

**Subject: Zoning By-law Amendment - 1867 Donald B. Munro Drive**

**File Number: ACS2024-PRE-PSX-0005**

**Report to Agriculture and Rural Affairs Committee on 1 February 2024**

**and Council 7 February 2024**

**Submitted on January 23, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Real Estate and Economic Development**

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

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**Ward: West Carleton-March (5)**

**Objet : Modification du Règlement de zonage – 1867, promenade Donald B.  
Munro**

**Dossier : ACS2024-PRE-PSX-0005**

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

**le 1er février 2024**

**et au Conseil le 7 février 2024**

**Soumis le 23 janvier 2024 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  
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**Quartier: West Carleton-March (5)**

## REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 1867 Donald B. Munro Drive, as shown in Document 1, to prohibit residential development as detailed in Document 2.
2. That 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 February 7<sup>th</sup>, 2024,” 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 le 1867, promenade Donald-B.-Munro, comme indiqué dans le document 1, interdire le développement résidentiel comme l’explique en détail le document 2.
2. Que le Comité de l’agriculture et des affaires rurales donne son approbation afin 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 7 février 2024 », 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**

1867 (1855) Donald B. Munro Drive

**Owner**

Albert Veninga

**Applicant**

Jeff Shipman

**Description of site and surroundings**

The subject site is located southwest of Donald B. Munro Drive, less than 350 metres southeast of the intersection of Donald B. Munro Drive and John Shaw Road. The irregular shaped lot has an area of approximately 38 hectares.

The subject property contains a farm dwelling, accessory dwellings, silos and septic bed. The surrounding land uses consist primarily of agriculture and residential. There is a watercourse that runs across the property and is designated a Natural Heritage feature under the Official Plan.

**Summary of proposed development**

The applicant proposes to sever off a new lot containing the existing dwelling and accessory structures. The applicant also proposes to create an easement for overhead utilities over a portion of the retained land in favour of the severed land. This Zoning By-law Amendment has been submitted as a condition of approval for these severances. The associated Committee of Adjustment application numbers are D08-01-23/B-00092 and D08-01-23/B-00093 (Consent for Severance).

The severed property with the dwelling and accessory structures will continue to be known municipally as 1867 Donald B. Munro Drive, and the retained farmland will be known municipally as 1855 Donald B. Munro Drive.

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

The Zoning By-law Amendment application has been submitted to fulfill condition #4 of approval for Consent Applications D08-01-23/B-00092 and D08-01-23/B-00093 granted on May 12, 2023. The condition requires the vacant retained farmland be rezoned to prohibit residential development in accordance with the Provincial Policy Statement and Official Plan policies.

## **DISCUSSION**

### **Public consultation**

Public consultation and notification were undertaken in accordance with the Public Notification and Public Consultation Policy approved by Council for Zoning By-law amendments. No comments were received.

### **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 property contains a watercourse designated a Natural Heritage Feature under Schedule C11-A. The severance and proposed rezoning are not anticipated to have any significant impacts on this feature.

### **Planning rationale**

This application aligns with the Official Plan policies for severances in the Agricultural Resource Area. Provisional consent was granted on May 12, 2023 to allow the creation of a new lot containing a surplus farm dwelling and associated accessory structures. Condition #4 of the provisional consent requires the retained lands to be rezoned to prohibit residential development, and the severed lands to be rezoned to recognize a reduced lot width. As the severed parcel meets the minimum lot width requirement of 30 metres for a non-agricultural use in an AG zone, this is satisfied and no relief is required.

### **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 impacts on the surrounding lands or residents.

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

The Councillor is aware of the application related to this report and has no concerns.

## **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations of this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no Asset Management Implications resulting from this report.

## **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 **February 28, 2024**.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **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.

