

**MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION  
DELEGATED AUTHORITY REPORT  
MANAGER, DEVELOPMENT REVIEW**

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Location of Minor Re-zoning: 6079 and 6105 McVagh Road

File No.: D02-02-25-0007

Date of Application: February 12, 2025

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This MINOR RE-ZONING BY-LAW AMENDMENT application, for the land zoned Agricultural Subzone Two, in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Miranda Virginillo, Novatech, on behalf of Romay Automotive Limited, is to prohibit residential development on the retained agricultural lands as well as to permit reduced minimum lot widths for the surplus farm residential lands as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of zoning changes required as a condition of severance, and that includes a surplus farm severance.

This MINOR RE-ZONING BY-LAW AMENDMENT IS HEREBY APPROVED, and the following action is required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to rezone the lands as shown in Document 1; and
2. That exceptions be added to Zoning By-law No. 2008-250 for these properties with provisions similar in effect to the following:
  - a) Add a new exception xxx1r to 6079 McVagh / Area B on Document 1 to Section 240–Rural Exceptions with provisions similar in effect to the following:
    - i. In Column I, Exception Number, add the text xxx1r
    - ii. In Column II, Applicable Zones add the text AG[xxx1r]
    - iii. In Column V, Provisions, add the text “”
      - Despite subsection 211(3), the minimum lot width will be 21.7m.

b) Add a new exception xxx2r to 6105 McVagh / Area C on Document 1 to Section 240–Rural Exceptions with provisions similar in effect to the following:

- iv. In Column I, Exception Number, add the text xxx2r
- v. In Column II, Applicable Zones add the text AG[xxx2r]
- vi. In Column V, Provisions, add the text “”

- Despite subsection 211(3), the minimum lot width will be 3.86m.

March 12, 2025



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Date

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Adam Brown,  
Manager, Development Review  
Planning, Development and Building Services  
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information

Document 1 - Location Map

## **MINOR RE-ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION**

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**File Number:** D02-02-25-0007

### **SITE LOCATION**

6079 and 6105 McVagh Road being adjacent to one another east of McVagh Road near the intersection of McVagh and Devine Road, and as shown on Document 1.

### **SYNOPSIS OF APPLICATION**

The Zoning By-law Amendment application has been submitted to fulfill Condition 5 for Consent Applications D08-01-23/B-00279 and D08-01-23/B-00280 (affecting 6079 McVagh) granted on July 24, 2024 and to fulfill Condition 4 of the approval for Consent Application D08-01-23/B-00276 (affecting 6105 McVagh) granted on July 26, 2024. The conditions requires that the agriculture land to be rezoned to prohibit residential development on the retained lands. The intention of these conditions is to protect agricultural lands on the property by restricting residential development.

The Zoning By-law Amendment application is also requesting a reduction in lot width for both surplus farm dwelling properties to recognize the flag-pole driveway access. The requested minimum lot width for 6079 McVagh will be from reduced from 30 metres to 21.7 metres. The requested minimum lot width for 6105 McVagh will be reduced from 30 metres to 3.86 metres; however, the lot will have an easement registered over the existing driveway owned by 6079 McVagh. No development or changes in access are proposed for the site.

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The site-specific exceptions were requested to recognize the existing driveway access that has been long established for the residential uses on the subject lands;
- The requested amendment is consistent with the Provincial Planning Statement 2024;
- The proposal conforms to the City of Ottawa's Official Plan, particularly the policies in section 9.1.3 – Protect farmland from uses that would impede productive farming operations as they relate to surplus farm dwelling severances.

### **RELATED APPLICATIONS**

- Consent Applications D08-01-23/B-00276, D08-01-23/B-00279, D08-01-23/B-00280

## **CONSULTATION DETAILS**

Councillor George Darouze provides concurrence for delegated authority for this report.

### **Public Comments**

This application was subject to the [Public Notification and Consultation Policy requirements](#) for minor re-zoning amendment applications. No comments were received from the public regarding this application.

### **Technical Agency/Public Body Comments**

#### Summary of Comments –Technical

Hydro One Networks noted that all affected landowners should be aware that the existing overhead pole line on the north side of the driveway is privately owned and maintained. When multiple customers are connected to a privately owned line, this is called a Common Service Tap. Hydro One is not responsible for any issues that may arise regarding Common Service Taps.

The South Nation Conservation Authority has no issues with the Zoning By-law Amendment, but notes that the northwest corner of Area A on the Location Map falls within a 1:100 year floodplain. The flood level has been determined to be 75.68 metres (CGVD28) above sea level and impacts approximately 0.5ha of the retained portion of the property. Any development within and 15 metres inland of the floodplain boundary will require a permit from SNC and development restrictions may apply. Similarly, the Ministry of Transportation (MTO) notes that the subject lands are within MTO's permit control area. Ministry approvals and permits will be required prior to the construction and/or alteration of any buildings, structures, or lots and prior to the issuance of any municipal building permits or approvals as per section 8. (2) (a) of the Building Code Act.

The French Catholic School Board, Telus, and Enbridge Gas noted no concerns with the Zoning By-law application.

#### Response to Comments –Technical

The comments received indicate no issues for the Zoning By-law Amendment and provide information for the landowners in the circumstance that future development is considered on the residential properties (none is currently proposed). The applicant has been supplied a copy of agency comments.

## **APPLICATION PROCESS TIMELINE STATUS**

This Minor Re-zoning application was processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority

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## Document 1 – Zoning Key Map

