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| <p><b>10. ZONING – 6274 RIDEAU VALLEY DRIVE</b></p> <p><b>ZONAGE – 6274, PROMENADE RIDEAU VALLEY</b></p> |
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**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 6274 Rideau Valley Drive, as shown in Document 1, from Agricultural (AG) to Agricultural, Subzone 4 (AG4) to prohibit future residential uses on the lands.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 afin de faire passer le zonage d'une partie du 6274, promenade Rideau Valley, indiquée dans le document 1, de Zone agricole (AG) à Zone agricole, sous-zone 4 (AG4), et ce, afin d'interdire toute utilisation résidentielle future sur ces terrains.**

**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-0038).**

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

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Personne ressource:

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

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Ward: RIDEAU-GOULBOURN (21)

File Number: ACS2014-PAI-PGM-0038

SUBJECT: Zoning – 6274 Rideau Valley Drive

OBJET: Zonage – 6274, 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 part of 6274 Rideau Valley Drive, as shown in Document 1, from Agricultural (AG) to Agricultural, Subzone 4 (AG4) to prohibit future residential uses on the lands.

## **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 afin de faire passer le zonage d'une partie du 6274, promenade Rideau Valley, indiquée dans le document 1, de Zone agricole (AG) à Zone agricole, sous-zone 4 (AG4), et ce, afin d'interdire toute utilisation résidentielle future sur ces terrains.**

## **BACKGROUND**

The property is located on the west side of Rideau Valley Drive. It is an agricultural parcel with existing agricultural uses extending to the north, south, and west. 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 property to satisfy a condition of consent for a surplus farm dwelling imposed by the Committee of Adjustment (D08-01-13/B-00369).

The land that is subject to the consent is known as 6274 Rideau Valley Drive. The land to be severed will continue to be addressed as 6274 Rideau Valley Drive and contains a detached dwelling and two detached sheds located approximately halfway along the Rideau Valley Drive frontage. The land will have a frontage of 100 metres on Rideau Valley Drive and a lot area of 1.0 hectare.

The property, consisting of the land to be retained, will be addressed as 1155 Phelan Road. This retained land will remain vacant farmland and will continue to be used for agricultural purposes. The land will have a broken frontage of 347 metres on Rideau Valley Drive, a frontage of 1150 metres on Phelan Road, and a lot area of 51 hectares.

### **Existing Zoning**

The property, being the retained lands described above, is zoned Agricultural (AG). The AG 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 AG zone restricts the range of permitted uses to agricultural related uses in order to preserve prime agricultural lands from loss to other uses, but also permits residential uses in the

form of one detached dwelling.

### Proposed Zoning

The requested Zoning By-law amendment proposes to rezone the property from Agricultural (AG) to Agricultural, Subzone 4 (AG4). The AG4 zone permits agricultural uses, but prohibits residential uses. The AG4 zone sets a minimum lot area of 45 hectares and a minimum lot width of 90 metres.

## **DISCUSSION**

### Official Plan

This application is being processed under the policies of Official Plan Amendment 150.

The property is designated as Agricultural Resource Area in the Official Plan. This designation protects 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.

### 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 AG4, as shown in Document 1. The AG4 zone will prohibit residential uses on a lot having a minimum of 45 hectares and a minimum lot width of 90 metres.

## **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 Moffatt is aware of this application and has concurred with the staff recommendation.

## **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the recommendations outlined 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**

