

**Subject: Zoning By-law Amendment – 4348 & 4560 Dunning Road**

**File Number: ACS2023-PRE-PSX-0003**

**Report to Agriculture and Rural Affairs Committee on 30 November 2023**

**and Council 6 December 2023**

**Submitted on November 23, 2023 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

**Contact Person: Luke Teeft, Planner I, Development Review Rural**

**(613) 580-2424 ext.21886, luke.teeft@ottawa.ca**

**Ward: Orléans South-Navan (19)**

**Objet: Modification du Règlement de zonage – 4348 et 4560, chemin  
Dunning**

**Dossier: ACS2023-PRE-PSX-0003**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 30 novembre 2023**

**et au Conseil le 6 décembre 2023**

**Soumis le 23 novembre 2023 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale de la planification, des biens immobiliers et du  
développement économique**

**Personne ressource: Luke Teeft, urbaniste I, Examen des demandes  
d'aménagement ruraux**

**(613) 580-2424 poste 21886, luke.teeft@ottawa.ca**

**Quartier: Orléans-Sud-Navan (19)**

## REPORT RECOMMENDATIONS

1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 4348 & 4560 Dunning Road, as shown in Document 1, to prohibit residential development on the retained lands, and to permit a reduced lot width on the severed lands, as detailed in Document 2.
2. That the Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to *the Planning Act* ‘Explanation Requirements’ at the City Council Meeting of December 6, 2023 subject to submissions received between the publication of this report and the time of Council’s decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l’agriculture et des affaires rurales recommande au Conseil d’approuver une modification du Règlement de zonage n° 2008-250 visant les 4348 et 4560, chemin Dunning, des biens-fonds illustrés dans le document 1, afin d’interdire tout aménagement résidentiel sur les terrains conservés et de permettre la réduction de la largeur des lots disjoints, comme le précise le document 2.
2. Que le Comité de l’agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux ‘exigences d’explication’ aux termes de la *Loi sur l’aménagement du territoire*, à la réunion du Conseil municipal prévue le 6 décembre 2023 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

4348 & 4560 Dunning Road

**Owner**

Welshart Farm, Inc.

**Applicant**

Luc Landry

**Description of site and surroundings**

The site is located at the southwest corner of the intersection of Magladry Road and Dunning Road. The site fronts on to south of Magladry Road and is located west of Dunning Road. The irregular shaped corner lot has an area of 62.36 hectares. The site consists of five dwellings and structures used primarily for agricultural uses and farming operations, and floodplain surrounding a municipal drain. The Bear Brook Municipal Drain passes through the south of the site.

The lands adjacent to the subject site are characterized by agricultural land, naturalized land, and limited residential development. The adjacent properties to the north and east of the site consists of farms. There are wetlands, natural features, drains, gravel and sand pits, landfill and limited residential dwellings surrounding the property.

**Summary of proposed development**

The applicant proposes to sever off a new lot containing the existing dwelling and accessory structures. This Zoning By-law Amendment has been submitted as a condition of approval for this severance.

The associated application number is D08-01-22/B-00116 (Consent for Severance). The severed property with the dwelling and accessory structures will be assigned the address of 4348 Dunning Road, and the retained farmland will be addressed as 4560 Dunning Road.

**Summary of requested Zoning By-law amendment**

The Zoning By-law Amendment application has been submitted to satisfy a condition of severance to prohibit future residential development. Provisional consent was granted by the Committee of Adjustment on June 15, 2022, to create a new lot containing the existing dwelling and accessory structures. Condition #2 of the provisional consent required the retained parcel of land to be rezoned to prohibit residential uses and to permit a reduced lot width for the severed lands.

## **DISCUSSION**

### **Public consultation**

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation(s)**

The subject property is designated as part of the Agricultural Resource Area. Within the Agricultural Resource Area, the Official Plan permits surplus farm dwelling severances under Policy 9.1.3. A maximum of one lot may be created from an existing farm holding given the retained lands are sold to a verified farmer. As a condition of severance, the retained lands are required to be rezoned to prohibit residential development.

The subject property contains natural features including significant woodlands, unevaluated wetlands and is within the floodplain and a Natural Heritage System Corridor. The surplus farm dwelling lot to be severed does not contain any of these features.

### **Planning rationale**

This application aligns with the Official Plan policies for severances in the Agricultural Resource Area. Provisional consent was granted on June 15, 2022 to allow the creation of a new lot containing a surplus farm dwelling and associated accessory structures. Condition #2 of the provisional consent requires the severed lands to be rezoned to permit a reduced lot width and to prohibit residential development on the retained lands.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2020 Provincial Policy Statement.

### **RURAL IMPLICATIONS**

It is anticipated that the application will not have any negative implications on the surrounding lands or residents.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The Councillor is aware of the application and supports the proposed zoning by-law amendment, as it protects the current use of the parcel of land as agricultural. I am glad that staff have required a condition to ensure that more homes cannot be built on this pristine piece of rural farmland in Navan.

