

**Subject: Zoning By-law Amendment – 2808 (2850) Donald B. Munro Drive**

**File Number: ACS2024-PDB-PSX-0046**

**Report to Agriculture and Rural Affairs Committee on 5 December 2024**

**and Council 11 December 2024**

**Submitted on November 29, 2024 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

**Contact Person: Jaime Mallory, Planner I, Development Review Rural**

**613-580-2424 ext. 25861, jaime.mallory@ottawa.ca**

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

**Objet : Modification du Règlement de zonage – 2808 (2850), promenade Donald B.  
Munro**

**Dossier : ACS2024-PDB-PSX-0046**

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

**le 5 décembre 2024**

**et au Conseil le 11 décembre 2024**

**Soumis le 29 novembre 2024 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

**Personne ressource: Jaime Mallory, Urbaniste I, Examen des demandes  
d'aménagement ruraux**

**613-580-2424 ext. 25861, jaime.mallory@ottawa.ca**

**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 2808 (2850) Donald B. Munro Drive, as shown in Document 1, to prohibit residential development on the retained lands and to permit a reduction in both the lot width and interior side yard setbacks on the severed lands, 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 December 11, 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 2008-250 visant le 2808 (2850), promenade Donald B. Munro, un bien-fonds illustré dans le document 1, afin d’interdire tout aménagement résidentiel sur le terrain conservé et de permettre la réduction de la largeur du lot et des retraits de cour latérale intérieure du lot morcelé, comme l’expose en détail 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 greffe 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 11 décembre 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**

2808 (2850) Donald B. Munro Drive.

**Owner**

2865875 Ontario Inc.

**Applicant**

Kathryn Curry

**Description of site and surroundings**

The subject site is located east of Donald B. Munro Drive, less than one (1) kilometre northeast of the intersection of Donald B. Munro Drive and Grants Side Road. The irregular shaped lot has an approximate area of 31.92 hectares.

The subject property contains one detached dwelling with a well and septic system, one barn, one silo, and two outbuilding structures. Surrounding land uses consist primarily of agricultural and residential.

**Summary of proposed development**

The applicant proposed to sever a surplus farm lot from an existing agricultural property. The lot to be severed will have an area of approximately 1.39 hectares and will contain the existing detached dwelling, well and septic, barn, silo, and the two outbuilding structures. The severed lot will continue to be addressed as 2808 Donald B. Munro Drive. The retained lot will have an area approximately 30.5 hectares and will not contain any structures; this lot will be addressed as 2850 Donald B. Munro Drive.

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

The Zoning By-law Amendment application has been submitted to fulfill condition number 1 of the approval for Consent Application D08-01-24/B-00031 granted on April 12, 2024. The condition requires the agriculture lands (the retained lands) are to be rezoned to prohibit residential development, and to permit a reduced lot width and reduced interior side yard setbacks on the severed lands. The Zoning By-law Amendment application will permit a 12-metre minimum lot width and side yard setbacks of three (3) metres. The intention of the condition of Consent is to protect agricultural lands on the property by restricting residential development.

## **DISCUSSION**

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

The subject property is designated as Agricultural Resource Area as per Schedule B9 – Rural Transect of the Official Plan. Under Section 9.1.3 of the Official Plan, surplus farm dwelling severances are permitted. A maximum of one lot may be created from an existing farm holding, provided the retained lands are transferred to a farm operator. As per the Official Plan, the retained lands must be zoned to prohibit residential uses as a condition of the severance.

### **Planning rationale**

The Zoning By-law Amendment application aligns with the City of Ottawa's Official Plan policies regarding severances in the Agricultural Resource Area. On April 12, 2024, the Committee of Adjustment granted provisional consent to allow for the creation of a new lot, creating a surplus farm dwelling. Condition number 1 of provisional consent prohibits residential development on the retained agricultural lands. Prohibiting residential development through a Zoning By-law Amendment is an Official Plan requirement for surplus as per Section 9.1.3 (3). As per condition number 1 of the Committee of Adjustment decision, the request to rezone the severed lands to permit a reduction in the minimum lot width, and a reduction in the interior side yard setbacks is considered acceptable.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the 2024 Provincial Planning Statement.

### **RURAL IMPLICATIONS**

This application is not anticipated to have any negative impacts on the surrounding land uses or near-by residents. The development of these lands will not change because of this application.

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

The Councillor is aware of the application related to this report.

### **LEGAL IMPLICATIONS**

There are no legal impediments to implementing the report recommendations.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- 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 January 25, 2025.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

The proposed By-law Amendment application will not have any negative implications on the surrounding rural area and will continue to protect the use of agricultural land. In addition, the request to rezone the retain lot to prohibit residential development is compliant with the City of Ottawa's Official Plan and the Provincial Planning Statement, 2024.

