

Subject: Zoning By-law Amendment – 2164 Old Prescott Road

File Number: ACS2025-PDB-PS-0051

Report to Agriculture and Rural Affairs Committee on September 4, 2025

and Council September 10, 2025

**Submitted on August 25, 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 – 2164, chemin Old Prescott

Dossier : ACS2025-PDB-PS-0051

Rapport au Comité de l'agriculture et des affaires rurales

le 4 septembre 2025

et au Conseil le 10 septembre 2025

**Soumis le 25 août 2025 par Derrick Moodie, Directeur, Services de la planification,
Direction générale des services de la planification, de l'aménagement et du
bâtiment**

**Personne ressource : Stephan Kukkonen, Urbaniste I, Examen des demandes
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Quartier : Osgoode (20)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 2164 Old Prescott Road, as shown in Document 1, to permit a detached dwelling, 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 September 10, 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 2164, chemin Old Prescott, un bien-fonds illustré dans le document 1, afin de permettre la construction d'une habitation isolée, comme l'expose en détail le document 2.
2. Que le comité de l'agriculture et des affaires rurales approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au 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 10 septembre 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

2164 Old Prescott Road

Owner

PW Justice Holdings Limited

Applicant

Stantec Consulting

Description of site and surroundings

The subject property is located at the north-east corner of Stagecoach Road and Old Prescott Road intersection approximately three kilometres south of the Village of Greely. The surrounding properties mainly consist of rural type uses including detached dwellings, rural mobile homes, and agricultural lands that are non-livestock related. The lands directly to the north, however, are zoned for mineral resource extraction and contain an existing sand and gravel pit operation. The subject site is approximately 9.6 hectares with 203 metres of frontage along Stagecoach Road and 478 metres of frontage along Old Prescott Road and formerly operated as a sand and gravel pit. It is now vacant aside from the large man-made water feature that extends over the majority of the property.

Summary of proposed development

The applicant is seeking a Zoning By-law Amendment to establish a residential dwelling, as the sand and gravel resources on site were exhausted and the aggregate licence (No. 4047), has been surrendered to the Ministry of Natural Resources and Forestry.

Summary of requested Zoning By-law amendment

The property is currently zoned Mineral Extraction Subzone 2 (ME2) to which permits mineral extraction limited to a pit operation.

Since the existing resources have been exhausted and the licence was surrendered, the applicant is proposing to rezone the lands as Rural Countryside, Rural Exception One Hundred and Ninety-Three (RU [193r]). The proposed zoning is aligned with the adjacent properties to the east which were rezoned accordingly following their severance. The provisions of this exception are as follows:

- minimum building foot elevation of 0.3 metres above high-water table
- no habitable dwelling may be constructed within five metres of the high-water mark of the lake.

After discussions with the applicant, Staff instead recommend approval of a rezoning to the Rural Countryside Zone (RU) with no exceptions to ensure that appropriate setbacks from the waterbody can be met.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. A circulation email to community groups was sent December 16, 2022, and an on-site sign was posted on the property. Staff received one expression of support on the application.

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

Official Plan designation(s)

The subject property is located within the Rural Transect, is designated as Rural Countryside under the Official Plan, and is subject to the Sand and Gravel Resource Area Overlay (Schedule B9). The Rural Countryside designation permits a range of uses including forestry and natural resource management, agriculture, residential uses, animal services, utility installations, and sand and gravel pits (Section 9.2.2).

The aggregate overlays within the Official Plan are intended to provide guidance for the protection of these resources. As noted, the Sand and Gravel Resource Area overlay includes the subject lands and as a result the following policies must be considered for the proposed development. Section 5.6.3.1. 10) of the Official Plan allows for reuse of a property in accordance with the underlying designation on lands subject to the aggregate overlay where the resource has been fully extracted, the site rehabilitated, and the aggregate license surrendered.

In order to protect mineral aggregate operations from incompatible development and minimize negative effects on neighbourhoods, lands within the Sand and Gravel Resource Area Overlay where new uses are proposed through a Zoning By-law amendment the application must include the following:

- a) A demonstration that the land is not suitable for exploitation for the sand and gravel resource; and
- b) A demonstration that the proposed use will not hinder potential mineral aggregate extraction from other designated or licensed adjacent lands, including the future expansion in depth or area of any current or future licensed pit, issues of health, public safety, environment impact and quality of life [Section 5.6.3.2 6)].

The subject property is also largely covered by a surface water feature. Section 4.9.3 of the Official Plan provides policies to restrict or limit development and site alteration near surface water features by establishing a minimum development setback limits to the surface water feature.

Other applicable policies and guidelines

In accordance with O. Reg. 153/4 of the *Environmental Protection Act*, the applicant filed a Record of Site Condition with the Ministry of Environment, Conservation and Parks as required for a change of use from industrial to residential. This application was approved and entered into the Environmental Site Registry (RSC #: 230914).

Planning rationale

Staff are recommending approval to rezone the property from Mineral Extraction Subzone 2 to Rural Countryside to permit the establishment of a future dwelling for the following reasons:

- In accordance with Section 5.6.3.1. 10) of the Official Plan, it has been demonstrated through the submission of an Aggregate Impact Assessment prepared by Stantec Consulting that the resources on-site have been depleted and the aggregate license was surrendered. As such, it is appropriate to permit a new use of the site as permitted by the underlying Rural Countryside designation which includes residential uses. As noted in Section 5.6.3.1. 10), the Aggregate Resource Overlay can then be removed from the subject property as a part of a subsequent comprehensive Official Plan update.
- Although the Sand and Gravel Resource onsite has been depleted, compatibility with the adjacent existing operation must also be demonstrated as per Section 5.6.3.2 6) of the Official Plan. Staff are satisfied that the application considers the existing pit, and the proposed residential use will not hinder any future operations. Through the Aggregate Impact Assessment, it was determined that this proposal would not prohibit future expansion, or cause any additional issues of health, public safety, environment impact, or quality of life.
- Further, considering the existing waterbody, Section 4.9.3 of the Official Plan relating to development in proximity to surface water features needs to be considered. The recommended rezoning to the Rural Countryside Zone will require a 30 metre setback from the existing waterbody as per Section 69 of the Zoning By-law. Maintaining this setback will ensure the protection of the waterbody and appropriate development of the site.

Provincial Planning Statement

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

RURAL IMPLICATIONS

The recommendation aligns with the intent of rehabilitating former aggregate extraction operations while protecting the viability of existing mineral aggregate resources as well as protecting and enhancing the rural character of these lands.

COMMENTS BY THE WARD COUNCILLOR

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

ADVISORY COMMITTEE COMMENTS

There are no Advisory Committee comments applicable to this application.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendation.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with the recommendation of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendation of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no anticipated accessibility impacts associated with the recommendations of this report.

ENVIRONMENTAL IMPLICATIONS

The application proposes a change of use from an industrial use to a sensitive use (residential use) which required the submission of Phase I and II Environmental Site

Assessment reports and a Record of Site Condition to be registered with Ministry of Environment, Conservation and Parks. Each of these items were reviewed and accepted as part of this application. The applicant has also documented the on-going naturalization efforts along the water's edge and has demonstrated plans for additional native plantings to enhance the setback.

No environmental implications are anticipated with the recommendations of this report.

APPLICATION PROCESS TIMELINE STATUS

The Council approved timeline has not been met. This application (Development Application Number: D07-12-22-0091) was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments due to the complexity of the issues associated with the evaluation of the slope stability.

SUPPORTING DOCUMENTATION

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

The Planning Development and Building Services Department recommends the approval of the request Zoning By-law Amendment as it meets the intent of the Provincial Planning Statement and the City's Official Plan, is consistent with the Zoning By-law, and represents good planning.

DISPOSITION

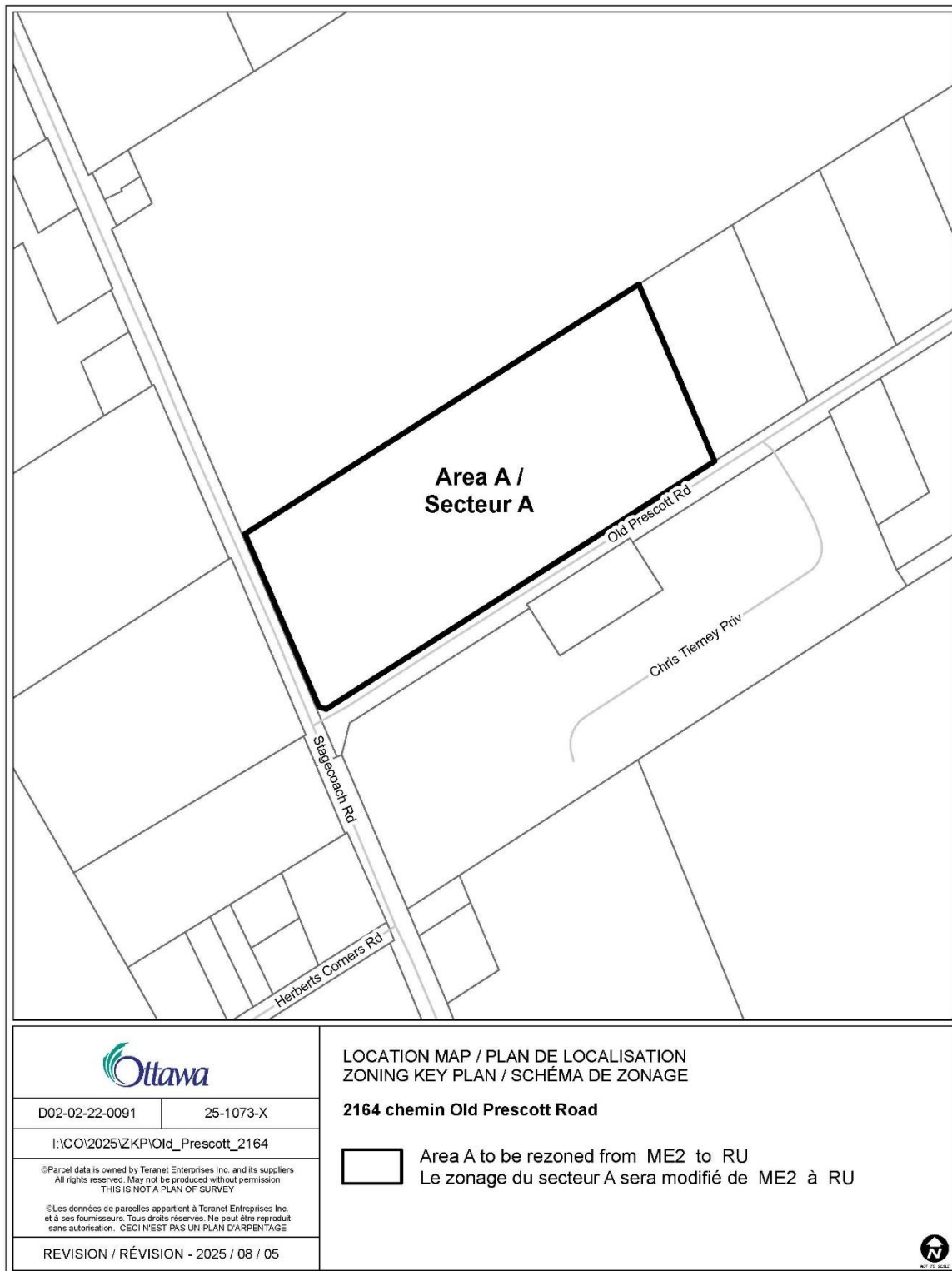
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

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



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for 2164 Old Prescott Road:

1. Rezone the lands as shown in Document 1 from ME2 to RU.

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. Staff received one notification request and one comment of support for the application.

Community Organization Comments and Responses:

None Received.

Technical Agency Comments:

South Nation Conservation Authority:

Concerns related to a potential slope hazard and the stability of the slope as a result of development.

Response:

The applicant has addressed these concerns to the satisfaction of South Nation Conservation Authority. Staff received a letter from the Conservation Authority dated April 23, 2025, expressing no further concerns related to the stability of the slope.

Ottawa-Carleton District School Board:

Comment seeking a condition to advise prospective purchasers of school accommodation pressures in the area that are being addressed through the utilization of portable classrooms or directing students to schools located outside their community.

Response:

Staff do not have any opportunity to provide conditions on this rezoning, however, will provide the comment to the applicant.