

<p>9. ZONING – 6790 RIDEAU VALLEY DRIVE ZONAGE – 6790, PROMENADE RIDEAU VALLEY</p>
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COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 6790 Rideau Valley Drive from Agricultural (AG) and Development Reserve, Subzone 1 (DR1) to Agricultural, Subzone 5 (AG5); Agricultural, Rural Exception (AG(yyrr)); and Village Residential First Density, Subzone P, Rural Exception (VIP(xxxr)) as shown in Document 1 and detailed in Document 2.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de changer la désignation de zonage du 6790, promenade Rideau Valley de zone agricole (AG) et zone d'aménagement futur, sous-zone 1 (DR1) à zone agricole, sous-zone 5 (AG5); zone agricole assortie d'une exception rurale (AG(yyrr)) et zone résidentielle de village de densité 1, sous-zone P assortie d'une exception rurale (VIP(xxxr)), comme il est indiqué dans le document 1 et expliqué en détail dans le document 2.

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-0037).

**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
de la croissance**

(613) 580-2424, 15788, Michael.Mizzi@ottawa.ca

Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2014-PAI-PGM-0037

SUBJECT: Zoning – 6790 Rideau Valley Drive

OBJET: Zonage – 6790, promenade Rideau Valley

REPORT RECOMMENDATION

That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of 6790 Rideau Valley Drive from Agricultural (AG) and Development Reserve, Subzone 1 (DR1) to Agricultural, Subzone 5 (AG5); Agricultural, Rural Exception (AG(yyyy)); and Village Residential First Density, Subzone P, Rural Exception (VIP(xxxx)) 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 de zonage 2008-250 afin de changer la désignation de zonage du 6790, promenade Rideau Valley de zone agricole (AG) et zone d'aménagement futur, sous-zone 1 (DR1) à zone agricole, sous-zone 5 (AG5); zone agricole assortie d'une exception rurale (AG(yyrr)) et zone résidentielle de village de densité 1, sous-zone P assortie d'une exception rurale (VIP(xxxr)), comme il est indiqué dans le document 1 et expliqué en détail dans le document 2.

BACKGROUND

The site is located on the west side of Rideau Valley Drive. The property is almost entirely located within the floodplain and is an agricultural parcel. The residential portion of the property is within the Village of Kars and abuts the southern bank of Steven's Creek. Existing agricultural uses extend to the north, south, and west of the site. Residential uses backing onto the Rideau River are located opposite the property along the east side of Rideau Valley Drive.

Purpose of Zoning Amendment

The proposal is to rezone the retained and severed parcels to satisfy conditions 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 6790 Rideau Valley Drive. The severed lands contain a detached dwelling, a barn, a coverall, and a shed. The land will have a frontage of 205 metres on Rideau Valley Drive and a lot area of 4.8 hectares.

The land to be retained will be addressed 6775 Second Line Road. The retained land will remain vacant and will continue to be used for agricultural purposes. The land will have a frontage of 366 metres on Second Line Road and a lot area of 39.5 hectares.

Existing Zoning

The property is zoned Agricultural (AG) and Development Reserve, Subzone 1 (DR1). It is also subject to the provisions of the Flood Plain Overlay. The AG zone 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. The DR1 zoning recognizes lands intended for future urban and village development. Village development is to occur in areas designated as Village in the Official Plan. The DR1 zoning limits the range of permitted uses to those which will not preclude future development options, are of low intensity and scale, and reflective of the character of existing uses. The Flood Plain Overlay restricts development in a floodplain area to minimize the threat of injury or loss of life, damage to property, and prohibit land uses that could contaminate potential flood waters.

Proposed Zoning

The first zoning amendment proposes to rezone the retained parcel (farmland) from AG to AG5 to prohibit future residential uses. The second zoning amendment proposes to rezone the severed (residential) portion of the subject lands from AG and DR1 to Agricultural, Rural Exception yyyr (AG[yyyr]) and Village Residential First Density Zone, Subzone P, Rural Exception xxxr (V1P[xxxr]). Rural Exception yyyr will permit a minimum lot size of 4.3 hectares for an equestrian establishment and Rural Exception xxxr will allow for an additional permitted use of an equestrian establishment.

DISCUSSION

Official Plan

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

The land is designated as Agricultural Resource Area and Village in the Official Plan. The Agricultural Resource Area designation protects the prime agricultural area 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. The Village designation permits a variety of land uses providing for the daily needs of the rural community while maintaining a distinctly rural character and scale.

Zoning By-law

The AG zone permits a detached dwelling, an equestrian establishment, 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 the retained land be changed from AG to AG5, as shown in Documents 1 and 2. The AG5 zone will prohibit residential uses on a lot having a minimum of 30 hectares and a minimum lot width of 60 metres.

The DR1 zone permits a detached dwelling, agricultural uses, and several other uses. It is recommended that the zoning of the severed land be changed from AG and DR1 to V1P[xxxxr] and AG[yyyr], as detailed in Documents 1 and 2. The V1P zoning will recognize the existing residential use on the property and be consistent with the existing Village Residential zoning on the properties opposite the subject site on the east side of Rideau Valley Drive within the Village of Kars. Rural Exception xxxr will allow for an additional permitted use of an equestrian establishment, which is an existing use on the property and is associated with the residence. Rural Exception yyyr will permit a minimum lot size of 4.3 hectares for an equestrian establishment. The proposed exceptions will recognize the existing equestrian establishment on the property and ensure that compliance with the provisions of Zoning By-law 2008-250 is maintained.

