

February 17, 2017

PLANNING RATIONALE
Zoning By-Law Amendment Application
#2638 Mackey Road (#7046 McCordick Road)

Introduction

The purpose of the subject Zoning By-Law Amendment Application is implement requirements of approval for severance of a lot containing a dwelling made surplus through farm consolidation, under Committee of Adjustment File No. D08-01-16/B-00395.

The land to be rezoned represents the “Retained Land” under the Committee of Adjustment approval. Conditions 3 and 4 of the approval require that the “Retained Land” be rezoned to prohibit residential development.

The parcel to be rezoned consists entirely of vacant agricultural land. Being a 6.9 hectares in size, the parcel will continue to be used exclusively for agricultural production. The Zoning By-Law Amendment would also recognize a lot area of 6.9 hectares.

The ‘Severed Land’ will consist of a residential parcel containing the Surplus Farm Dwelling (#2638 Mackey Road), along with accessory buildings, on a lot of approximately 3.1 hectares.

Conclusion

No new development will occur as a result of approval. As required by the policies of the City of Ottawa Official Plan and by standard conditions of approval by the Committee of Adjustment, the resulting vacant farm parcel will be rezoned to prohibit residential development, in order to preclude the creation of a new residential building lot.