

**Report to/Rapport au :**

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

**and Council / et au Conseil**

**October 4, 2012  
4 octobre 2012**

**Submitted by/Soumis par: Nancy Schepers, Deputy City Manager/Directrice municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure**

Contact Person / Personne ressource: *Derrick Moodie, Manager/Gestionnaire, Development Review-Rural Services/Examen des projets d'aménagement-Services ruraux, Planning and Growth Management/Urbanisme et Gestion de la croissance (613) 580-2424, 15134 Derrick.Moodie@ottawa.ca*

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West Carleton – March (5)

Ref N°: ACS2012-PAI-PGM-0236

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**SUBJECT: ZONING – 3281 DUNROBIN ROAD**

**OBJET : ZONAGE – 3281, CHEMIN DUNROBIN**

**REPORT RECOMMENDATIONS**

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of 3281 Dunrobin Road from AG3 (Agriculture, subzone 3) to AG7 (Agriculture, subzone 7), as shown on 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 faire passer le zonage 3281, chemin Dunrobin de « Zone agricole, sous-zone 3 » (AG3) à « Zone agricole, sous-zone 7 » (AG7), comme le montre le document 1.

## BACKGROUND

The subject site is located on the west side of Dunrobin Road, south of Kinburn Side Road. The site is an agricultural parcel, surrounded on all sides by agricultural uses.

### 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 (D08-01-12/B-00277).

The land to be severed is known as 3281 Dunrobin Road. The severed lands will have a frontage of 88.95 metres and a lot area of 0.57 hectares.

The land to be retained is known as 1200 Vances Side Road. The retained lands will have a frontage of 1053 metres on Vances Side Road and will contain a lot area of 15.72 hectares.

### Existing Zoning

The subject land is zoned Agricultural, Subzone 3 (AG3). This zoning recognizes and permits agricultural uses on a minimum lot area of 10 hectares in areas designated as 'Agricultural Resource Area' in the Official Plan. The AG3 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 requested zoning amendment proposes to rezone the retained parcel from Agricultural, Subzone 3 (AG3) to Agricultural, Subzone 7 (AG7). The AG7 zone permits agricultural uses, but prohibits residential uses. This particular subzone represents agricultural lands with a minimum area of 10 hectares and a minimum lot width of 60 metres.

## DISCUSSION

It is recommended that the zoning of the retained land be changed from AG3 to AG7, as shown on Document 1. The AG7 zone will prohibit residential uses on a lot having a minimum 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.

## 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. The City did not receive any negative comments or opposition to this application.

### COMMENTS BY THE WARD COUNCILLOR

The Ward Councillor is aware of this application and the staff recommendation.

### LEGAL IMPLICATIONS

There are no legal implications associated with 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

There are no technology implications associated with this report.

### 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

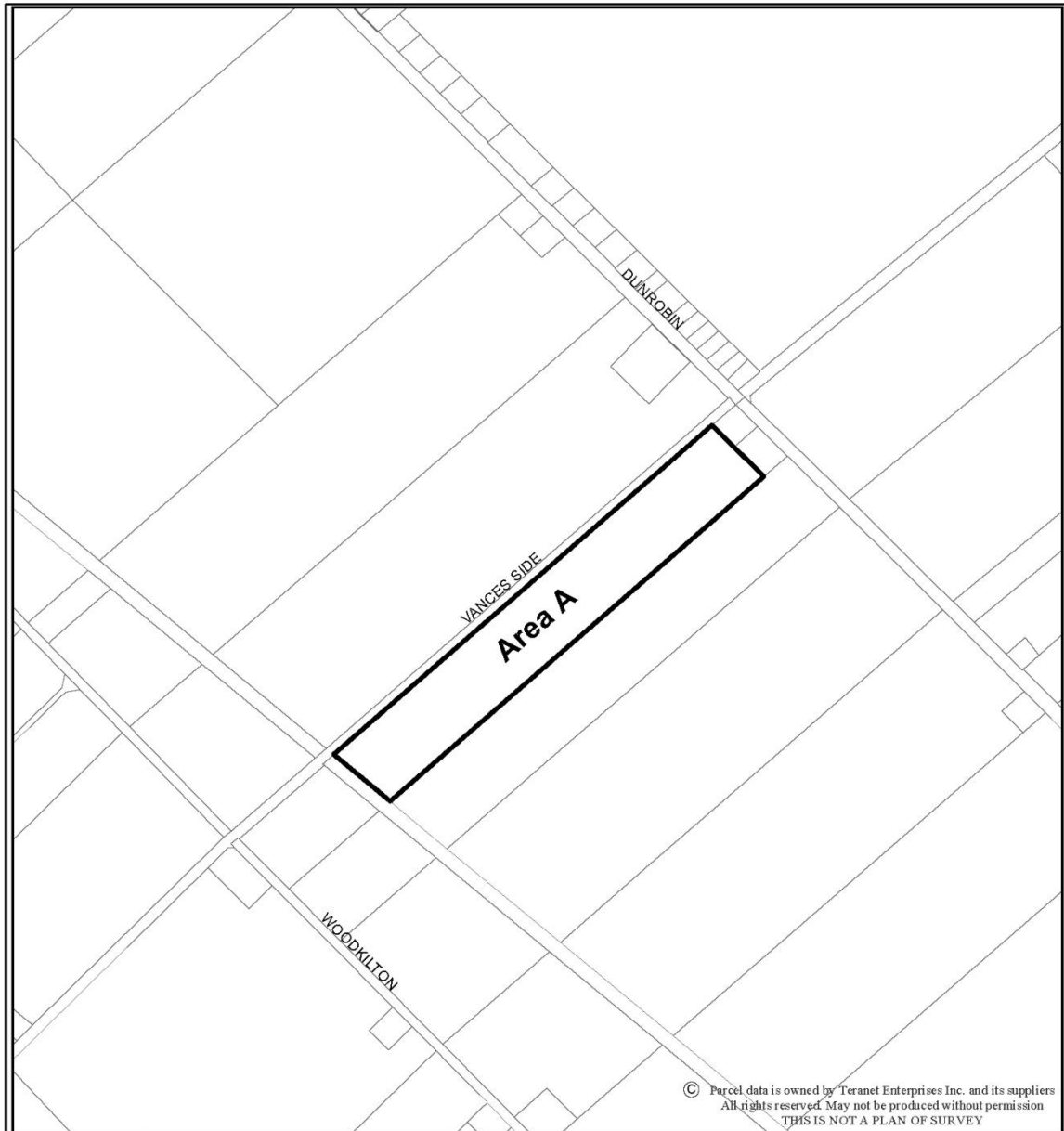
Document 1 Location Map

### 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 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.



  
 Produced by Infrastructure Services  
 and Community Sustainability  
 Produit par Services d'infrastructure  
 et Viabilité des collectivités

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2012 / 09 / 17	
REVISION DATE	DE RÉVISION

**Location Map / Plan de révision**  
**Zoning Key Plan / Schéma de zonage**  
**3281 Dunrobin Road**

 Area A to be rezoned from AG3 to AG7

045690103 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
 N.T.S.  
 Mètres



Scale  
 N.T.S.  
 Metres