## **DISPOSITION**

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Planning, Development and Building Services will prepare an implementing by-law and forward it to Legal Services.

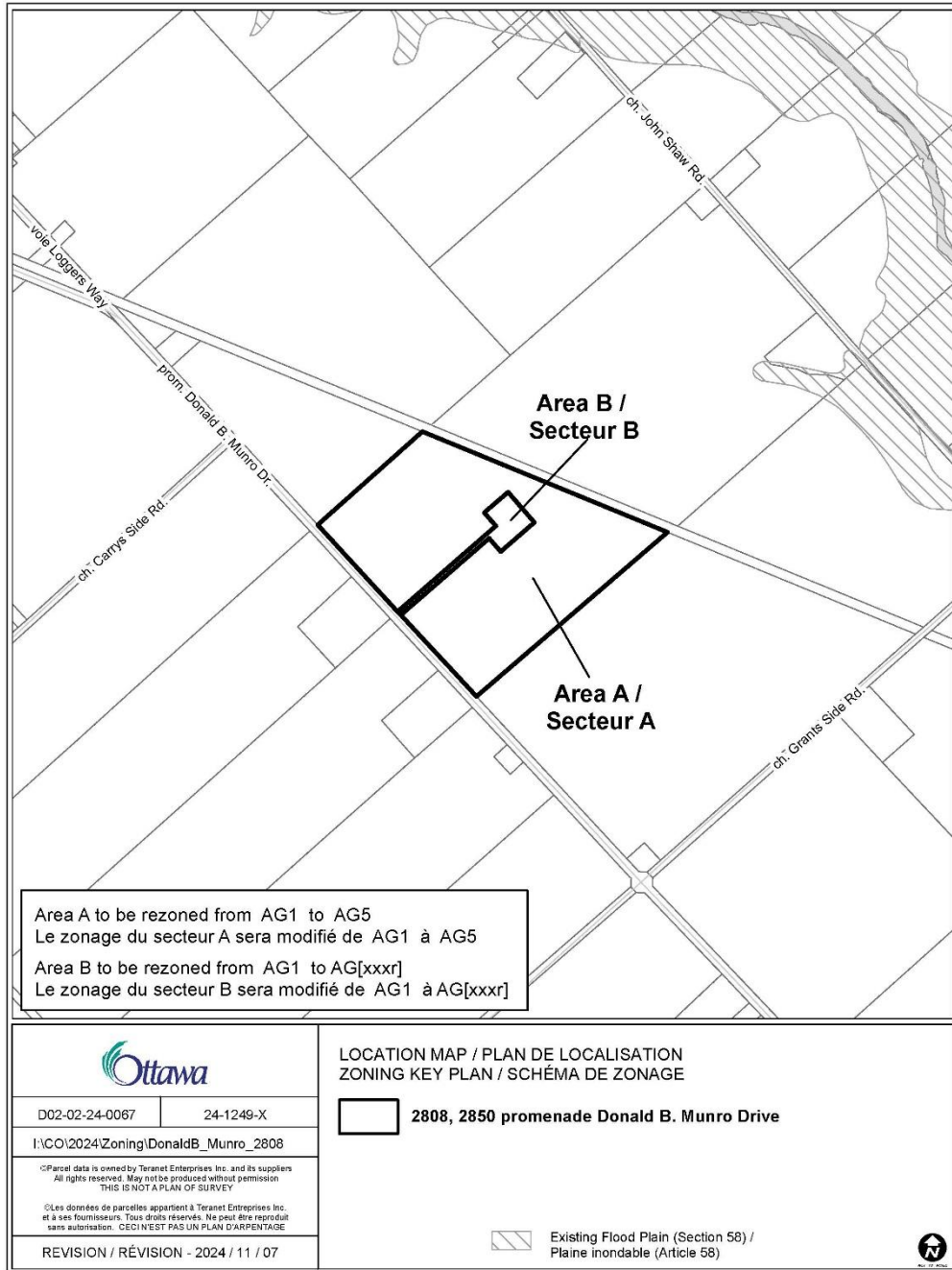
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

## Document 1 – Location Map / Zoning Key Map

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

Map showing the property of 2808 Donald B. Munro Drive, including, the area to be rezoned to prohibit residential development identified as “Area A” on the map, and the area to be rezoned to permit a reduced minimum lot width and reduced interior side yard setbacks, identified as “Area B” on the map.



## Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2808 Donald B. Munro Drive and future address 2850 Donald B. Munro Drive:

1. Rezone the lands as shown in Document 1.
2. Add a new exception [xxxr] to Section 240 – Rural Exceptions with provisions in effect of 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:
    - i. “Minimum lot width: 12 metres”; and
    - ii. “Minimum Interior Side Yard Setback: 3 metres”

### **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 public comments were received regarding this application.