

Report to/Rapport au :

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

and Council / et au Conseil

May 23, 2012
23 mai 2012

Submitted by/Soumis par : **Nancy Schepers, Deputy City Manager/Directrice municipale adjointe**, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *Derrick Moodie, Manager/Gestionnaire, Development Review-Rural Services/Examen des projets d'aménagement-Services ruraux, Planning and Growth Management/Urbanisme et Gestion de la croissance*
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CUMBERLAND (19)

Ref N°: ACS2012-PAI-PGM-0146

SUBJECT: ZONING – 8635 RUSSEL ROAD

OBJET : ZONAGE – 8635, CHEMIN RUSSELL

REPORT RECOMMENDATIONS

That the Agricultural and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 8635 Russell Road from Agricultural, Subzone 1 (AG1) to Agricultural, Subzone 6 (AG6), as detailed in Document 1.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 afin de faire passer le zonage du 8635, chemin Russell d'AG1 (Zone agricole, sous-zone 1) à AG6 (Zone agricole, sous-zone 6), comme l'explique en détail le document 1.

BACKGROUND

The subject land is located on the north side of Russell Road, east of Dunning Road. The site is an agricultural parcel, surrounded by agricultural uses to the north, south, east and west.

Purpose of Zoning Amendment

The proposal is to rezone the retained parcel to satisfy a condition of consent for a surplus farm dwelling, imposed by the Committee of Adjustment (D08-01-12/B-00053).

The land to be severed is known as 8665 Russell Road and currently contains a detached dwelling. The land will have a frontage of 109.26 metres on Russell Road and a lot area of 0.99 hectares.

The land to be retained is known as 8635 Russell Road and will have a broken frontage of 220.9 metres on Russell Road and will contain a lot area of 29.51 hectares.

Existing Zoning

The subject land is currently zoned Agricultural, Subzone 1 (AG1). This zoning recognizes and permits agricultural uses on a minimum lot area of 18 hectares in areas designated as 'Agricultural Resource Area' in the Official Plan. The AG1 zoning restricts the range of permitted uses to agricultural related uses in order to preserve prime agricultural lands from loss to other uses.

Proposed Zoning

The requested zoning amendment proposes to rezone the retained parcel (8635 Russell Road) from Agricultural, Subzone 1 (AG1) to Agricultural, Subzone 6 (AG6). The AG6 zone permits agricultural uses, but prohibits residential uses. This particular subzone represents agricultural lands with a minimum area of 18 hectares and a minimum lot width of 60 metres.

DISCUSSION

Official Plan

The subject land is designated as 'Agricultural Resource Area' in the Official Plan. This designation protects prime agricultural area from loss of lands to other uses. The policies ensure that a severance of a surplus farm dwelling is carried out through farm consolidation. Official Plan policies require that the retained agricultural land be rezoned to prohibit any residential uses. Prohibiting a residential dwelling is intended to limit a pattern of lot creation for the construction of a new residential dwelling in areas designated 'Agricultural Resource Area'.

Zoning By-law

The site is zoned Agricultural, Subzone 1 (AG1). The AG1 zone permits a detached dwelling, agricultural use and several other uses. In order to ensure that the intent of the Official Plan policies are implemented in the Zoning By-law, it is recommended that the zoning of the retained land be changed from AG1 to Agricultural Subzone 6 (AG6), as shown on Document 1. The AG6 zone will prohibit residential uses on a lot having a minimum of 18 hectares and a minimum lot width of 60 metres. This rezoning for the retained land is considered appropriate as it will protect agricultural land from loss to other uses.

RURAL IMPLICATIONS

The retained land will be limited to agricultural uses. By restricting residential uses, major agricultural areas will be protected from fragmentation or competing uses. The effect of this rezoning will be to enhance the rural heritage and fortify the rural landscape.

CONSULTATION

Notice of this application was carried out in accordance with the City's Public Notification and Consultation Policy. An objection was received by a neighbouring resident who had concerns related to drainage on the property and the policies that permit severances for surplus farm residences.

COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendation.

LEGAL IMPLICATIONS

There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications association with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with this report.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

This report aligns to the following Term of Council priorities:
ES2 – Enhance and protect natural systems; and,
GP3 – Make sustainable choices.

