil type on the subject property is St Rosalie (approx. 70% of Subject Property). These soils have typically developed on marine clay and are described as clay or silty clay. The poorly drained soils were mapped on predominantly very gentle slopes.

We further note the following items in relation to the City's LEAR 2016 proposal:

- The Province is in the process of updating the database, using on-site soil testing. No results are available for review as part of the proposed LEAR scoring.
- The scoring for the LE component of the City of Ottawa 2016 LEAR scoring proposal is significantly different from the 1997 LE component, particularly for lower capability soils.

Please forward this letter to all Members of Planning Committee and to the Members of the Agricultural and Rural Affairs Committee before the Committee meetings on November 22 and 24, 2016 respectively.

Thank you.

Yours truly,



Kevin Yemm
Vice President – Land Development
Richcraft Homes Ltd.

Professional Planning Consultant for Richcraft Homes Ltd.



Nadia De Santi, MCIP, RPP
Senior Planner / Project Manager
MMM Group Ltd., a WSP company