

Report to/Rapport au :

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

and Council / et au Conseil

June 4, 2012
4 juin 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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Rideau – Goulbourn (21)

Ref N°: ACS2012-PAI-PGM-0145

SUBJECT: ZONING – 2985 MOODIE DRIVE

OBJET : ZONAGE – 2985, PROMENADE MOODIE

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2985 Moodie Drive from AG3 (Agricultural, Subzone 3) to AG7 (Agricultural, Subzone 7), 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 2985, promenade Moodie d'AG3 (Zone agricole, sous-zone 3) à AG7 (Zone agricole, sous-zone 7), comme le montre le document 1.

BACKGROUND

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

This parcel was the subject of a recent consent application. The existing dwelling is being severed as a surplus farm dwelling. The retained land will remain vacant and will continue to be used for agricultural purposes. The agricultural parcel will be leased to the landowner to the south.

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-00015 and D08-01-12/B-00079).

The land to be severed is known as 3009 Moodie Drive and will have a frontage of 106.51 metres on Moodie Drive and contain a lot area of 1.02 hectares and will contain an existing dwelling and a detached garage.

The land to be retained will be known as 2985 Moodie Drive and will have a frontage of 101.18 metres on Moodie Drive and contain a lot area of 10.8 hectares.

Existing Zoning

The subject land is currently zoned Agricultural, Subzone 3 (AG3). This zoning recognizes and permits agricultural uses on a minimum lot area of 10 hectares in areas designated as 'Agricultural Resource Area' in the Official Plan. The AG3 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 (2985 Moodie Drive) from Agricultural, Subzone 3 (AG3) to Agricultural, Subzone 7 (AG7). The AG6 zone permits agricultural uses, but prohibits residential uses. This particular subzone represents agricultural lands with a minimum area of 10 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 areas 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 3 (AG3). The AG3 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 AG3 to Agricultural Subzone 7 (AG7), as shown on Document 1. The AG7 zone will prohibit residential uses on a lot having a minimum of 10 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. The City did not receive any negative comments or opposition to this application.

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 associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report.

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, Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

Planning and Growth Management to prepare the 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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|  Produced by Infrastructure Services and Community Sustainability Produit par Services d'infrastructure et Viabilité des collectivités |  Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 2985 promenade Moodie Drive | Échelle N.T.S. Mètres |
| D02-02-12-0044 12-0600-X H:\CO\2012\ZONING\MOODIE_2985 | Area A to be rezoned from AG3 to AG7 |  |
| 2012 / 05 / 03 REVISION DATE DE RÉVISION | |  Flood Plain (Section 58) Plaine inondable (Article 58) 044670024 Denotes Teranet-Polaris Parcel Identification Number |