

Subject: Zoning By-law Amendment 3057 (3031) Greenland Road

File Number: ACS2025-PDB-PSX-0008

Report to Agriculture and Rural Affairs Committee on 23 January 2025

and Council 29 January 2025

**Submitted on January 17, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: West Carleton-March (5)

**Objet : Modification du *Règlement de zonage* – 3057 (3031), chemin
Greenland**

Dossier : ACS2025-PDB-PSX-0008

Rapport au Comité de l'agriculture et des affaires rurales

23 janvier 2025

et au Conseil le 29 janvier 2025

**Soumis le 17 janvier 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

Personne ressource : Cheryl McWilliams, Urbaniste

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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 3057 (3031) Greenland, as shown in Document 1, to permit the retention of existing buildings, 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 29 January 2025,” 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 3057 (3031), chemin Greenland, un bien-fonds illustré dans le document 1, afin de permettre la conservation des bâtiments existants, comme l’expose le document 2.
2. Que le Comité 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 29 janvier 2025 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et celui 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

3057 (3031) Greenland Road

Owner

Kathleen Slevin

Applicant

Tracy Zander

Description of site and surroundings

The subject site is located west of Greenland Road, less than two kilometres northwest of the intersection of Greenland Road and Thomas A. Dolan Parkway. The rectangular shaped lot has an approximate area of 12.83 hectares. The proposed lot subject to the zoning amendment is to be about 1.6 hectares, slightly irregular shaped lot located along the south side of the existing lot. There is an existing house on the proposed retained parcel and two accessory structures located on the lot subject to this application totalling about 125 metres squared in size. The surrounding land uses consist primarily of rural residential. In addition, an equestrian facility is located to the southeast of the subject property. The subject property is located partially within the City of Ottawa's Natural Heritage System Core Areas and a flow path has been identified to run through the property, connecting to nearby watercourses.

Summary of proposed development

This Zoning By-law Amendment does not propose new development on the subject property.

Summary of requested Zoning By-law amendment

The Zoning By-law Amendment application has been submitted to fulfill condition number 10 of approval for Consent Applications D08-01-23/B-00076 and D08-010-24/B-00077, granted provisional consent on April 28, 2023. The subject property currently contains one detached dwelling, two accessory buildings and a well and septic. The subject property applied for two severances under Consent Applications D08-01-23/B-00076 and D08-010-24/B-00077, granted provisional consent on April 28, 2023, to sever the property into three lots. This Zoning By-law Amendment application has been submitted to fulfill condition number 10 of approval for Consent Application D08-01-23/B-00076, which requires the related severed land, to be known municipally as 3031 Greenland Road, to be rezoned to permit the two existing accessory structures to remain on the site without an existing detached dwelling. The current zoning is Rural Countryside, with the proposed zoning proposed as an exception zone.

Although no development is proposed concurrently with this Zoning By-law Amendment application, there is an intent to construct a future dwelling on the subject property.

However, the accessory buildings are proposed to be retained without a principal dwelling at this time, to complete the severance and create the new lot.

DISCUSSION

Official Plan designations

The subject property is designated Rural Countryside as per Schedule B9 – Rural Transect of the Official Plan, with a portion of the rear of the future lot containing Natural Heritage System Core Area and Natural Heritage Features Overlay. Through the conditional consent application and the clearance of those conditions, the proposed severed lot and related zoning amendment meets the intent of the policies listed in Section 9.2.3.

Planning rationale

The Zoning By-law Amendment application is considered appropriate by staff as the Environmental Impact Statement (EIS), filed and reviewed as part of the consent process, is to be registered on title as part of the application for consent. The EIS identified appropriate development envelopes in relation to the Natural Heritage System Core Area and Natural Heritage Features Overlay. The proposed amendment to permit the existing accessory buildings to remain without a main permitted use on the proposed lot does not impact on the natural systems and features. It should be noted that until a dwelling is built on the subject property, the accessory buildings are to not be used as an accessory use as there is no dwelling which they are accessory to. Furthermore, once a dwelling is constructed, in compliance with the EIS recommended development envelope, the accessory buildings are only to operate as a permitted land use.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is consistent with 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 nearby residents. The accessory buildings are to be accessory to a dwelling and therefore, not to be used as an accessory use until a dwelling is constructed on the subject property. As per the Environmental Impact Assessment, the building envelope is

to remain outside of the Natural Heritage Features, north of the existing accessory buildings, no negative impacts are anticipated to the natural environment.

COMMENTS BY THE WARD COUNCILLOR

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

LEGAL IMPLICATIONS

There are no legal impediments to implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

TERM OF COUNCIL PRIORITIES

This project does not address the 2023-2026 Term of Council Priorities as the application is to permit accessory buildings without a dwelling or other main permitted use on the same property.

APPLICATION PROCESS TIMELINE STATUS

This application, Development Application Number: D02-02-24-0063 was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The statutory 90-day timeline for making a decision on this application under the *Planning Act* will expire on January 29, 2024.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

As the Environmental Impact Statement identifies the future building envelope outside of the Natural Heritage Features and as the Environmental Impact Statement

recommendations are to be registered on title, the Zoning By-law Amendment is considered appropriate. In addition, the accessory buildings are not to contain and/or operate as an accessory building until the dwelling is constructed.

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.

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

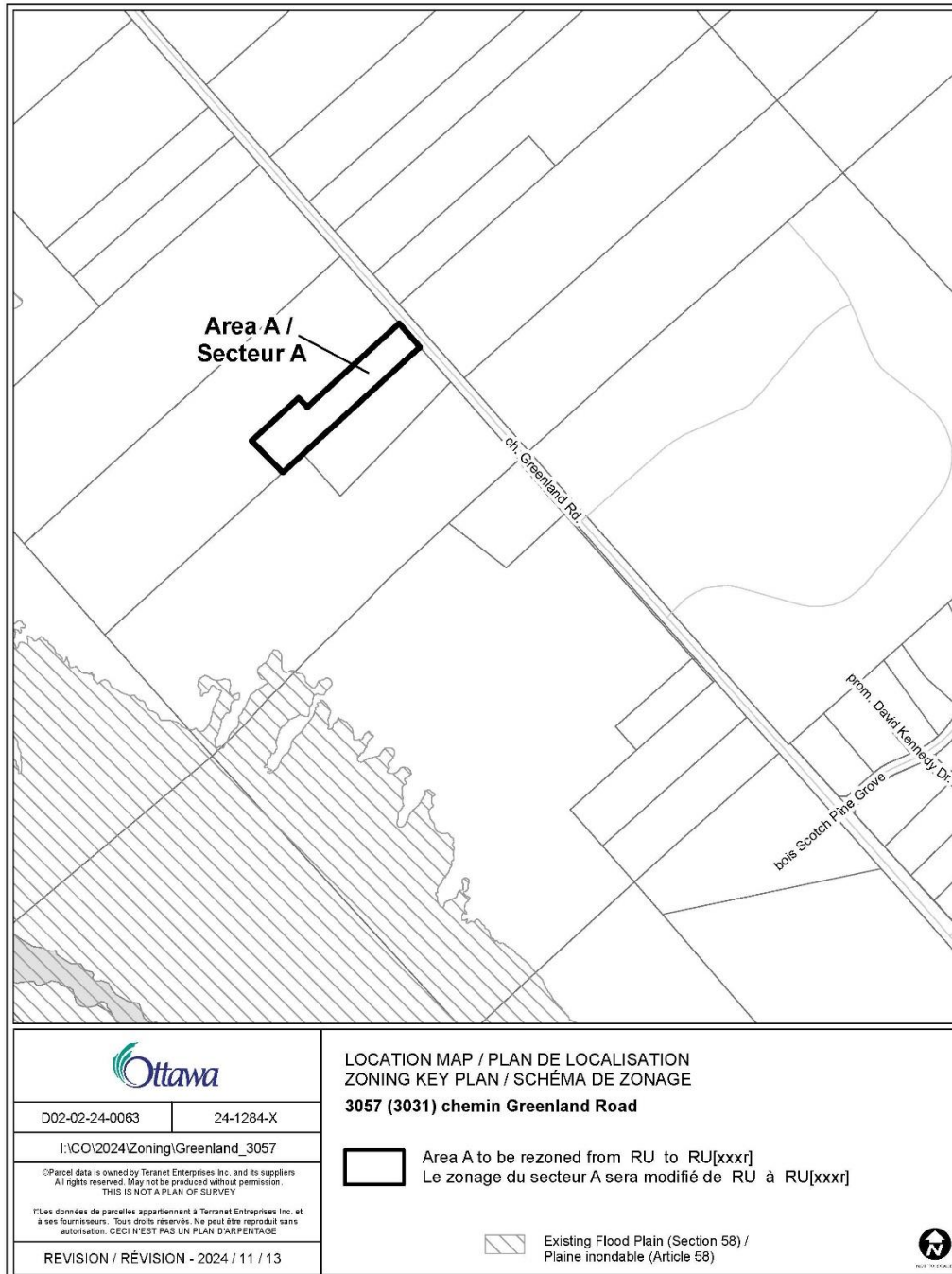
Legal Services, City Manager's Office to forward the implementing by-law to City Council.

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

Map showing the property of 3057 (3031) Greenland Road including, “Area A” identified on the map, which is to be rezoned to permit a rural exception to permit the existing accessory buildings to remain without a dwelling on site.



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3057 (3031) Greenland Road.

1. Add a new exception [xxxr] to Section 240 – Rural Exceptions with provisions in effect to the following:
 - a. In Column I, Exception Number, add the text “[xxxr]”.
 - b. In Column II, Applicable Zones, add the text “RU[xxxr]”.
 - c. In Column V, Provisions, add the text “existing accessory buildings are permitted without a dwelling on the subject property”.

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.

Public Comments and Responses

One phone call was received in relation the Zoning By-law Amendment application, asking if any development was proposed on the site. No comments or concerns were received.

A Zoning By-law Amendment application was applied for regarding this site, only to permit the existing building to remain on the property without a dwelling.