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

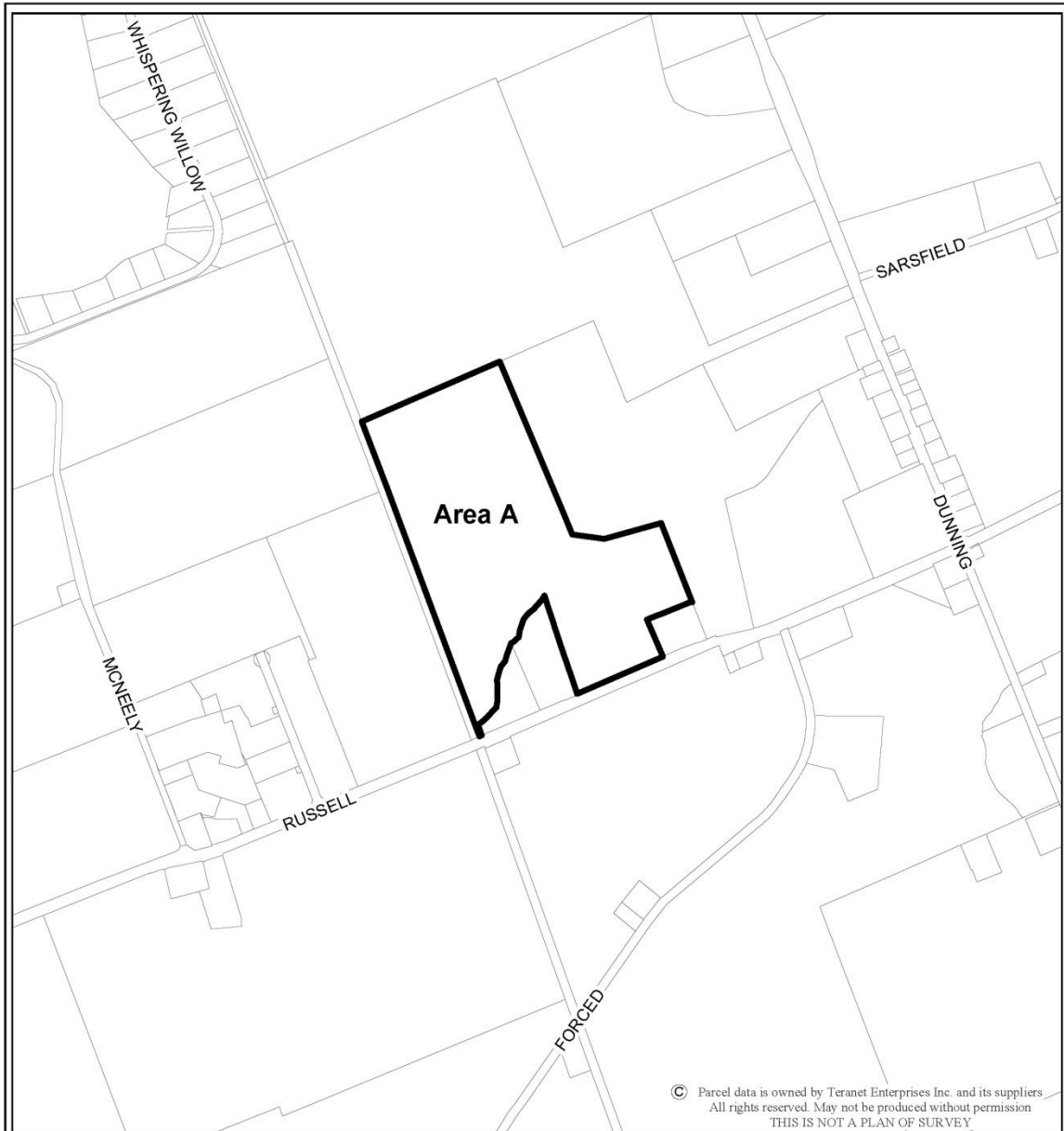
Document 1 Location Map

DISPOSITION

City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare implementing by-law, forward to Legal Services and undertake the statutory notification.

Legal Services to forward the implementing by-law to City Council.




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D02-02-12-0043	12-0581
I:\CO\2012\ZONING\RUSSELL\8635	
2012 / 05 / 07	
REVISION DATE	DE RÉVISION

Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
8635 chemin Russell Road

 Area A to be rezoned from AG1 to AG6

145510198 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres