

Subject: Zoning By-law Amendment - 1600 and 1618 Stagecoach Road

File Number: ACS2025-PDB-PSX-0013

Report to Agriculture and Rural Affairs Committee on 6 February 2025

and Council 12 February 2025

**Submitted on January 28, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: Osgoode (20)

**Objet : Modification du *Règlement de zonage* – 1600 et 1618, chemin
Stagecoach**

Dossier : ACS2025-PDB-PSX-0013

Rapport au Comité de l'agriculture et des affaires rurales

le 6 février 2025

et au Conseil le 12 février 2025

**Soumis le 28 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, Examen des demandes
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Quartier: Osgoode (20)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 1600 and 1618 Stagecoach, as shown in Document 1.
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 12, 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 de refuser une demande de modification du *Règlement de zonage* (n° 2008-250) visant les 1600 et 1618, chemin Stagecoach, comme le montre le document 1.
2. Que le Comité de l’agriculture et des affaires rurales approuve 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 12 février 2025 », 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](#).

The property was originally not included within the Village of Greely as part of the Council Approved Official Plan in October 2021. Subsequently the Province added the lands into the Village boundary as part of the November 2022 Ministerial approval of the Official Plan. Following that, in September of 2023 the City amended the secondary plan for Greely as part of Official Plan Amendment (OPA) #5 to reflect the designation contemplated by the province's decisions. The province then rescinded its previous inclusion of the lands in with the village boundary in December 2023. The applicant then filed for the plan of subdivision for the 71 lots in January 2024, which was refused in the spring of 2024. The applicant has appealed that decision to the OLT. The zoning application was filed the fall of 2024 and the City circulated the application pursuant to our normal process. At the same time the City Council rescinded the OPA to amend the Greely Secondary Plan, which is now also under appeal.

Site location

1600 and 1618 Stagecoach Road

Owner/Applicant

6980848 Canada Corporation

Description of site and surroundings

The property lies on the west side of Stagecoach Road, south of Cedarlakes Way and the existing village residential subdivisions. Abutting the site to the west and opposite Stagecoach Road from the property are existing rural residential subdivisions and a rural lot. The lands to the south are rural lands, some partially natural and some farmed.

The property contains two ponds and some watercourses. The land is partially wooded and partially open abandoned fields and cleared areas.

Summary of proposed development

The proposal is for a 71-lot village residential subdivision with lots a minimum of 0.4 hectares in size. The proposal includes additional ponds and parkland.

Summary of requested Zoning By-law amendment

The requested zoning would include a village residential zone for the proposed residential lots and open space for the ponds and parkland.

DISCUSSION

Public consultation

For this proposal's consultation details, see Document 2 of this report.

Official Plan designation(s)

Based on the current Council approved Official Plan and related amendments, though not in full force, would not have the subject lands within the Village of Greely nor subject to the Village of Greely Secondary Plan and would have them designated back to Rural Countryside.

Other applicable policies and guidelines

There are no other applicable policies or guidelines to support the requested zoning.

Planning rationale

The plan of subdivision has been refused by the City and the Official Plan as approved by Council does not support the creation of a subdivision at this location. The plans and reports filed with the subdivision and zoning have not been accepted as demonstrating the principle of the village residential subdivision. It is both premature and not appropriate to rezone lands for a village residential subdivision.

Provincial Policy Statement

Staff have reviewed this proposal and have determined that it is not consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

The staff recommendation reflects the policies within the Official Plan for limitations the lot creation and fragmentation in the rural area.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report, and the staff recommendation.

LEGAL IMPLICATIONS

As stated above, the refusal of the draft plan of subdivision has been appealed to the Ontario Land Tribunal, as well as the Official Plan Amendment by the City. It is

anticipated that should Council adopt the recommendations in this report, the refusal of the zoning by-law will also be appealed to the Ontario Land Tribunal.

RISK MANAGEMENT IMPLICATIONS

There are no Risk Management implications with this report and recommendation.

ASSET MANAGEMENT IMPLICATIONS

There are no Asset Management implications with this report and recommendation.

FINANCIAL IMPLICATIONS

In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the existing Planning Services operating budget.

ACCESSIBILITY IMPACTS

There are no accessibility impacts.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TERM OF COUNCIL PRIORITIES

There are no impacts, provide a comment to that effect on the term of council priorities

APPLICATION PROCESS TIMELINE STATUS

The statutory 90-day timeline for making a decision on this application under the *Planning Act* expired on January 15, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Consultation Details

CONCLUSION

The Planning, Development and Building Services Department cannot recommend support for requested zoning as it is not consistent with the Council approved Official Plan and amendments nor the Provincial Planning Statement.

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.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map

For an interactive Zoning map of Ottawa visit geoOttawa

The map shows the approximately 40 hectares of land proposed for the zoning amendment in the report. The lands lie west of Stagecoach Road and south of Cedarlakes Way.



Document 2 - 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.

Approximately 30 comments were received from the public. Concerns were expressed with respect to traffic, connectivity, loss of vegetation and habitat, grading, drainage, flooding, stormwater management, pond and park locations. As the zoning is not recommended the concerns are addressed.