

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

Location of Minor Re-zoning: 6255 (6245) Prince of Wales Drive

File No.: D02-02-25-0012

Date of Application: February 27, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned AG2, in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Tricia A. Schouten, on behalf of 1983832 Ontario Inc., 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 6245 Prince of Wales Drive so that it reads AG6 [xxxr]; and
2. That an exception be added to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:
 - a) Rezone the lands as shown in Document 1.
 - b) Add a new exception xxxr to Section 240– Rural Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “[xxxr]”
 - ii. In Column II, Applicable Zones add the text “AG6 [xxxr]”
 - iii. In Column V, Provisions, add the text:
 - Minimum lot width: 20 metres

25 June 2025



Date

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

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0012

SITE LOCATION

6255 (6245) Prince of Wales Drive, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property has an area of approximately 26 hectares with a frontage of approximately 200 metres on Prince of Wales Drive. The site is located on the east side of Prince of Wales Drive, west of Highway 416 and approximately 400 metres from the intersection of Prince of Wales Drive and Phelan Road. The subject site consists of vacant farmland, a farm dwelling, accessory buildings, and a woodlot at the rear of the site.

Currently the property is zoned Agricultural Subzone Two (AG2) and is designated Agricultural Resource Area under Schedule B9 of the Official Plan. The Zoning By-Law Amendment application will fulfill Condition 1 of a Consent to Sever Application D08-01-24/B-00204 granted by the Committee of Adjustment on November 15, 2024.

Condition 1 asserts that the applicant must obtain a Zoning By-law Amendment that prohibits residential development on the retained lands and permits a reduced lot width on the retained lands. The intention of the condition is to protect agricultural lands on the property by restricting residential development while recognizing the flag-pole gravel laneway access to agricultural lands. The applicant requests to rezone the retained lands from Agricultural Subzone 2 (AG2) to Agricultural Subzone 6 with rural exception xxxr (AG6 [xxxr]).

The retained parcel will consist of approximately 24 hectares of vacant agricultural land and woodlot. The severed lot will contain the residential dwelling and the accessory buildings and will have an area of approximately 2 hectares.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The site-specific exception was requested to recognize the existing gravel laneway that provides access to the agricultural use on the retained 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.

CONSULTATION DETAILS

Councillor David Brown 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

No objections or concerns were received.

Advisory Committee Comments

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority due to staff delays.

Contact: Jasdeep Brar Tel: 613-580-2424, ext. 29447 or e-mail: Jasdeep.brar@ottawa.ca

Document 1 - Location Map