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(S)

Councillor Moffatt is aware of this application and concurs with 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

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

Document 2 Details of Recommended Zoning

DISPOSITION

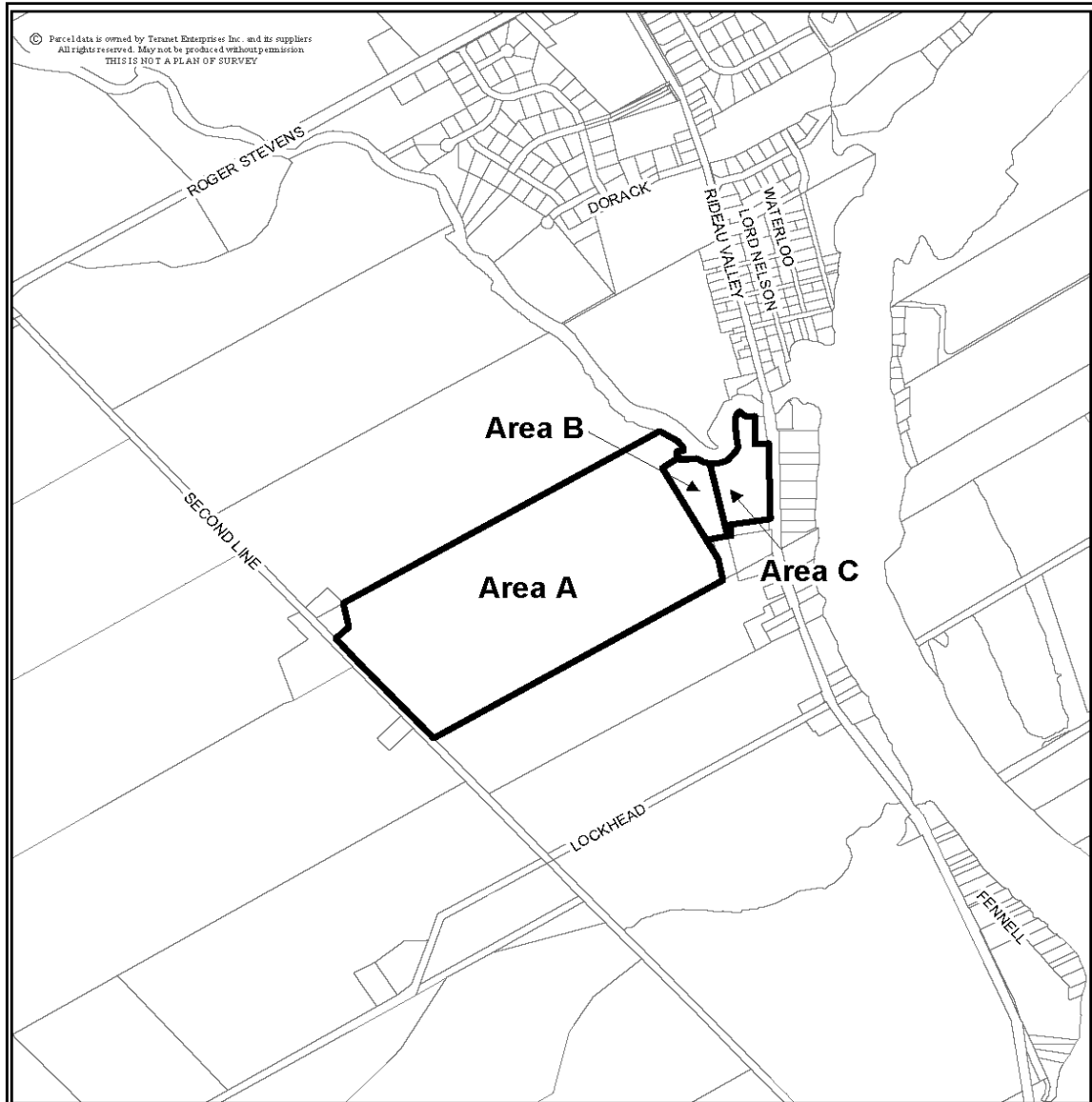
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.





Planning and Growth Management 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	<p>Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 6790 prom Rideau Valley Drive</p> <p>Area A to be rezoned from AG to AG5 Area B to be rezoned from AG to AG[yyyr] Area C to be rezoned from DR1 to V1P[xxxxr]</p> <p> Heritage (Section 60) Patrimoine (Article 60)</p> <p> Flood Plain (Section 58) Plaine inondable (Article 58)</p> <p>039130306 Denotes Teranet-Polaris Parcel Identification Number</p>	Échelle N.T.S. Mètres
D02-02-13-0136 13-2143-X		
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2013 / 12 / 19 REVISION DATE DE RÉVISION	Scale N.T.S. Mètres	

DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Rezone the subject properties as follows:
 - a. 6775 Second Line Road shown as Area A on Document 1 rezoned from AG to AG5,
 - b. Part of 6790 Rideau Valley Drive shown as Area B on Document 1 rezoned from AG to AG[yyyyr]
 - c. Part of 6790 Rideau Valley Drive shown as Area C on Document 1 rezoned from DR1 to V1P[xxxr].
2. Add new exceptions to Section 240 for 6790 Rideau Valley Drive including provisions similar in intent to the following:

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
xxxr	V1P[xxxr]	- equestrian establishment		
yyyyr	AG[yyyyr]			- minimum lot size for an equestrian establishment: 4.3 hectares