

<p>4. ZONING – 2307 CARSONBY ROAD  ZONAGE – 2307, CHEMIN CARSONBY</p>
---

**COMMITTEE RECOMMENDATION AS AMENDED**

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 2307 Carsonby Road from Agricultural (AG) to Agricultural, Subzone 5 (AG5), as detailed in Document 1.

**RECOMMANDATION MODIFIÉ DU COMITÉ**

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de changer la désignation du 2307, chemin Carsonby de Zone agricole (AG) à Zone agricole, sous-zone 5 (AG5), comme il est expliqué en détail dans le document 1.

**DOCUMENTATION / DOCUMENTATION**

1. Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 9 January 2014 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 9 janvier 2014 (ACS2014-PAI-PGM-0004).
2. Extract of Draft Minutes, Agriculture and Rural Affairs Committee, 6 February 2014. / Extrait de l'ébauche du procès-verbal du comité de l'agriculture et des affaires rurales, le 6 février 2014.

**Report to  
Rapport au:**

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

**and Council  
et au Conseil**

**January 9, 2014  
9 janvier 2014**

**Submitted by  
Soumis par:**

**Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning  
and Infrastructure/Urbanisme et Infrastructure**

**Contact Person**

**Personne ressource:**

**Michael Mizzi, Chief/Chef, Development Review Services / Services d'Examen des  
projets d'aménagement, Planning and Growth Management/Urbanisme et Gestion  
de la croissance**

**(613) 580-2424, 15788, [Michael.Mizzi@ottawa.ca](mailto:Michael.Mizzi@ottawa.ca)**

**Ward: RIDEAU-GOULBOURN (21)**

**File Number: ACS2014-PAI-PGM-0004**

**SUBJECT: Zoning – 2307 Carsonby Road**

**OBJET: Zonage – 2307, chemin Carsonby**

## **REPORT RECOMMENDATIONS**

**That Agriculture and Rural Affairs Committee recommend Council approve an  
amendment to the Zoning By-law 2008-250 to change the zoning of 2307  
Carsonby Road from Agricultural (AG) to Agricultural, Subzone 5 (AG5), 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 changer la désignation du 2307, chemin Carsonby de Zone agricole (AG) à Zone agricole, sous-zone 5 (AG5), comme il est expliqué en détail dans le document 1.**

### BACKGROUND

The site, 2307 Carsonby Road, is located on the northern side of Carsonby Road between Fourth Line Road and Third Line Road. The site is an agricultural parcel, surrounded by agricultural uses. 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 proposal is to rezone the retained parcel to satisfy a condition of consent for a surplus farm dwelling imposed by the Committee of Adjustment.

The land to be severed is known as 2307 Carsonby Road. The severed lands will have a frontage of 55 metres on Carsonby Road to an irregular depth of approximately 195 metres and will contain a lot area of 4.6 hectares.

The land to be retained is known as 2295 Carsonby Road. The retained lands will have a frontage of 72 metres on First Line Road and 1,290 metres on Phelan Road, and will contain a lot area of 27.5 hectares.

### Existing Zoning

The current zoning is Agricultural (AG). This zoning recognizes and permits agricultural uses on a minimum lot area of 36 hectares in areas designated as "Agricultural Resource Area" in the Official Plan. The AG zone restricts the range of permitted uses to those related to agriculture in order to preserve prime agricultural lands from loss to other uses.

## Proposed Zoning

The requested amendment is to rezone the retained parcel from AG to Agricultural, Subzone 5 (AG5), to prohibit future residential uses. The AG5 zone prohibits residential uses and sets a minimum lot area of 18 hectares and a minimum lot width of 60 metres.

## DISCUSSION

### Official Plan

This application is being processed under the policies of Official Plan Amendment 76.

The land is designated as "Agricultural Resource Area" within the Official Plan (2003). The intent of the Agricultural Resource Area is to protect major areas of agriculture, and other lands suitable for agriculture, from loss to other uses. The policies enable the severance of a surplus farm dwelling resulting from farm consolidation. Official Plan policies require that the retained land to 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.

### Zoning By-law

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 AG to AG5, as shown on Document 1. The AG5 zone will prohibit residential uses on a lot having a minimum of 18 hectares and a minimum 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. No comments were received.

## COMMENTS BY THE WARD COUNCILLOR

Councillor Moffatt is aware of this application and the staff recommendation.

## LEGAL IMPLICATIONS

There are no legal impediments to implementing the recommendations in this report.

## RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated 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

Information Technology approved this report without comment.

## 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

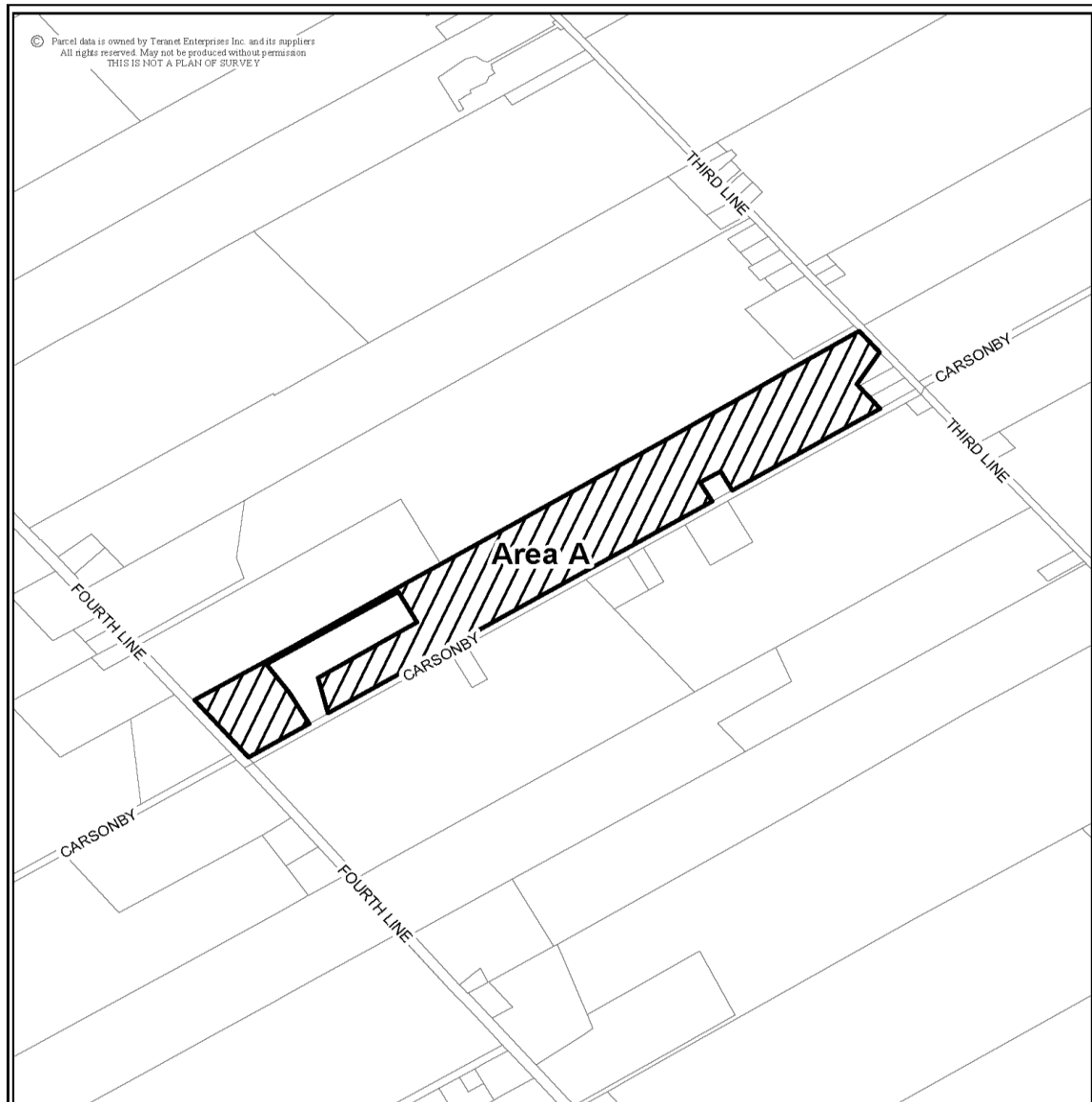
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.


Planning and Growth Management Department 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.


**LOCATION MAP**

DOCUMENT 1



  
 Produced by Planning and Infrastructure Portfolio  
 Produit par le Portefeuille urbanisme et infrastructure


D02-02-13-0112	13-1845-X
I:\CO\2013\ZONING\CARSONBY_2307	
2014 / 01 / 08	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision  
 Zoning Key Plan / Schéma de zonage  
 2307 chemin Carsonby Road**

Area A to be rezoned from AG to AG6

039000148 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres