

**Subject: Zoning By-Law Amendment – 2050 Dunrobin Road**

**File Number: ACS2025-PDB-PS-0049**

**Report to Agriculture and Rural Affairs Committee on 3 July 2025**

**and Council 23 July 2025**

**Submitted on June 23, 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 – 2050, chemin Dunrobin**

**Dossier : ACS2025-PDB-PS-0049**

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

**le 3 juillet 2025**

**et au Conseil le 23 juillet 2025**

**Soumis le 23 juin 2025 par Derrick Moodie, Directeur, Services de la planification,  
Direction générale des services de la planification, de l'aménagement et du  
bâtiment**

**Personne ressource : Phil Castro, Urbaniste III, Examen des projets  
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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 2050 Dunrobin Road, as shown in Document 1, to permit eight residential lots and a drainage block, 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 July 23, 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 (no 2008-250) visant le 2050, chemin Dunrobin, un bien-fonds illustré dans le document 1, afin de permettre la construction de huit lots résidentiels, comme l'expose en détail le document 2.
2. Que 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 23 juillet 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**

2050 Dunrobin Road

**Owner**

Euroamber Inc

**Applicant**

Paul Robinson PH Robinson Consulting

**Description of site and surroundings**

The subject property is located on the east side of Dunrobin Road, south of Constance Lake Road. The legal description of the property is Part of Lot 20, Concession 4, Township of March, former City of Kanata now in the City of Ottawa (P.I.N. 04530-0062). The lands have 229.59 metres (754') of frontage and a maximum depth of 626 metres (2,055'). The overall lot area is 90,125 metres squared (9.01 hectares, 22.3 acres).

There are no buildings on the property at the present time. Surrounding land uses consist of low-density residential properties and some agricultural and rural land uses. To the south is a rural estate subdivision with approximately 15 homes. To the north and northeast are rural residential properties along Constance Lake Road and new residential construction. To the northwest is an existing dog kennel. Further to the west and southwest are rural estate subdivision developments on McCord Drive, Grierson Lane and Ravenview Way. To the east there is a City owned rail corridor that is now used as a recreational path.

**Summary of proposed development**

The site is draft approved for an eight-lot rural residential subdivision with all the lots fronting onto an internal road/cul-de-sac ending at the south boundary of the property. The lots all have a minimum lot size of 0.8 hectares and will be privately serviced. This Zoning By-law Amendment is a condition of the draft approved subdivision.

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

The proposed Zoning By-law Amendment would rezone the subject lands from their current Rural Countryside (RU) zone to a Rural Residential Subzone 3 (RR3) zone which would allow for the eight proposed lots.

The RR3 zone permits large residential development in a planned subdivision and permits residential-only uses as well as related and accessory uses;

## **DISCUSSION**

### **Public consultation**

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications.

For this proposal's consultation details, see Document 3 of this report.

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

Under Schedule B9 – Rural Transect of the Official Plan the site is designated Rural Countryside. Under Schedule C8 - Active Transportation Network, the recreational pathway to the east of the subject property (former CN Rail line) is designated as a Major Pathway.

The Rural Countryside designation is typically made up of a variety of low intensity uses such as estate residential, farming, small-scale industries, outdoor recreation / golf courses, vacation properties or bed and breakfasts. It is not uncommon for the Rural Countryside designation to contain clusters of low-density residential units such as what is proposed.

### **Planning rationale**

The initial draft plan of subdivision application for these lands for rural residential purposes was filed on December 9, 2009, when rural estate subdivisions were permitted in the Rural Countryside designation and as a result, these lands can be developed for rural residential purposes. Additionally, the subject lands are in an area with several other rural residential subdivision developments.

The development is being proposed at an appropriate scale and will be compatible with surrounding land uses while contributing to the overall housing supply in the community. It is staff's opinion that the proposed development is consistent with the Provincial Policy Statement, City of Ottawa Official Plan, and relevant zoning regulations.

### **Provincial Planning Statement**

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

## **RURAL IMPLICATIONS**

The proposed scale of the development will not conflict with other nearby rural residential properties and privacy and noise issues will be mitigated as there will be suitable separation distances.

## **COMMENTS BY THE WARD COUNCILLOR**

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

## **LEGAL IMPLICATIONS**

There are no legal impediments to adopting the recommendations in this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no known risk management implications with this application.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no asset management implications.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

The draft plan of subdivision provided with this Zoning By-law Amendment application was reviewed at a high level for accessibility impacts. Any future development will be reviewed and constructed in accordance with AODA legislation.

## **ENVIRONMENTAL IMPLICATIONS**

An Environmental Impact Statement (EIS) was completed by a qualified consultant team and supports the proposed development of a residential subdivision given the mitigation measures recommended in that EIS are followed.

Following the recommended mitigation measures in the EIS, creation of the lots will not result in negative impacts to floodplain, aquatic habitat, and terrestrial habitat within or adjacent to the study area including *quality and quantity of water* as per *Section 2.2.1* and *habitat for endangered species and threatened species* as per *Section 2.1.7* of the Provincial Policy Statement.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

- A city that has affordable housing and is more livable for all, and
- A city that is green and resilient.

## **APPLICATION PROCESS TIMELINE STATUS**

This application (D02-02-22-0018) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the engineering issues associated with the draft plan of subdivision application and the requirement for the applicant to prepare several resubmissions in response to Staff and Conservation Authority comments.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Proposed Draft Plan of Subdivision

## **CONCLUSION**

Staff are of the opinion that the proposed Zoning By-law Amendment to allow for the development of eight residential lots is appropriate, while considering the previously approved draft plan of subdivision.

Overall, the proposal conforms with the Provincial Policy Statement and the Official Plan. The proposed RR3 zone is appropriate and compatible with the surrounding area. Accordingly, Staff recommend this Zoning By-law Amendment be approved.

## **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.

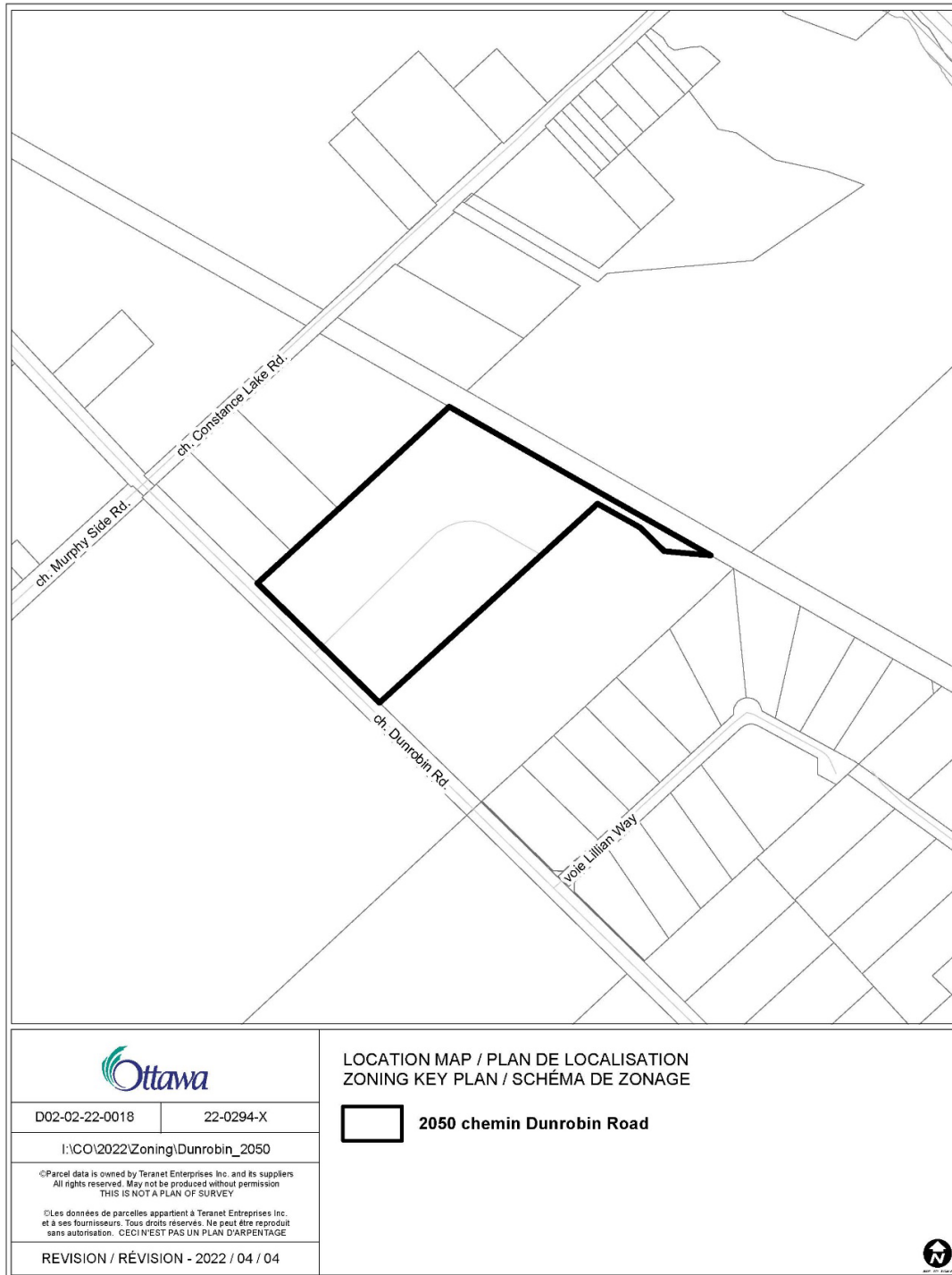
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

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](https://geoottawa.ca/)



Location map showing the shape and location of the subject property on the east side of Dunrobin Road, south of Constance Lake Road.

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2050 Dunrobin Road:

1. Rezone the lands at 2050 Dunrobin Road as outlined in Document 1 from RU to RR3.

**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