**LEGAL IMPLICATIONS**

There are no legal impediments to implementing the report recommendations.

**ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications

**TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- has a diversified and prosperous economy

**APPLICATION PROCESS TIMELINE STATUS**

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on December 24, 2023.

**SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

**CONCLUSION**

The requested re-zoning of the property will not have any significant negative impact on the surrounding area and allows for the continued use and protection of agricultural land.

**DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

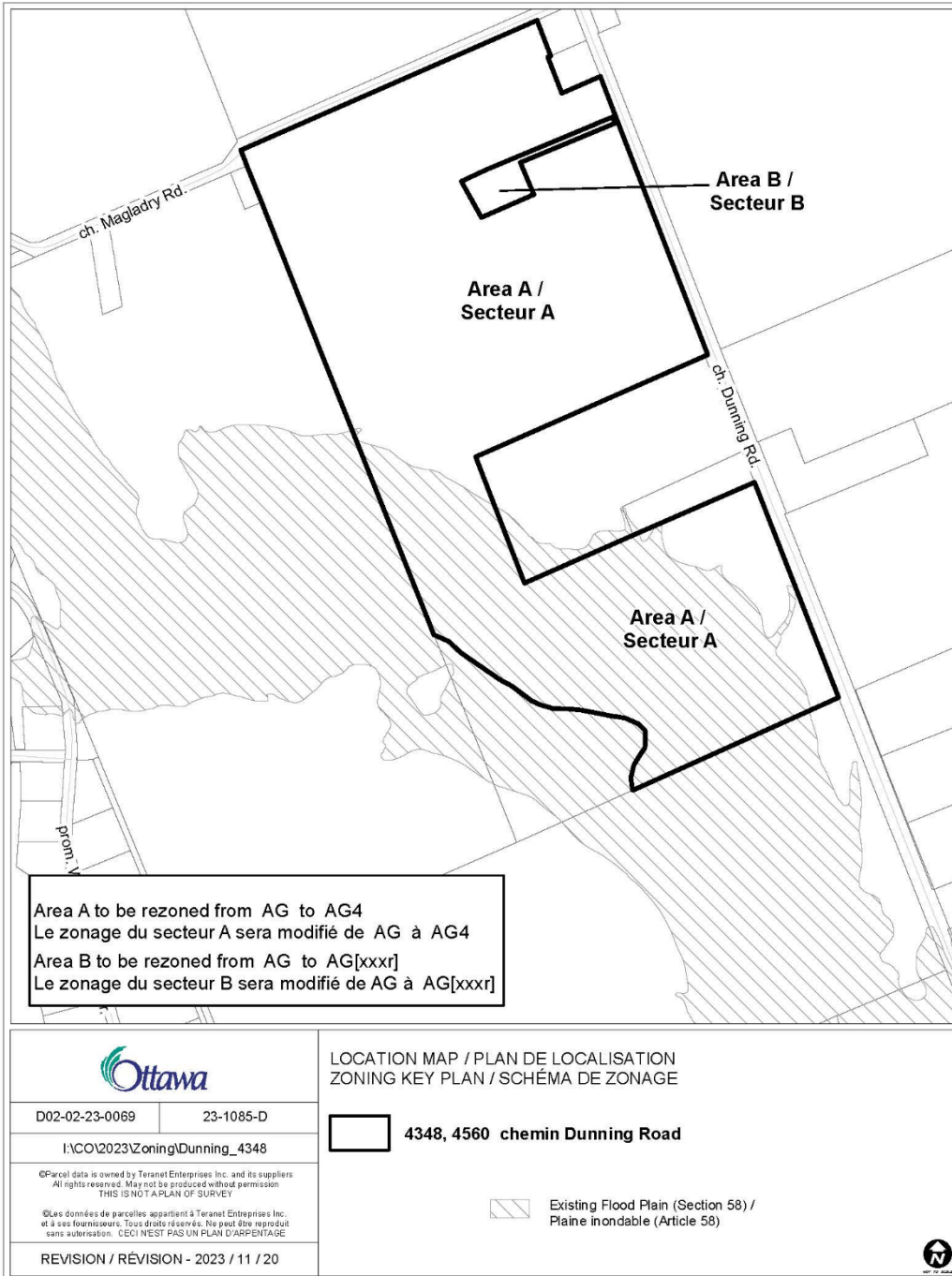
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Zoning Key Map

For an interactive Zoning map of Ottawa visit [geoOttawa](https://geoottawa.com)

Map showing the property at 4348 and 4560 Dunning Road, including the new surplus farm parcel identified as 'Area B'.



## **Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 4348 and 4560 Dunning Road:

1. Rezone the lands as shown in Document 1.
2. Add a new exception xxxr to Section 240– Rural Exceptions with provisions similar in effect to the following:
  - a. In Column I, Exception Number, add the text “[xxxr]”
  - b. In Column II, Applicable Zones add the text “AG[xxxr]”
  - c. In Column V, Provisions, add the text “Minimum lot width 11 metres”