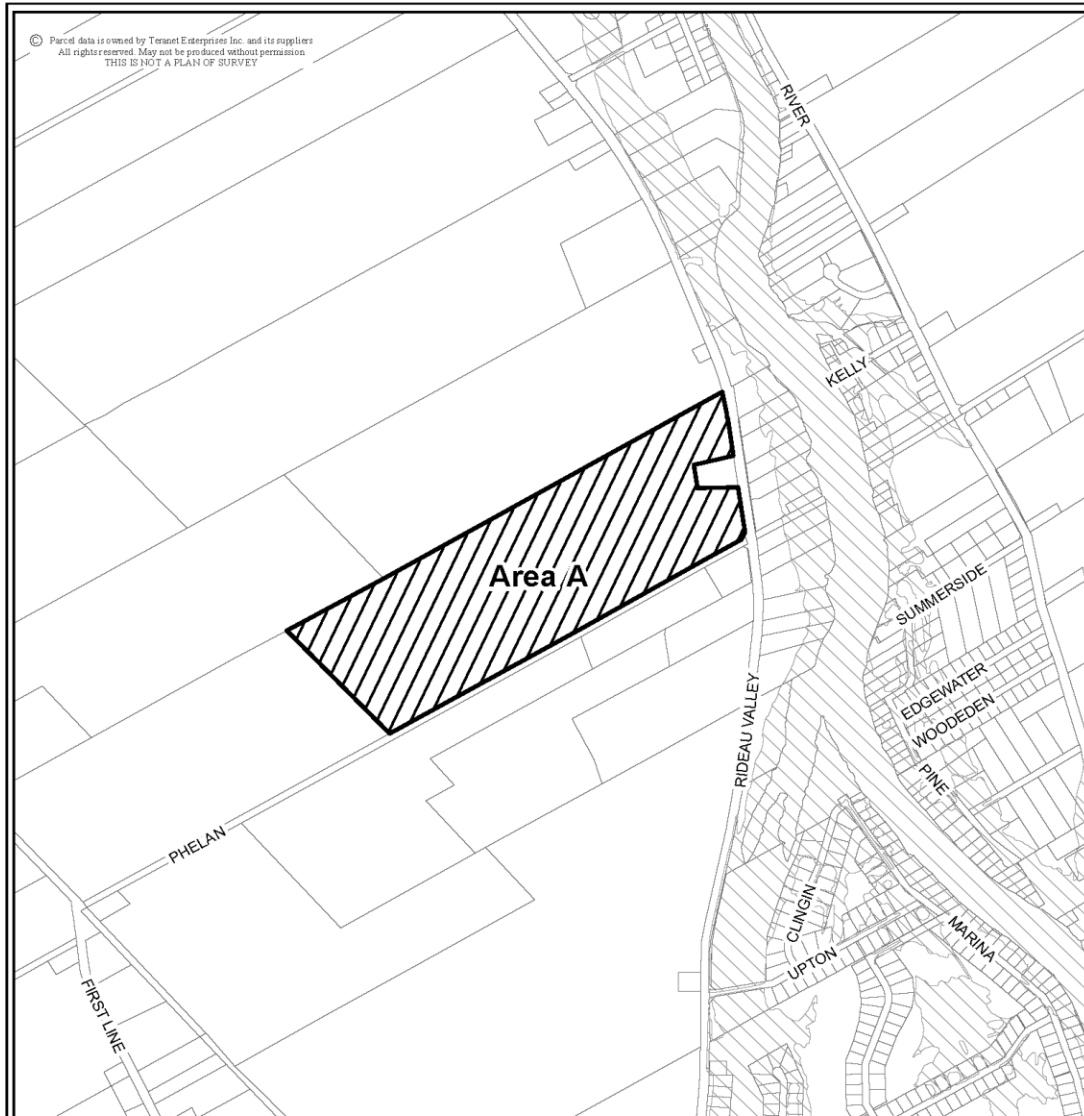
City Clerk and Solicitor Department, Legislative Services, to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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	<b>Location Map / Plan de révision Zoning Key Plan / Schéma de zonage 6274 prom Rideau Valley Drive</b>	Échelle N.T.S. Mètres
D02-02-13-0138	14-0024-D	
I:\CO\2013\ZONING\RIDEAU_VALLEY_6274_v2		 Area A to be rezoned from AG to AG4
2014 / 01 / 07		 Flood Plain (Section 58) Plaine inondable (Article 58)
REVISION DATE DE RÉVISION		039090023 Denotes Teranet-Polaris Parcel Identification Number