

<p>6. ZONING – 755 BURTON ROAD  ZONAGE – 755, CHEMIN BURTON</p>
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**COMMITTEE RECOMMENDATION**

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of the lands at 755 Burton Road from Agricultural, Subzone 2 (AG2) to Agricultural, Subzone 7 (AG7) and Agricultural Zone, Subzone 2, Special Exception [xxxxr] (AG2[xxxxr]), as shown in Document 1 and detailed in Document 2.

**RECOMMANDATION DU COMITÉ**

Que le Conseil approuve une modification au Règlement 2008-250 sur le zonage visant à faire passer la désignation de zonage des terrains situés au 755, chemin Burton de zone agricole, sous-zone 2 (AG2), à zone agricole, sous-zone 7 (AG7) et à zone agricole, sous-zone 2 (AG2) assortie d'une exception particulière [xxxxr] (AG2[xxxxr]), comme l'illustre le document 1 et le précise le document 2.

**DOCUMENTATION / DOCUMENTATION**

Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 13 January 2014 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 13 janvier 2014 (ACS2014-PAI-PGM-0018).

**Report to  
Rapport au:**

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

**and Council  
et au Conseil**

**January 13, 2014  
13 janvier 2014**

**Submitted by  
Soumis par:**

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

**Contact Person  
Personne ressource:**

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projets d'aménagement, Planning and Growth Management/Urbanisme et Gestion  
de la croissance**

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**Ward: CUMBERLAND (19)**

**File Number: ACS2014-PAI-PGM-0018**

**SUBJECT: Zoning – 755 Burton Road**

**OBJET: Zonage – 755, chemin Burton**

## **REPORT RECOMMENDATIONS**

**That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of the lands at 755 Burton Road from Agricultural, Subzone 2 (AG2) to Agricultural, Subzone 7 (AG7) and Agricultural Zone, Subzone 2, Special Exception [xxxr] (AG2[xxxr]), as shown in Document 1 and 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 2008-250 sur le zonage visant à faire passer la désignation de zonage des terrains situés au 755, chemin Burton de zone agricole, sous-zone 2 (AG2), à zone agricole, sous-zone 7 (AG7) et à zone agricole, sous-zone 2 (AG2) assortie d'une exception particulière [xxxxr] (AG2[xxxxr]), comme l'illustre le document 1 et le précise le document 2.**

## BACKGROUND

The site is located on the north side of Burton Road between Frontier Road and McVagh Road and is an agricultural parcel, surrounded by agricultural uses. The existing dwelling and accessory buildings are 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 subject lands as a condition of consent for a surplus farm dwelling imposed by the Committee of Adjustment.

The land to be severed will have a frontage of 125.33 metres on Burton Road, to a depth of 127.19 metres and will contain a lot area of 1.59 hectares. There is a dwelling, barn and shed located on this parcel, known as 755 Burton Road.

The land to be retained will have frontage totaling 443.77 metres on Burton Road and will contain a lot area of 17.2 hectares. This parcel is vacant and will be known as 747 Burton Road.

### Existing Zoning

The current zoning is Agricultural, Subzone 2 (AG2). 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 AG2 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 proposed zoning will restrict future residential uses on the retained portion of the land and recognize the existing buildings to be included with the severed parcel.

## **DISCUSSION**

### Official Plan

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

The subject land is designated as Agricultural Resource Area within the Official Plan. 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 severance of surplus farm dwellings resulting from farm consolidation. Official Plan policies require that the retained 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

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 Agricultural, Subzone 2 (AG2) to Agricultural, Subzone 7 (AG7), as shown on Document 1. The Agricultural, Subzone 7 (AG7) zone will prohibit residential uses on a lot having a minimum lot area 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.

It is recommended that the zoning of the severed land be changed from Agricultural, Subzone 2 (AG2) to Agricultural, Subzone 2, special exception (AG2[xxxxr]), as shown on Document 1. This proposed zone will create an exception to permit an increase in the maximum permitted size of accessory buildings to an aggregate area of 7 per cent of the lot area whereas the By-law permits a maximum aggregate area of 5 per cent of the lot area.

