

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

Location of Minor Re-zoning: 3060 Shea Road

File No.: D02-02-25-0029

Date of Application: May 16, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Agricultural Zone (AG), in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Tricia Schouten, Schouten Law, on behalf of Graham Green, is to fulfill the condition of a surplus farm dwelling severance, 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 ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2008-250 be amended to amend the zoning over Area A as shown on the Zoning Key Map for 3060 Shea Road so that it reads Agricultural Zone Subzone Seven (AG7).

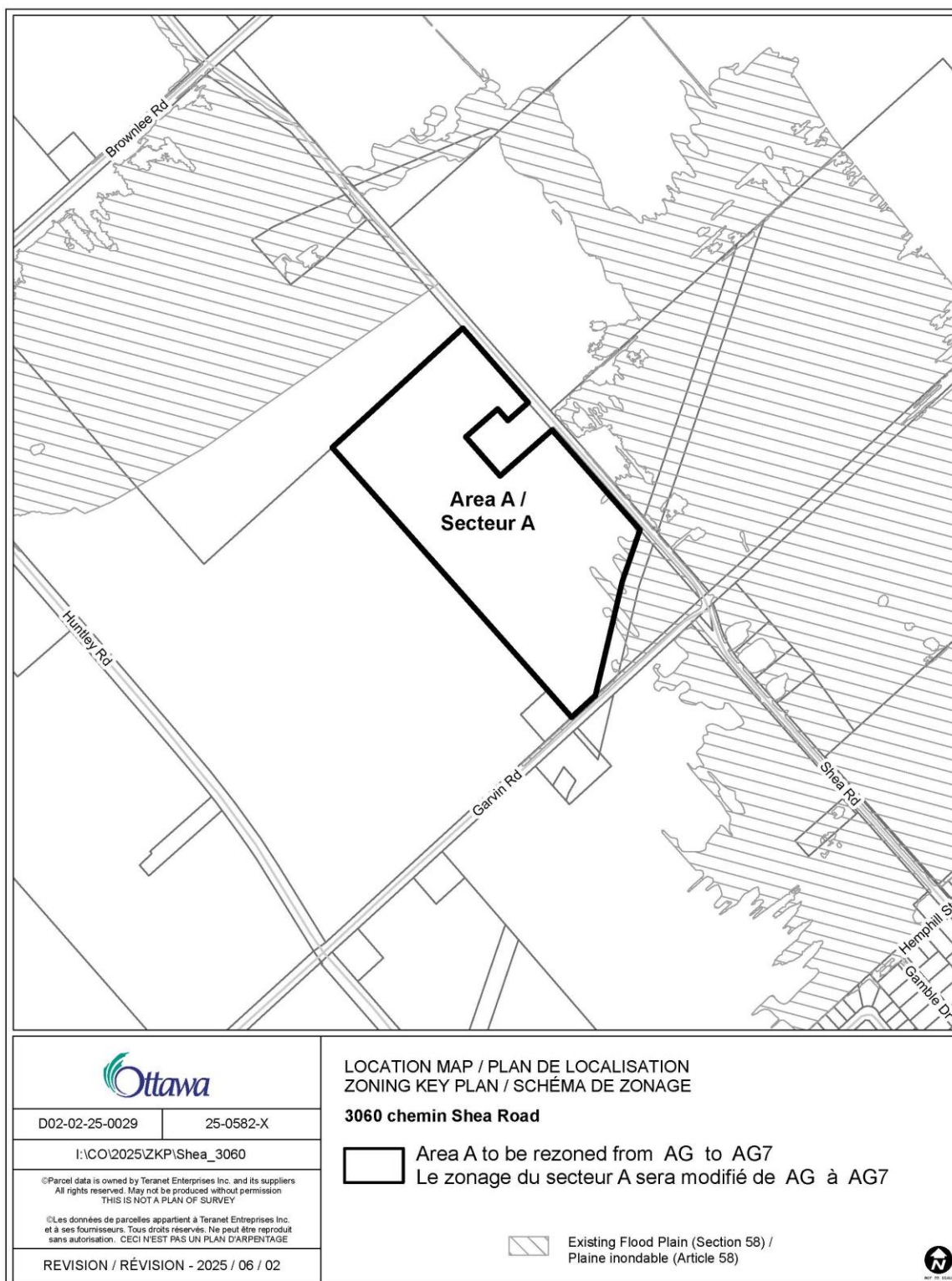
18 June 2025

Date



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

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 – Zoning Key Map



MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0029

SITE LOCATION

3060 Shea Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site is located west of Shea Road, near the northwest intersection of Shea Road and Garvin Road. The property is irregularly shaped and has a lot area of approximately 17.5 hectares with approximately 472 meters of frontage on Shea Road and approximately 57 meters of frontage on Garvin Road. The site consists of a detached residential building, a barn, three accessory buildings, and agricultural land.

Currently the property is zoned Agricultural Zone (AG) and is designated as Agriculture Resource Area under Schedule B9 of the Official Plan. The Zoning By-Law Amendment application is to fulfill a condition of approval for a Consent to Sever application granted by the Committee of Adjustment on April 25, 2025. Condition One of provisional consent asserts that the applicant must obtain a Zoning By-Law Amendment to prohibit residential development on the retained agricultural lands. The agricultural lands will be rezoned from the Agricultural Zone (AG) to Agricultural Subzone 7 (AG7). This zone is used for farm consolidation where a severance of a surplus farmhouse has occurred; it prohibits all residential uses. Unlike the other subzones which also prohibit residential uses, Subzone 7 has a minimum lot size aligning with the lot area of the retained farmland. Subzone 7 will be used as the lot area of the retained farmland, 16.5 hectares, is above the minimum lot area for Subzone 7, but not Subzone 6. Section 9.1.3 of the Official Plan indicates that 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. It additionally requires the retained lands to be re-zoned to prohibit residential uses as a condition of the severance. This is in alignment with section 4.3.3 of the Provincial Planning Statement which permits the creation of one new residential lot per farm consolidation for a residence surplus to an agricultural operation provided that any additional residential development is prohibited on the remaining parcel of farmland.

The retained farmland will have an area of 16.5 hectares and will become municipally known as 3100 Shea Road. The 1 hectare of severed lands will remain municipally known as 3060 Shea Road and will consist of the existing dwelling, the barn, and the accessory buildings.

DECISION AND RATIONALE

This application is approved for the following reasons:

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

CONSULTATION DETAILS

Councillor David Brown provides concurrence for delegated authority for this report.

Public Comments

Summary of Comments - Public

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

Technical Agency/Public Body Comments

Summary of Comments –Technical

Enbridge Gas and TELUS has no concerns with the re-zoning application. Hydro Ottawa has no comments on the re-zoning application, but has provided several advisory comments for the owner, primarily the responsibility to contact Hydro Ottawa in the event of changes to on-site electrical servicing.

All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment 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

