

<p>7. ZONING – 2160 BURNT LANDS ROAD</p> <p>ZONAGE – 2160, CHEMIN BURNT LANDS</p>

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of a portion of 2160 Burnt Lands Road from Agricultural Subzone 1 (AG1) to Agricultural Subzone 5 (AG5), to permit only agricultural uses on the retained portion, as shown in Document 1.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à faire passer la désignation de zonage d'une partie de la propriété située au 2160, chemin Burnt Lands, de Sous-zone agricole 1 (AG1) à Sous-zone agricole 5 (AG5), afin de permettre uniquement des utilisations agricoles sur la partie conservée, comme l'illustre le document 1.

DOCUMENTATION / DOCUMENTATION

Nancy Schepers, Deputy City Manager, Planning and Infrastructure, report dated 17 January 2014 / Rapport de la Directrice municipale adjoint, Urbanisme et Infrastructure daté du 17 janvier 2014 (ACS2014-PAI-PGM-0036).

**Report to
Rapport au:**

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

**and Council
et au Conseil**

**January 17, 2014
17 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
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Ward: WEST CARLETON-MARCH (5)

File Number: ACS2014-PAI-PGM-0036

SUBJECT: Zoning – 2160 Burnt Lands Road

OBJET: Zonage – 2160, chemin Burnt Lands

REPORT RECOMMENDATION

**That Agriculture and Rural Affairs Committee recommend Council approve an
amendment to Zoning By-law 2008-250 to change the zoning of a portion of 2160
Burnt Lands Road from Agricultural Subzone 1 (AG1) to Agricultural Subzone 5
(AG5), to permit only agricultural uses on the retained portion, as shown in**

Document 1.

RECOMMANDATION 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 d'une partie de la propriété située au 2160, chemin Burnt Lands, de Sous-zone agricole 1 (AG1) à Sous-zone agricole 5 (AG5), afin de permettre uniquement des utilisations agricoles sur la partie conservée, comme l'illustre le document 1.

BACKGROUND

The site is located at the northeast corner of the intersection of Vaughan Side Road and Burnt Lands Road. It is an agricultural parcel and the northern edge of the property contains the Trans-Canada Pipeline. Limited residential uses are located in the vicinity, existing agricultural uses extend to the north and east, and the Burnt Lands Alvar extends further to the south 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 (D08-01-13/B-00311).

The land to be severed is known as 2160 Burnt Lands Road. The severed lands containing a detached dwelling, garage, four sheds, and a silo are located approximately halfway along the Burnt Lands Road frontage. The land will have a frontage of 71.14 metres on Burnt Lands Road and a lot area of 1.89 hectares.

The land to be retained will be addressed 4095 Vaughan Side Road. The retained land will remain vacant and will continue to be used for agricultural purposes. The land will have a broken frontage of 538.76 metres on Burnt Lands Road, a broken frontage of 590.48 metres on Vaughan Side Road, and a lot area of 33.62 hectares.

Existing Zoning

The property is zoned Agricultural, Subzone 1 (AG1) and Parks and Open Space Zone, Trans-Canada Pipeline Subzone (O1O). The AG1 zone 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 those related to agriculture in order to preserve prime agricultural lands from loss to other uses. The O1O zoning limits permitted uses to agriculture, environmental preserve and education area, and utility installation. This zoning ensures that the range of permitted uses and applicable regulations is in keeping with the low intensity open space nature of these lands.

Proposed Zoning

The requested Zoning By-law amendment proposes to rezone a portion of the retained parcel from AG1 to Agricultural, Subzone 5 (AG5). The AG5 zone permits agricultural uses, but prohibits residential uses. The AG5 zone sets a minimum lot area of 30 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 in the Official Plan. This designation protects prime agricultural areas from loss of lands to other uses. The policies enable the severance of a surplus farm dwelling resulting from 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) and Parks and Open Space Zone, Trans Canada Pipeline Subzone (O1O). The AG1 zone permits a detached dwelling, agricultural uses, 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 a portion of the retained land be changed from AG1 to AG5, as shown in Document 1. The AG5 zone will prohibit residential uses on a lot having a minimum of 30 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 portion of the retained land zoned O1O will not be affected by this amendment.

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 maintain the rural heritage and strengthen 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 El-Chantiry is aware of this application.

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

The recommended Zoning By-law amendment aligns with the City's Term of Council Priority of Environmental Stewardship. The application will promote long-term sustainability by protecting the City's agricultural resources from fragmentation and loss to non-agricultural uses.

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

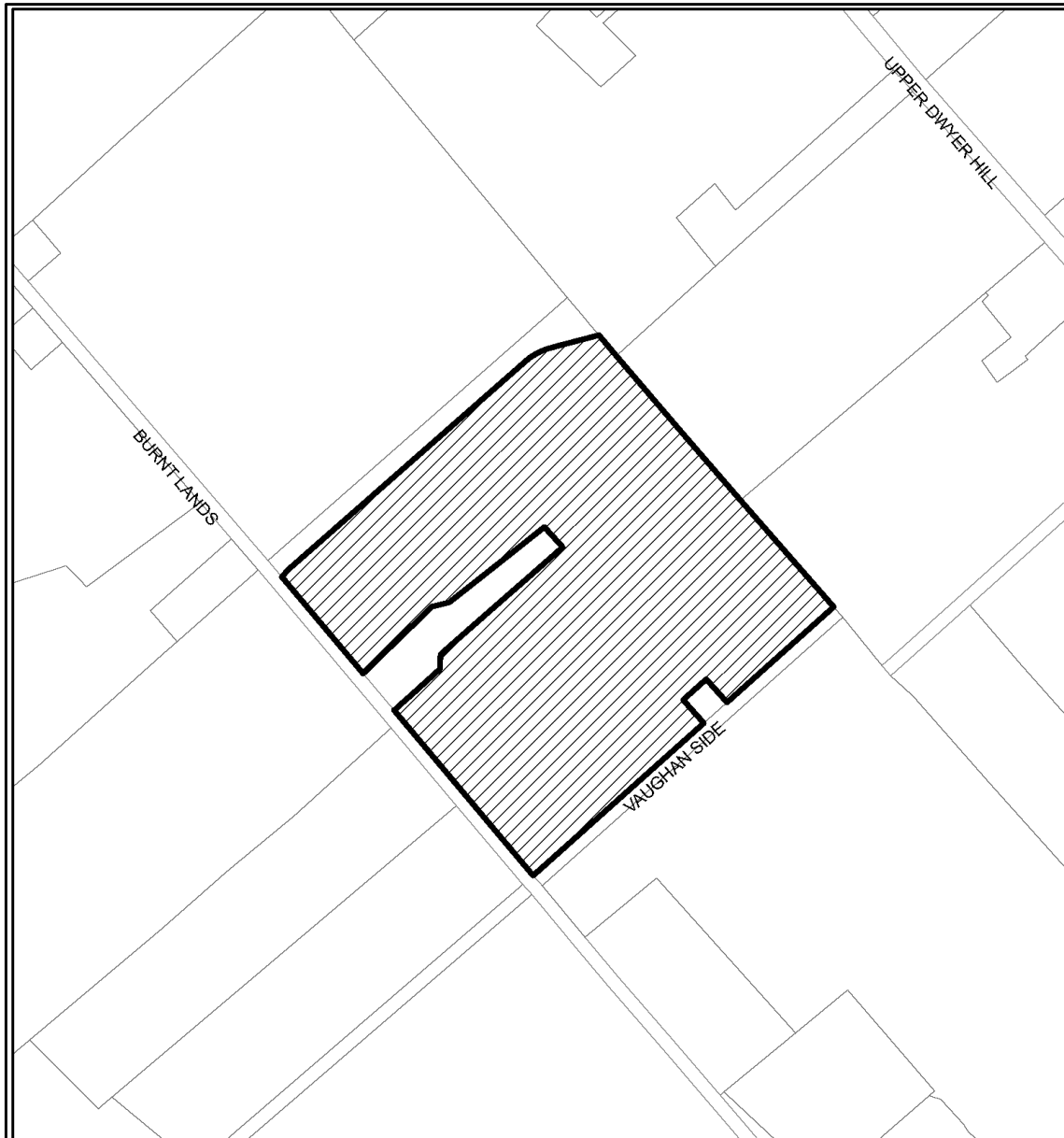
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.


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

D02-02-13-0117	13-2039-Y
I:\CO\2013\ZKPVAUGHANSIDE4059	
2014 / 01 / 23	
REVISION DATE	DE RÉVISION

Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
2160 rue Burnt Lands Road

 Area to be rezoned from AG1 to AG5

045480064 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres