

ZONING - 6090 DOBSON LANE

ZONAGE - 6090, RUELLE DOBSON

COMMITTEE RECOMMENDATION

That Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 6090 Dobson Lane from AG3 (Agricultural, subzone 3) to AG7 (Agricultural, subzone 7), as shown in Document 1.

RECOMMANDATION DU COMITÉ

Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant à faire passer le zonage d'une partie du 6090, ruelle Dobson, de « Zone agricole, sous-zone 3 » (AG3) à « Zone agricole, sous-zone 7 » (AG7), comme l'illustre le document 1.

DOCUMENTATION / DOCUMENTATION

**Deputy City Manager's report, Planning and Infrastructure, dated 30 November 2012 (ACS2013-PAI-PGM-0002).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 30 novembre 2012 (ACS2013-PAI-PGM-0002).**

Report to/Rapport au :

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

and Council / et au Conseil

**November 30, 2012
30 novembre 2012**

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

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RIDEAU-GOULBOURN (21)

Ref N°: ACS2013-PAI-PGM-0002

SUBJECT: ZONING – 6090 DOBSON LANE

OBJET : ZONAGE – 6090, RUELLE DOBSON

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to the Zoning By-law 2008-250 to change the zoning of part of 6090 Dobson Lane from AG3 (Agricultural, subzone 3) to AG7 (Agricultural, subzone 7), 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 le zonage d'une partie du 6090, ruelle Dobson, de « Zone agricole, sous-zone 3 » (AG3) à « Zone agricole, sous-zone 7 » (AG7), comme l'illustre le document 1.

BACKGROUND

The subject site is located east of McBean Street, south of the Village of Richmond. The site is an agricultural parcel, surrounded by agricultural uses on all sides.

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-00224).

The severed lands will have a frontage of 152 metres and a lot area of 2.78 hectares. The retained lands (4111 McBean Street) will have a frontage of 220 metres on Dobson Lane with a lot area of 13.73 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 By-law amendment proposes to rezone the retained parcel from Agricultural, subzone 3 (AG3) to Agricultural, subzone (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

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

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 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

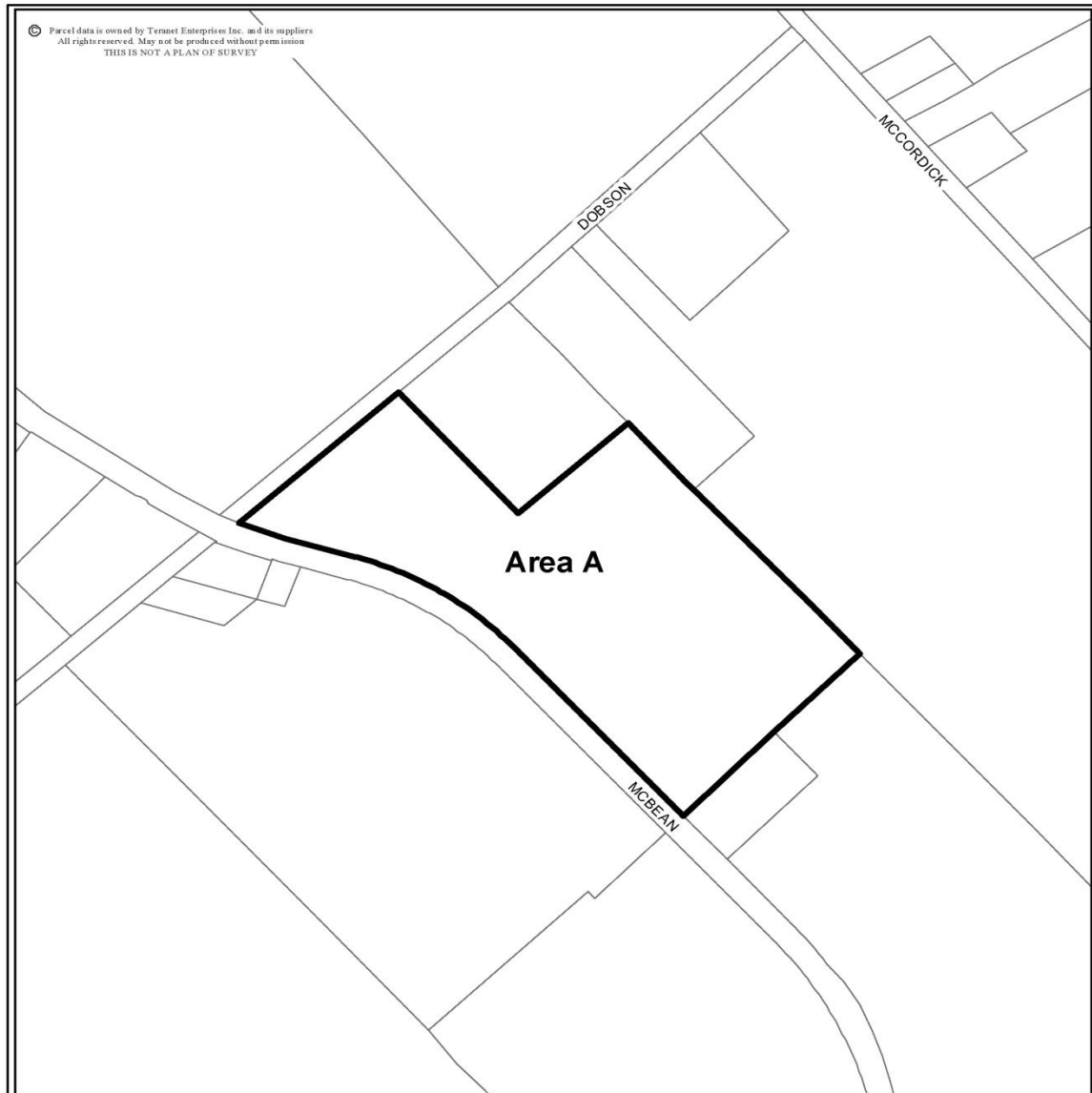
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.


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.


LOCATION MAP

DOCUMENT 1




 Produced by Planning and Infrastructure Portfolio
 Produit par le Portefeuille urbanisme et infrastructure


D02-02-12-0106	12-1512-X
I:\CO\2012\ZONING\DOBSON_6090	
2012 / 10 / 23	
REVISION DATE	DE RÉVISION

 **Location Map / Plan de révision
 Zoning Key Plan / Schema de zonage
 6090 Dobson Lane**

Area A to be rezoned from AG3 to AG7

039340048 Denotes Teranet-Polaris Parcel Identification Number

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres