

Section 9.

Rural Designations



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Section 9. Rural Designations

9.1 Agricultural Resource Area

Farmland accounts for approximately 40 per cent of Ottawa's Rural area and is required by the *Provincial Policy Statement* to be protected for long-term use for agricultural production by limiting development that would compromise productivity of these operations. These lands are comprised of Class 1, 2 and 3 soils, as identified through a Land Evaluation and Area Review (LEAR) study. Lands designated Agricultural Resource Area may also include lands with other classes of soil in order to recognize their part in an agricultural system. Ottawa's agri-economy is a mix of agricultural operations including cash crop and livestock across approximately 1000 farm holdings, varying in size, and is a valuable industry which plays an important role to ensuring food security in the region.

9.1.1 Protect farmland for regional food security

1) Lands designated as Agricultural Resource Area are shown on Schedules B4 and B9.

2) The City shall only consider the removal of land from an Agricultural Resource Area designation to allow the expansion of a settlement area or identification of a new settlement area through a comprehensive review by addressing the matters required by the *Provincial Policy Statement*.

3) Official Plan amendments for the removal of land from an Agricultural Resource Area designation, outside of a comprehensive review and that does not constitute urban or village expansion, shall only be considered where it is demonstrated that the land does not meet the requirements for an Agricultural Resource Area through:

- a) A municipal-wide Land Evaluation and Area Review; or
- b) An area-specific assessment, where the area is equal to or greater than 250 hectares, or where an area of less than 250 hectares is agreed to by the City. The assessment will demonstrate that:
 - i) Based upon new information, related to one or more LEAR factors, the lands are not part of a prime agricultural area; and
 - ii) Any re-designation avoids the potential for adverse impacts to any adjacent agricultural land and operations, or if unavoidable, such adverse impacts are mitigated to the extent feasible.

WHAT WE WANT TO ACHIEVE

1. Protect farmland for regional food security
2. Support diversification of farming operations to increase local supply of goods and services in the regional economy
3. Protect farmland from uses that would impede productive farming operations

9.1.2 Support diversification of farming operations to increase local supply of goods and services in the rural regional economy



- 1) On lands designated as Agricultural Resource Area, a variety of types, and intensities of agricultural uses and normal farm practices are permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.
- 2) On-farm diversified uses and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. A Zoning By-law amendment is required for any increase to the permitted size of an on-farm diversified or agriculture-related use.
- 3) New mineral aggregate extraction operations including wayside pits and quarries, portable asphalt plants and portable concrete plants may be permitted as an interim use subject to an area-specific policy in Volume 2 of this plan and only where the provisions for mineral aggregate extraction operations of the *Provincial Policy Statement* and this Plan have been addressed.

9.1.3 Protect farmland from uses that would impede productive farming operations

- 1) Residential uses in Agricultural Resource Areas shall be permitted either in the form of:
 - a) A detached dwelling on a lot fronting an existing public road; and/or
 - b) Accommodation for full-time farm labour where:
 - i) The size and nature of the operation requires additional employment;
 - ii) Accommodations may be located on the same lot as a principal dwelling and shall be removed once the farm help is no longer required; and
 - iii) Prior to development, the City may require that the farm operator enter into an agreement which ensures that accommodations for farm help are removed once no longer needed.
- 2) Lot line adjustments are permitted on lands designated as Agricultural Resource Area for legal or technical reasons only.
- 3) Lot creation is prohibited unless all of the following are met:
 - a) The new lot contains an existing habitable dwelling made surplus through farm consolidation;
 - b) As a condition of severance, the retained lands are zoned to prohibit residential uses;
 - c) The severed lot is of a size that minimizes the loss of agricultural land;
 - d) The new lot can be adequately serviced;
 - e) Where the new lot may only contain buildings or structures including a dwelling unit that are accessory or secondary to the principal residential use; and
 - f) Where only one lot may be created.
- 4) Applications for Consent to Sever a farm surplus dwelling shall only be considered after the purchase of the lands to be consolidated by the farm operator or where a legally binding agreement of purchase and sale is demonstrated.



5) Where the lands containing a surplus dwelling and accessory buildings are abutting the main farm property, the recommended method of separation of the surplus dwelling from the land is the use of a lot line adjustment between the two properties to avoid the creation of a new lot.

6) Lot creation for the purpose of agriculture-related uses are permitted in areas of poor soils where all of the following criteria are met:

- a) The Zoning By-law permits the use prior to the approval of a consent to sever application and may include prohibiting residential uses. Otherwise, as a condition of severance, the lot shall be zoned to prohibit residential uses;
- b) The soils have a capability rating for agriculture predominantly of Class 4 or poorer as determined by the soil's maps of Ottawa or an Agrolgy and Soil Capability Study;
- c) The land is part of an identified poor pocket of at least 10 hectares in area;
- d) The land is not being used or capable of being used as part of an adjacent existing agricultural operation;
- e) The proposed new lot has frontage on a public road; and
- f) The proposed new lot shall be limited to a minimum size needed to accommodate the use to ensure the minimal loss of prime agricultural land.

7) The City may permit the creation of a lot for the purpose of a new agricultural use, provided that both the retained and severed parcels of land are no less than 36 hectares each, to maintain flexibility for future changes in the type and size of agricultural operations.

9.2 Rural Countryside

The Rural Countryside is made up of a variety of low-intensity uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses such as golf courses, vacation properties or bed and breakfasts. The Rural Countryside also contains clusters of low-density residential units which pre-date this plan. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.

9.2.1 Protect and enhance rural character

1) Lands designated as Rural Countryside are shown on Schedule B9.

9.2.2 Strengthen the rural economy by permitting a diversity of uses that support the local rural community

1) The following uses may be permitted:

- a) Forestry, conservation and natural resource management activities;
- b) Agriculture, agriculture-related and on-farm diversified uses;
Residential uses according to the policies of this plan;
- d) Animal services boarding, breeding and training and equestrian establishments;
- e) Bed and breakfasts;
- f) Utility Installations;
- g) Cemeteries; and
- h) Sand and gravel pits.

2) The following uses are permitted by this Plan where permitted by the underlying zoning, furthermore such uses may be permitted subject to a Zoning By-law amendment or, when the process is enacted, a Community Planning Permit.

- a) Outdoor recreational and tourism uses, campgrounds and sports fields, unless considered to be a large-scale facility;
- b) Small scale light industrial and commercial uses where all of the following criteria are met:
 - i) The uses are necessary to serve the local rural community or the travelling public, such as restaurant, gas station, private medical or medical related-clinics, veterinary services, personal service or motel;
 - ii) The lands are within 200 metres of an arterial or collector road and can be safely accessed;
 - iii) The lands are located beyond 1 kilometre of an Urban or Village boundary, or where located less than 1 kilometre from a Village boundary, it can be demonstrated that there is insufficient opportunity for these types of uses to be established within the Village;

WHAT WE WANT TO ACHIEVE

- 1) Protect and enhance rural character
- 2) Strengthen the rural economy by permitting a diversity of uses that support the local rural community
- 3) Limit the fragmentation of rural lands and ensure the preservation of health

- iv) The lands are not adjacent to lands designated as Agricultural Resource Area;
 - v) The development can be supported by services available according to applicable provincial regulations;
 - vi) The scale of the development is suitable for a rural context and where the size of each commercial occupancy will not exceed 300 square metres of gross leasable floor area; and
 - vii) The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate incompatibilities with adjacent residential uses and to integrate appropriately with rural character and landscape.
- c) Institutional uses such as places of worship, medical facilities and post-secondary institutions, but not kindergarten to grade 12 schools, where:
- i) It is demonstrated that lands within the Villages or Urban boundary are insufficient or inappropriate, or there is a specific need to locate in the Rural area;
 - ii) The development can be supported by services available according to applicable provincial regulations but will not place demand on the need to extend public services; and
 - iii) The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access and is appropriately integrated with rural character and landscape.
- d) An on-farm diversified or agriculture-related use where it is proposed to increase the permitted size; and
- e) Small-scale wineries, cideries, breweries or distilleries.
- 3) Where development, excluding agriculture or agriculture-related uses, is proposed within 1 kilometre of a Village or Urban boundary it will be reviewed to ensure that it shall not impede the expansion of the settlement area and all of the following criteria shall be considered:
- a) The use is a compatible use with a village or urban area;
 - b) The development has frontage on an existing public road;
 - c) The site shall consider future multi-modal connections and be designed to accommodate these along with street trees in the future; and
 - d) The use can be adequately serviced by on-site systems and will not place demand on the extension of public services for any reason, including fire suppression or contaminated groundwater.

9.2.3 Limit the fragmentation of rural lands and ensure the preservation of health

- 1) In the case of non-residential uses, for the creation of three or more lots in a three-year period, development shall be by plan of subdivision.
- 2) Where the creation of less than three lots is proposed for a non-residential use, the Zoning By-law shall permit for non-residential uses prior to the application for a consent to sever and the City may require an amendment to the Zoning By-law to prohibit residential uses as a condition of severance.
- 3) All applications for a consent to sever for a lot(s) that permits a residential use in the Rural Countryside designation must demonstrate compliance with the policies in this Plan and the following circumstances as applicable:

- a) Where a lot is within a historical settlement the following conditions apply:
 - i) The proposed lot is a minimum of 0.4 hectares in size and is generally consistent with the size of adjacent lots;
 - ii) The retained lots is a minimum of 0.4 hectares in size and is generally consistent with the size of adjacent lots;
 - iii) The application does not extend the historical settlement;

 - b) Where an infill lot is proposed between two existing dwellings not more than 250 metres apart on the same road and opposite the front yard of an existing dwelling the following conditions apply:
 - i) The proposed lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;
 - ii) The retained lot is a minimum of 0.8 hectares in size and is generally consistent with the size of surrounding lots on either side and immediately opposite;

 - c) Where a lot is within a registered plan of subdivision (country lot subdivision) the following conditions apply:
 - i) The minimum size of the severed and retained lots is 0.8 hectares;

 - d) In all other areas the proposed lot size is a minimum of 0.8 hectares in size and the retained lot is a minimum of 10 hectares in size;

 - e) In all circumstances:
 - i) The proposed and retained lots have frontage on an open, maintained public road;
 - ii) The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;
 - iii) The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and
 - iv) Except for c) (country lot subdivision) above, no more than two lots have been created from a lot in existence on May 14, 2003.
- 4) Country lot estate subdivisions are prohibited except on those lands where an application for a plan of subdivision was received and deemed complete by December 31, 2009, or where the proposed subdivision meets the conditions established in Subsection 3.4, Policy 8).

5) Multi-Unit residential developments are prohibited.



9.3 Rural Industrial and Logistics

Lands designated as Rural Industrial and Logistics are intended to support uses that are not suitable in the Urban area or Rural Countryside due to the requirements for large areas of land or separation from their noxious activity. These uses provide for a full range of activities across multiple industry sectors, which include warehouse, distribution, light and heavy industrial uses and small offices. Rural Industrial and Logistics areas are served by arterial roads, most of which are located in close proximity to 400 series highway interchanges to facilitate the efficient movement of goods while limiting disruption to local rural traffic. This designation is considered an employment area for the purposes of the *Provincial Policy Statement*.

WHAT WE WANT TO ACHIEVE

- 1) Permit a range of industrial activity and functions to make the best use of rural locations
- 2) Maintain clusters of industrial uses to reduce incompatibilities with the rural area

9.3.1 Permit a range of industrial activity and functions to make the best use of rural locations

- 1) Rural Industrial and Logistics areas are designated on Schedule B9 and are located along arterial roads and in close proximity to highway interchanges
- 2) Development on lands designated as Rural Industrial and Logistics shall consider the following:
 - a) Building design, Site layout and landscape in a way that maintains and enhances the rural identity and feel of the area in which such development takes place;
 - b) Appropriate screening from public roads and adjacent properties using natural vegetation, preferably existing vegetation where possible;
 - c) Outdoor amenity areas for employees and landscaping that supports the City's tree canopy targets; and
 - d) Accesses are designed to minimize hazards between the road on which the development fronts and its vehicular points of access.
- 3) Development shall be supported by individual private wells and sewage systems unless the City agrees to the development of multiple lots on a small water and wastewater system in conformity with the policies in this Plan.
- 4) All new development proposed within the Ontario Ministry of Transportation's permit control area shall manage driveway access proximity to the interchange that is in keeping with the Ontario Ministry of Transportation's Access Management Guidelines.
- 5) Severances in Rural Industrial areas are permitted; however, large lots of sufficient size to accommodate uses associated with goods movement and storage shall be the dominant size within each designation area and any smaller lots should be located in a manner that shall not limit the development of an industrial subdivision.

