

5. Zoning By-law Amendment – 6158 Rideau Valley Drive
Modification du Règlement de zonage – 6158, promenade Rideau Valley

Committee recommendation(s) as amended

That Council approve :

- 1. An amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive, and;**
- 2. That pursuant to the provisions of the *Planning Act* subsection 34(17), no further notice be given.**

Recommandation(s) du comité telle(s) que modifiée(s)

Que le Conseil approuve :

- 1. Une demande de modification du Règlement de zonage 2008-250 visant le 6158, promenade Rideau Valley, et ;**
- 2. Qu'il n'y ait aucun autre avis conformément au paragraphe 34 (17) de la *Loi sur l'aménagement du territoire*.**

Documentation/Documentation

1. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 6 Novembre 2025.

Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 6 novembre 2025.

2. Director's report, Planning Services, Planning, Development and Building Services Department, dated 31 October 2025. (ACS2024-PDB-PSX-0030)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 31 octobre 2025. (ACS2024-PDB-PSX-0030)

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Zoning By-law Amendment – 6158 Rideau Valley Drive

File No. ACS2024-PDB-PSX-0030 – Rideau-Jock (21)

At the outset, the Committee received a slide presentation overview of the report from Jerrica Gilbert, Planner Planner II, Planning, Development and Building Services (PDBS) Department. They were accompanied by Mr. Adam Brown, Manager, Development Review – Rural, PDBS, who was present to respond to questions.

Following the presentation, the Committee heard from the following delegations:

1. Mr. Roberto Aburto*, Dentons, on behalf of Mr. Ian and Ms Cathy Merritt
2. Ms Cathy Merritt* and Mr. Ian Merritt
3. Messrs. Ryan Poulton* and Murray Chown (Novatech), Mr. Michael Polowin (Gowlings SWP) and Mr. Ronald Miller (Owner)
4. Mr. Chris Napier

[* Individuals / groups marked with an asterisk above provided slide presentations to accompany their speaking points; all presentations are held on file with the Office of the City Clerk.]

At the conclusion of questions to the delegations, questions to staff and with Committee discussion having also been concluded, Councillor Skalski introduced Motion No. ARAC 2025-29-01.

The report recommendations were then put before Committee and were 'Carried', as amended by Motion No. ARAC 2025-29-01, with Councillors C. Kitts and C. Kelly dissenting, as outlined below:

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For (3): Councillors M. Luloff, I. Skalski and Chair D. Brown

Against (2): Councillor C. Kitts and Vice-Chair C. Kelly

Report recommendation(s)

- 1. That the Agriculture and Rural Affairs Committee recommend Council refuse an amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive, 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 November 12, 2025 subject to submissions received between the publication of this report and the time of Council's decision.**

Motion No. ARAC 2025-29-01

Moved by Councillor I. Skalski

THEREFORE BE IT RESOLVED that Recommendation 1 be replaced as follows:

- 1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive.**

AND FURTHER that pursuant to the provisions of the *Planning Act* subsection 34(17), no further notice be given.

Carried

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Carried, as amended, with Councillors C. Kitts and C. Kelly dissenting.