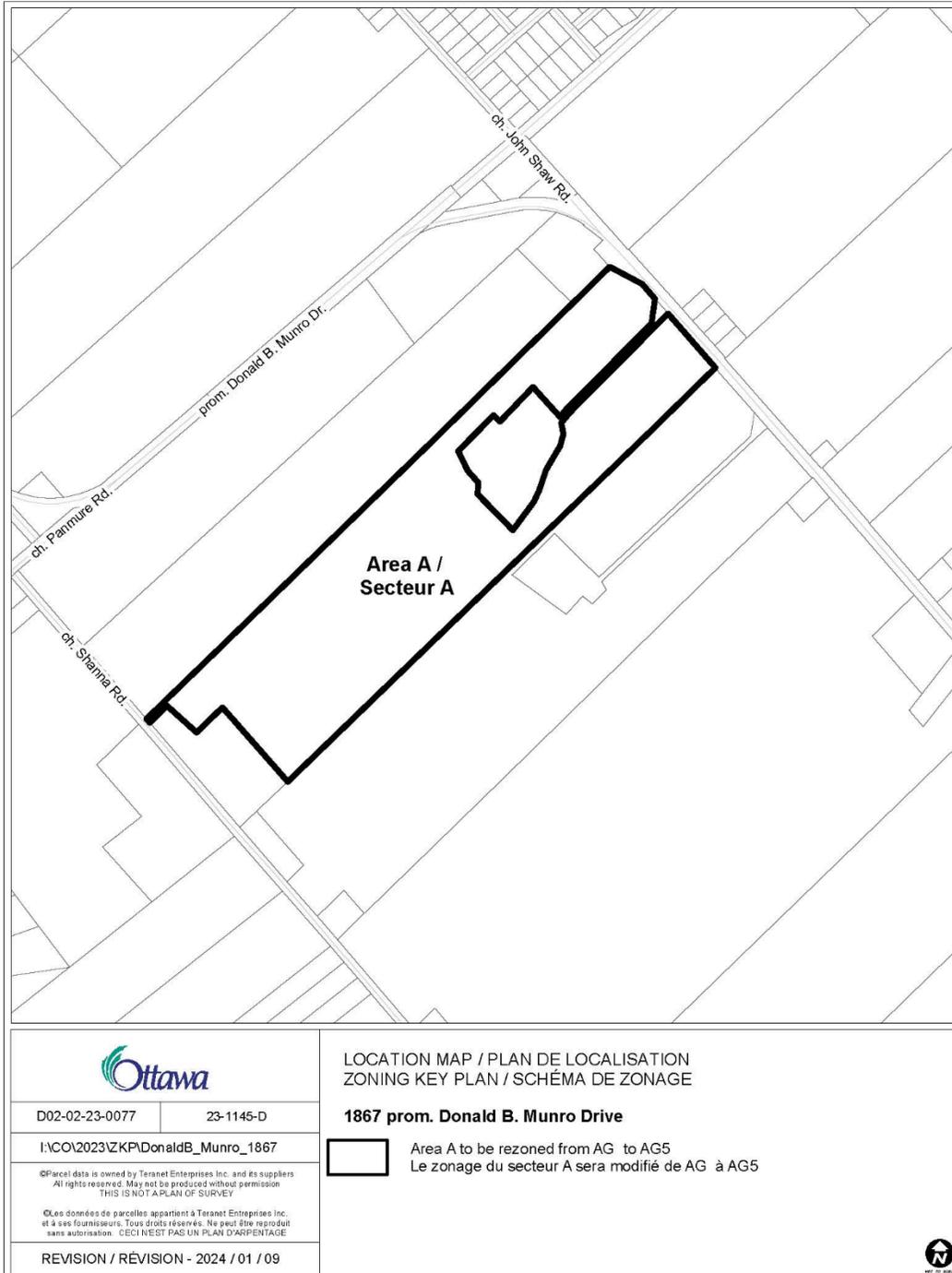
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

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 1867 Donald B. Munro Drive, including the area to be rezoned to prohibit residential development identified as 'Area A', to be addressed in the future as 1855 Donald B. Munro Drive.



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

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 1867 Donald B. Munro Drive, future address 1855 Donald B. Munro:

1. Rezone the lands as shown in Document 1.
2. “Area A” is to be rezoned from AG to AG5.

### **Document 3 – Consultation Details**

#### Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.

No comments were received.