

**Report to/Rapport au :**

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

**and Council / et au Conseil**

**October 2, 2012**  
**2 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-0237

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**SUBJECT: ZONING – 2374 DONALD B. MUNRO DRIVE**

**OBJET : ZONAGE – 2374, PROMENADE DONALD B. MUNRO**

**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 2374 Donald B. Munro Drive from AG2 (Agriculture, subzone 2) to AG6 (Agriculture, subzone 6), 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 2374, promenade Donald B. Munro de AG2 (Zone agricole, sous-zone 2) à AG6 (Zone agricole, sous-zone 6), comme le montre le document 1.

**BACKGROUND**

The subject site is located on the west side of Donald B. Munro Drive, north of Panmure 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 (D08-01-11/B-00557).

The land to be severed is known as 2374 Donald B. Munro Drive. The severed lands will have a frontage of 27.68 metres on Donald B. Munro Drive and a lot area of 0.4 hectares.

The land to be retained is known as 2995 John Shaw Road. The retained lands will have a frontage of 178 metres on John Shaw Road and will contain a lot area of 19.33 hectares.

## Existing Zoning

The subject land is zoned 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 requested zoning amendment proposes to rezone the retained parcel from Agricultural, Subzone 2 (AG2) to Agricultural, Subzone 6 (AG6), with an exception. The AG6 zone permits agricultural uses, but prohibits residential uses. This particular subzone represents agricultural lands with a minimum area of 18 hectares and a minimum lot width of 60 metres.

## DISCUSSION

### Official Plan

The subject land 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 ensure that a severance of a surplus farm dwelling is carried out through 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 2 (AG2). The AG2 zone permits a detached dwelling, agricultural use 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 AG2 to Agricultural, Subzone 6 (AG6), as shown on Document 1. The AG6 zone will prohibit residential uses on a lot having a minimum of 18 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

The proposed rezoning is to meet a standard condition of severance. 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 associated with this report.

## 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.


**LOCATION MAP**

**DOCUMENT 1**



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

D02-02-12-0081	12-1188-Y
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2012 / 08 / 22	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision**  
**Zoning Key Plan / Schéma de zonage**  
**2374 Donald B. Munro Drive**  
**Area A to be rezoned from AG2 to AG6**

045510083 Denotes Teranet-Polaris Parcel Identification Number

Échelle  
N.T.S.  
Mètres



Scale  
N.T.S.  
Metres