

**3. ZONING - 3390 DESSAINT STREET
ZONAGE - 3390, RUE DESSAINT**

COMMITTEE RECOMMENDATION

That Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 3390 Dessaint Street from AG2 (Agricultural, subzone 2) to AG4 (Agricultural, subzone 4), as shown in Document 1.

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 3390, rue Dessaint de Zone agricole, sous-zone 2 (AG2) à Zone agricole, sous-zone 4 (AG4), comme le montre le document 1.

DOCUMENTATION / DOCUMENTATION

Deputy City Manager's report, Planning and Infrastructure, dated 7 December 2012 (ACS2013-PAI-PGM-0003).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 7 décembre 2012 (ACS2013-PAI-PGM-0003).

Report to/Rapport au :

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

and Council / et au Conseil

December 7, 2012
7 décembre 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,
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Cumberland (19)

Ref N°: ACS2013-PAI-PGM-0003

SUBJECT: ZONING - 3390 DESSAINT STREET

OBJET : ZONAGE - 3390, RUE DESSAINT

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 to change the zoning of part of 3390 Dessaint Street from AG2 (Agricultural, subzone 2) to AG4 (Agricultural, subzone 4), 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 afin de faire passer le zonage d'une partie du 3390, rue Dessaint de Zone agricole, sous-zone 2 (AG2) à Zone agricole, sous-zone 4 (AG4), comme le montre le document 1.

BACKGROUND

The subject site is located west of the Village of Sarsfield, east of Dunning Road.

The proposal is to rezone the retained parcel (2680 Colonial Road) to satisfy a condition of consent for a surplus farm dwelling imposed by the Committee of Adjustment (D08-01-11/B-00497).

The severed lands will have 120.31 metres of frontage on Dessaint Street and will have a lot area of 1.07 hectares. The severed lands are located within the Village of Sarsfield and currently contain a detached dwelling and an accessory structure.

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 By-law amendment proposes to rezone the retained parcel from Agricultural, subzone 2 (AG2) to Agricultural, subzone 4 (AG4). The AG4 zone permits agricultural uses, but prohibits residential uses. This particular subzone represents agricultural lands with a minimum area of 45 hectares and a minimum lot width of 90 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 (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 AG4, as shown on 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. 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. This is a standard condition imposed by the Committee of Adjustment in respect of severance applications for surplus farm dwellings.

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

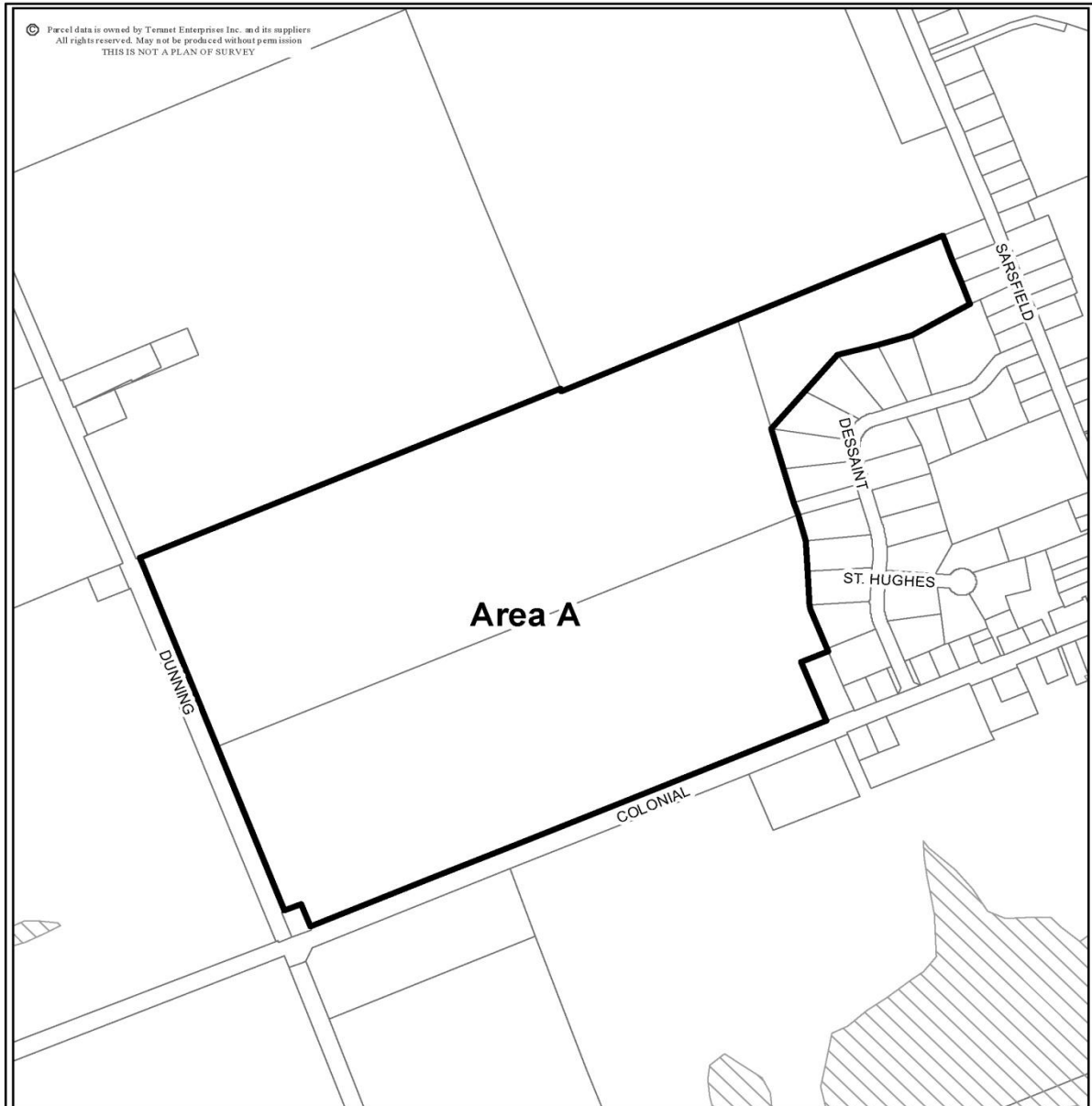
City Clerk and Solicitor Department, Legislative Services to notify the owner, applicant, OttawaScene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5, and Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

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	 Location Map / Plan de révision Zoning Key Plan / Schema de zonage 3390 Dessaint Street	Échelle N.T.S. Mètres
D02-02-12-0112	12-1601-X I:\CO\2012\ZONING\DESSAINT_3390	
2012 / 11 / 06 REVISION DATE DE RÉVISION		Scale N.T.S. Metres
145420112 Denotes Teranet-Polaris Parcel Identification Number		 Flood Plain (Section 58) Plaine inondable (Article 58)