## **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 Blais 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

Document 2 Details of Recommended Zoning

## **DISPOSITION**

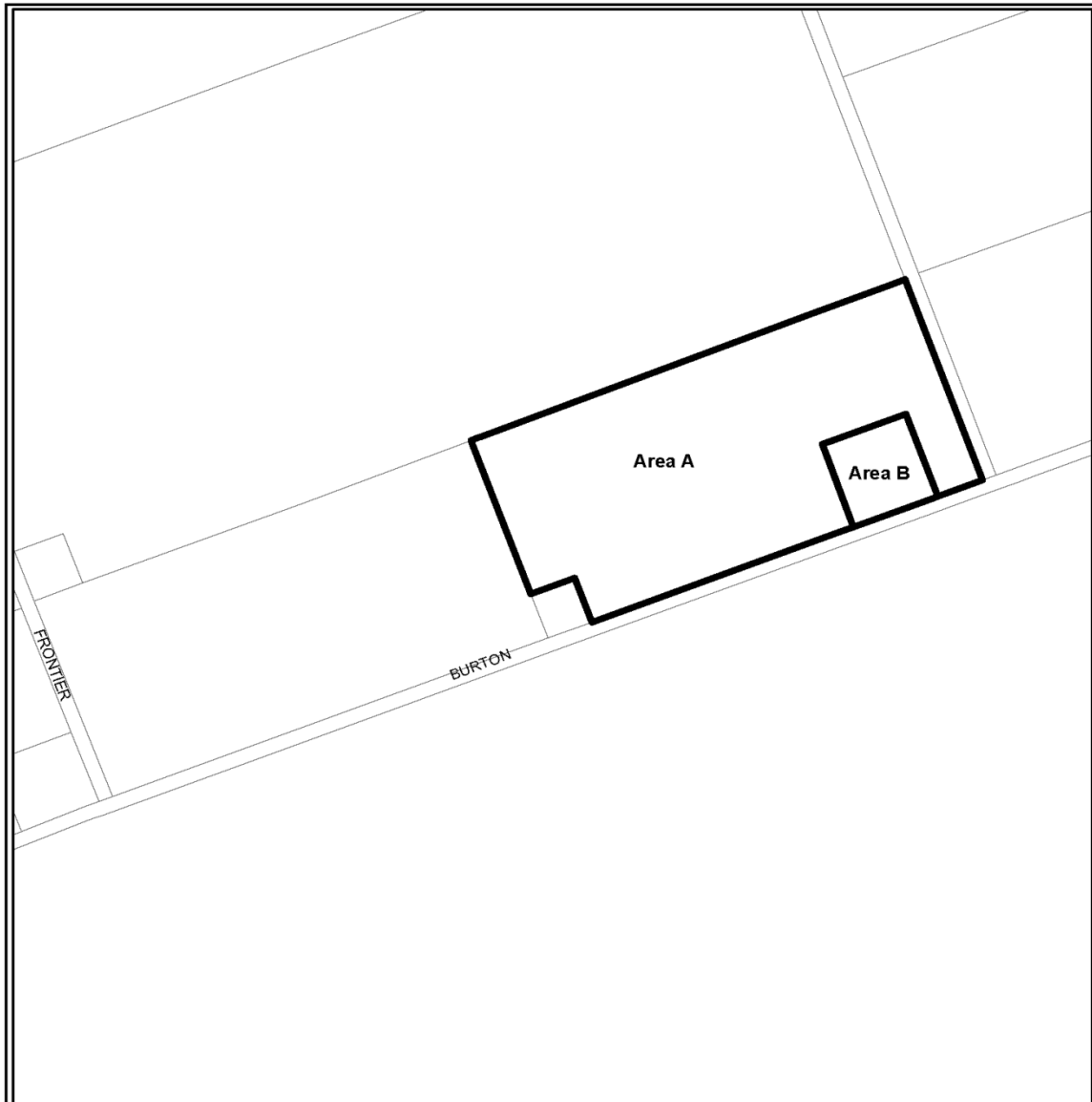
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.


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.

**LOCATION MAP**



DOCUMENT 1



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


D02-02-13-0118	13-2018-D
I:\CO\2013\ZKP\Burton_755	
2013 / 12 / 10	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision  
 Zoning Key Plan / Schéma de zonage  
 755 chemin Burton Road**

 Area A to be rezoned from AG2 to AG7  
 Area B to be rezoned from AG2 to AG2[xxxx]

145580139 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres

**DETAILS OF RECOMMENDED ZONING**

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

Amend By-law No. 2008-250 as follows:

1. Rezone the subject property as follows:
  - a. Area A as shown on Document 1 from AG2 to AG7,
  - b. Area B as shown on Document 1 from AG2 to AG2[xxxr].
2. Add a new exception to Section 240 (AG2[xxxr]) for Area B on Document 1 including provisions similar in intent to the following:
  - a. maximum permitted size of accessory buildings to an aggregate area of 7 per cent of the lot area.