

Report to/Rapport au :

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

and Council / et au Conseil

May 31, 2012
31 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 (613) 580 2424, 15134 Derrick.Moodie@ottawa.ca*

Rideau-Goulbourn (21)

Ref N°: ACS2012-PAI-PGM-0144

SUBJECT: ZONING – 5576 FAULKNER TRAIL AND 5585 FALLOWFIELD ROAD

OBJET : ZONAGE – 5576, SENTIER FAULKNER ET 5585, CHEMIN FALLOWFIELD

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 5576 Faulkner Trail and 5585 Fallowfield Road from Agricultural, Subzone 1 (AG1) to Agricultural with an Exception (AG[XXXr]) and Agricultural, Subzone 6 (AG6), as shown in Document 1 and as detailed in Document 2.

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 visant à faire passer la désignation de zonage du 5576, sentier Faulkner et du 5585, chemin Fallowfield de Zone agricole, sous-zone 1 AG(1) à Zone agricole assortie d'une exception (AG[XXXr]) et à Zone agricole, sous-zone 6 (AG6), comme l'illustre le document 1 et le précise le document 2.

BACKGROUND

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

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

The Owners operate an ancillary business on the property storing recreational vehicles. The indoor and outdoor storage components exceed the parameters for a home-based business under the Zoning By-law.

Purpose of Zoning Amendment

The proposal is to rezone part of the subject land to meet a condition of consent to sever a surplus farm dwelling (D08-01-11/B-00550), as well as to permit a dwelling and home-based business.

The land to be severed is known as 5576 Faulkner Trail and will have a frontage of 306.6 metres and contain a lot area of 3.92 hectares. The property currently contains a detached dwelling and outbuildings used for the home-based business.

The land to be retained is known as 5585 Fallowfield Road and will have a frontage of 307 metres on Fallowfield Road and a lot area of 27 hectares. The parcel is vacant and continues to be used for agricultural purposes.

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 30 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.

Section 128 of the Zoning By-law regulates the size of home-based businesses on lands zoned Agricultural. A cumulative maximum of 5% of the lot area or 100 square metres is permitted for outdoor storage associated with the home-based business. Additionally, a cumulative maximum of 150 square metres is permitted in accessory buildings associated with the home-based business.

Proposed Zoning

The requested zoning amendment proposes to rezone the retained parcel (5585 Fallowfield 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 frontage of 60 metres.

The requested zoning amendment also proposes to rezone the severed parcel from AG1 to AG[XXXr], in order to permit a dwelling, existing outbuildings and a home-based business. An exception has been proposed for this parcel to recognize the indoor and outdoor storage associated with the home-based business.

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 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 5585 Fallowfield Road 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.

The rezoning for the severed land from AG1 to AG[XXXr] is also appropriate because the existing outbuildings associated with the home-based business exceed the provisions for home-based businesses in an AG zone. Rezoning the severed parcel to recognize the existing home-based business will bring the outbuildings and outdoor storage into immediate conformity with the Zoning By-law. Permitting the home-based business allows the barns to be retained, thereby retaining the rural character of the area. The existing home-based business has been in operation for many years without complaint from neighbouring property owners. The barns and outdoor storage are well screened from the road by trees and fencing. The proposed changes to the Zoning By-law recognize the existing size of the business but will not permit the business to expand beyond its current size.

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 to 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

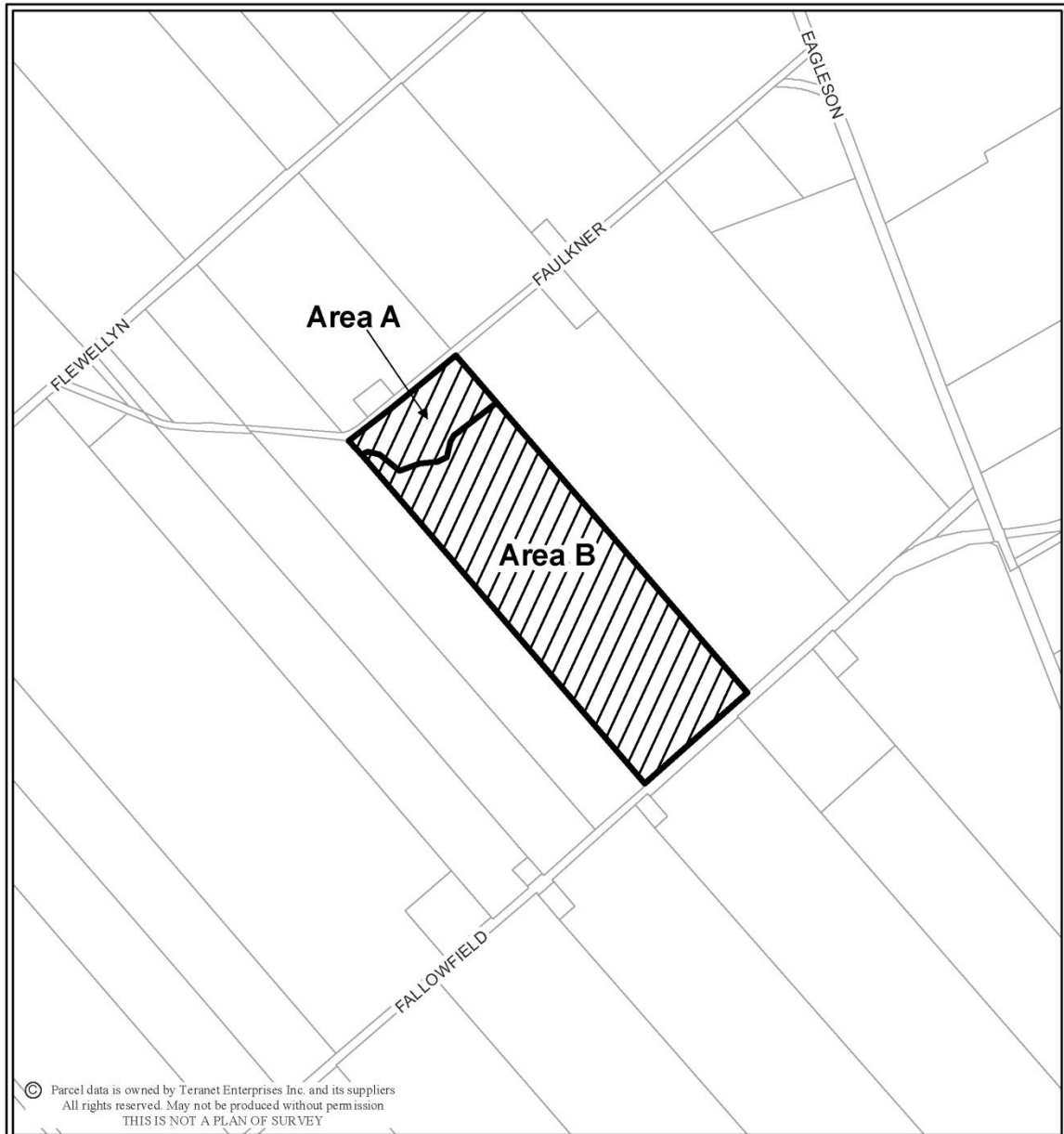
Document 2 Details of Recommended Zoning

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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D02-02-12-0019	12-0277-X
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2012 / 05 / 15	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**
Zoning Key Plan / Schéma de zonage
5576 sentier Faulkner Trail
5585 chemin Fallowfield Road

Area A to be rezoned from AG1 to AG[xxxr]
 Area B to be rezoned from AG1 to AG6

044490319 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the subject lands as follows:
 - a. Area A from AG1 to AG[XXXr]
 - b. Area B from AG1 to AG6

Proposed Changes to the Comprehensive Zoning By-law

2. Add a new exception, AG[XXXr], to Section 240 – Rural Exceptions with provisions similar in intent to the following:
 - a. In column II the text “AG[XXXr]”
 - b. In column V the text:

Despite any provision to the contrary in Section 128, a home based business of storing boats and recreational vehicles must comply with the following:

 - i. Accessory buildings may be used to a maximum floor area of 30 square metres
 - ii. A maximum lot area of 3485 square metres may be used for outdoor storage
 - iii. Outdoor storage may be located in an interior side yard as long as it is screened from view from any abutting streetSubsection 128(13) does not apply