

Subject: Zoning By-Law Amendment – 3973 Yorks Corners Road

File Number: ACS2025-PDB-PSX-0031

Report to Agriculture and Rural Affairs Committee on 3 April 2025

and Council 16 April 2025

**Submitted on March 13, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

Contact Person: Samantha Gatchene, Planner II, Development Review Rural

613-580-2424 ext. 25478, Samantha.Gatchene@ottawa.ca

Ward: Osgoode (20)

Objet : Modification du Règlement de zonage – 3973 chemin Yorks Corners

Dossier : ACS2025-PDB-PSX-0031

Rapport au Comité de l'agriculture et des affaires rurales

le 3 avril 2025

et au Conseil le 16 avril 2025

**Soumis le 13 mars 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

**Personne ressource: Samantha Gatchene, Urbaniste II, Examen des demandes
d'aménagement ruraux**

613-580-2424 poste 25478 Samantha.Gatchene@ottawa.ca

Quartier : Osgoode (20)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 3973 Yorks Corners Road, as shown in Document 1, to prohibit residential development on the retained land and to permit a reduction of the permitted lot width 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 April 16th, 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 2008-250 visant le 3973 Chemin York Corners, un bien-fonds illustré dans le document 1, afin d’interdire tout aménagement résidentiel sur le terrain conserve et de permettre la réduction de la largeur de lot 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 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 16 avril, 2025 », sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

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

3973 (3979) Yorks Corners Road.

Owner

Donevelyn Farms Ltd.

Applicant

Ryan MacDonald

Description of site and surroundings

The property is located east of Yorks Corners Road, approximately 400 metres from the intersection of Yorks Corners Road and Marvelville Road. The subject property has 197.19 metres of frontage onto Yorks Corners Road and approximately 202 metres of frontage onto Larry Robinson Road. The lot is rectangular and has an area of 38.3 hectares.

The subject site consists of vacant agricultural land and bush as well as a dwelling, well, and septic system. Currently, the site is zoned Agricultural Zone (AG). The surrounding properties are zoned Agricultural Zone (AG) and consist primarily of agricultural land uses and some residential lots along Yorks Corners Road and Larry Robinson Road.

Summary of proposed development

The application is to sever a surplus farm lot from an existing agricultural property. The retained agricultural land will be rezoned to satisfy the conditions of approval associated with a severance application for a Surplus Farm Dwelling. The severed land will be rezoned to add a site-specific exception to permit a reduced minimum lot width. No new development is proposed. The lot to be severed will have an area of 1.3 hectares and will contain the residential dwelling, the well, and the septic system. As a part of the severance process it is proposed that the municipal address for the severed lot containing the residential dwelling will remain municipally known as 3973 Yorks Corners Road. The retained lot will consist of approximately 37 hectares of agricultural land and bush. It is proposed that the municipal address of the retained lands will be reassigned to 3979 Yorks Corners Road.

Summary of requested Zoning By-law amendment

The Zoning By-Law Amendment application was submitted to fulfill condition number six of the approval for Consent Application [D08-01-23/B-00316, B-00317](#) granted on June 14, 2024. The condition requires that the retained agricultural lands [are](#) to be rezoned to prohibit residential development. The proposed Zoning By-Law Amendment is to rezone the retained land from Agricultural Zone (AG) to Agricultural Zone, Subzone 5 (AG5). Additionally, a site-specific exception is proposed to be added to the severed parcel to allow a minimum lot width of 14.4 metres.

DISCUSSION

Official Plan designation

Schedule B9 – Rural Transect of the Official Plan designates the subject property as Agricultural Resource Area. Severances of a surplus farm dwelling are permitted under Section 9.1.3 of the Official Plan. A maximum of one lot may be created from an existing farm holding, provided that the retained lands are transferred to an existing farm operation. Additionally, the Official Plan requires the retained lands to be zoned to prohibit residential uses as a condition of the severance.

Planning rationale

The Zoning By-Law Amendment application is consistent with the City of Ottawa's Official Plan policies outlining severances in the Agriculture Resource Area. On June 14, 2024, the Committee of Adjustment granted provisional consent to allow for the creation of a new lot to create a surplus farm dwelling. Condition number six of provisional consent prohibits residential development on the retained agricultural lands. Section 9.1.3 of the Official Plan requires a Zoning By-Law Amendment to prohibit residential development on the retained lands as a condition of approval for a severance to create a surplus farm dwelling. The zoning exception is required to permit a reduced lot width for the severed lands.

Provincial Planning 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 rural area or neighbouring residents. Additionally, the application does not propose development, and the property will not change.

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.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

This application is not anticipated to have any implications for accessibility in the rural area.

ENVIRONMENTAL IMPLICATIONS

This application is not anticipated to have any environmental implications.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city with 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* expired on March 19, 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 negatively impact the rural areas surrounding the property and will protect agricultural land and uses. Additionally, rezoning the retained lot to prohibit residential development complies 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.

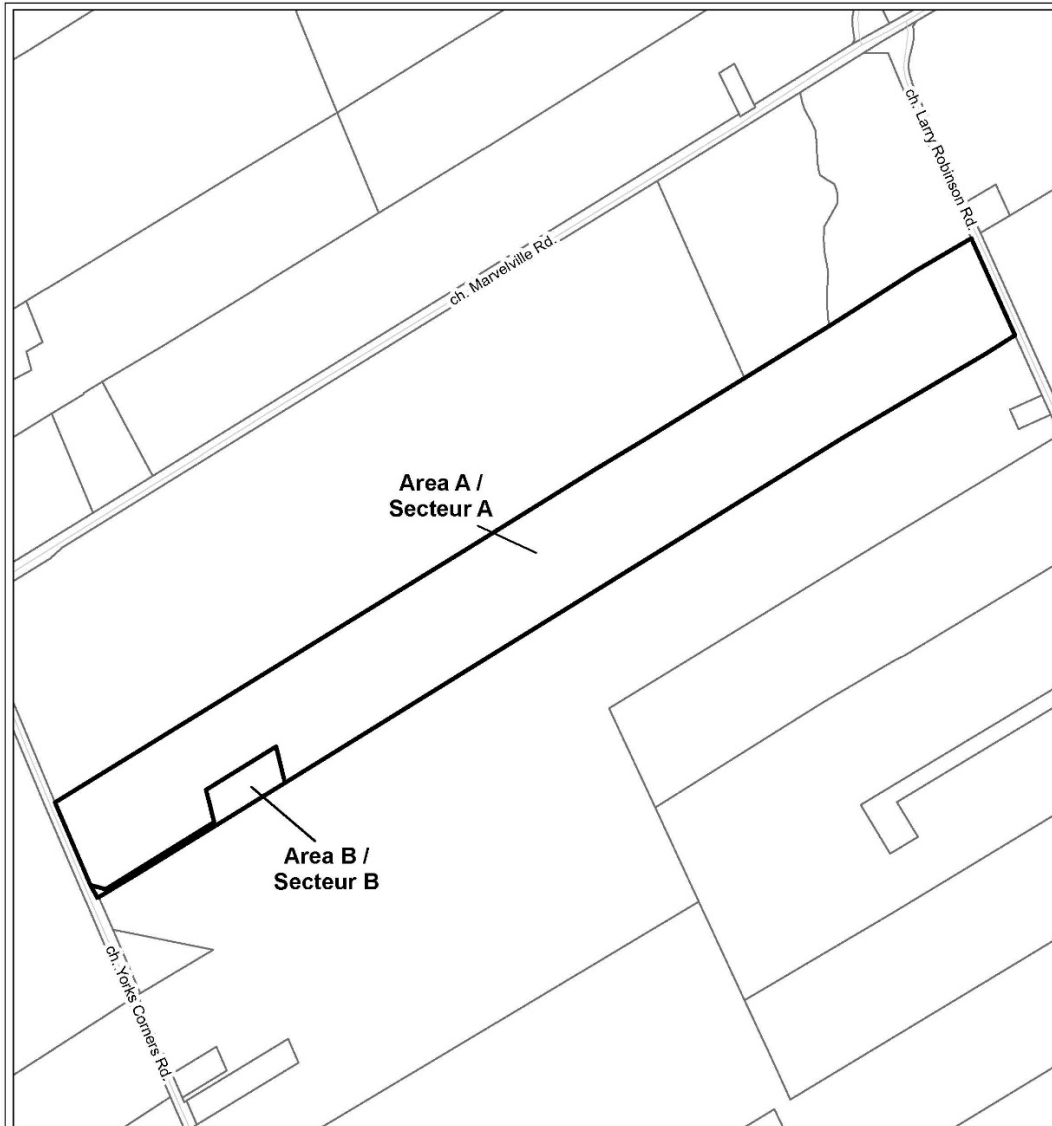
Planning, Development and Building Services will prepare an implementing by-law and forward it to Legal Services.




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

Map showing the property of 3973 Yorks Corners, 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, identified as “Area B” on the map.



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 3973 chemin Yorks Corners Road	
D02-02-24-0064	25-0160-X		Area A to be rezoned from AG to AG5 Le zonage du secteur A sera modifié de AG à AG5
I:\CO\2025\ZKPI\Yorks_Corners_3973			Area B to be rezoned from AG to AG[xxxx] Le zonage du secteur B sera modifié de AG à AG[xxxx]
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2025 / 02 / 10			

Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 3973 Yorks Corners Road, and future addresses 3973 and 3979 Yorks Corners Road:

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: 14.4 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.