6) Lands designated as Rural Industrial and Logistics, located on Carp Road are subject to the policies of the Carp Road Corridor Area-Specific Policy Area.

7) The City will have no financial obligations for any changes to the municipal roadway or transportation network, based on appropriate transportation studies as a result of proposed development. Any development must also demonstrate options for transportation such as carpooling or other shared service that mitigate the need for a personal vehicle and on-site parking.

9.3.2 Maintain clusters of industrial uses to reduce incompatibilities with the rural area

1) The following uses are permitted in Rural Industrial and Logistics areas

a) Heavy and light industrial uses, such as value-added processing, fabrication, manufacturing, equipment and supply centres, machine and vehicle sales and servicing, landscape and construction yards, nurseries;

b) Transportation, distribution, warehouse and large-scale storage operations;

c) Uses that are noxious by virtue of their noise, odour, dust or other emissions or that have potential for impact on air quality or surface water or groundwater, such as salvage or recycling yards, composting or waste transfer facilities; concrete plants; the treatment of aggregate products; and abattoirs; where they shall not be located adjacent to a highway unless suitable screening and landscaping are provided; and

d) Commercial uses that primarily provide services to employees of the Rural Industrial and Logistics area or the travelling public such as a restaurant, gas station, a retail store up to 300 square metres of gross leasable space or similar uses. A commercial use involving the display and sale of products manufactured or warehoused on the site are permitted provided that the retail floor space does not exceed the greater of 300 square metres or 25 per cent of the gross floor area of the building.

2) Residential, institutional and other sensitive uses that would conflict with or be negatively affected by the operations of these industrial uses are prohibited.

3) To avoid adverse effects on sensitive uses and to protect the long term economic viability of industrial uses and major facilities, the Province's Land Use Compatibility Guidelines shall be applied to the development of major facilities and/or sensitive land uses in proximity of a major facilities as outlined in the guidelines.

9.4 Village

Villages play an important role to the vitality and identity of the rural area. There are 26 Villages located throughout the City’s Rural area which are identified on Schedule B9. These Villages range in land size and population. Some Villages enjoy municipal services, water and/or wastewater, while others are serviced privately. The majority of development within the Rural area occurs within Villages in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance. The City will support the health and liveability of village communities with sustainable growth practices, by supporting small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify housing where adequate services are available.

WHAT WE WANT TO ACHIEVE

- 1) Consider villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced
- 2) Ensure all development maintains rural and village character, and to facilitate the use of active transportation for short trips within each Village

9.4.1 Consider villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced

- 1) Villages are designated on Schedule B9.
- 2) The distribution of land uses and permitted development within a Village shall be identified by:
 - a) A secondary plan in Volume 2; and
 - b) Based on the ability to support development on private water and wastewater services or on municipal services where such services exist.

9.4.2 Ensure all development maintains rural and village character, and to facilitate the use of active transportation for short trips within each Village

- 1) The following are generally permitted uses within Villages unless otherwise prescribed by a secondary plan:
 - a) Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing;
 - b) Small-scale office, retail and commercial uses;
 - c) Institutional uses such as schools, care facilities, recreation and community facilities and places of worship;
 - d) Community gardens, indoor and outdoor crop production market gardens and farmers markets;
 - e) Small scale craft manufacturing of food, beverages and goods for sale; and
 - f) Parks, recreation and community facilities which may include fairgrounds but does not include large scale facilities.

2) The following are uses that are prohibited within Villages unless otherwise prescribed by a rural secondary plan:

- a) Heavy industrial uses that could negatively impact nearby residential uses with noise, vibrations, dust fumes, groundwater contamination and/or heavy equipment vehicle traffic;
- b) Outdoor storage fronting a street; and
- c) New drive-through facilities and commercial parking lots in core areas.

3) The City will advocate for changes to provincial guidelines to make it easier to develop multi-family residential units in Villages so that, in particular, people who need to live in supportive housing can stay in the Villages and not have to relocate to other areas of the City.



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