

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

Location of Minor Re-zoning: 225 and 227 McClellan Road

File No.: D02-02-25-0053

Date of Application: July 25, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned L1, in Zoning By-law 2008-250, as shown on the attached Zoning Key Plan (Document 2), and submitted by Christine McCuaig, Q9 Planning + Design, on behalf of The Trustees of the Arlington Woods Society of the Free Methodist Church in Canada, is to permit a detached dwelling on a severed lot and a reduced landscape buffer for a place of worship, 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, and modification to performance regulations only.

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 227 McClellan Road so that it reads R1TT, as shown in Document 2;
2. Amend Exception 3066 of Section 239 Urban Exceptions of By-law 2008-250 with provisions similar in effect to the following:
 - a) In Column V, Provisions, add the text:
 - No landscape buffer is required between a parking lot and a residential property located at 227 McClellan Road.

November 18, 2025

Date



Kersten Nitsche, MCIP RPP
Manager (A), Development Review West
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 – Location Map
Document 2 – Zoning Key Plan

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0053

SITE LOCATION

225 and 227 McClellan Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject lands contain an existing place of worship located at 225 McClellan Road and a detached dwelling located at 227 McClellan Road, which is considered an accessory use to the place of worship. The lands received conditional severance approval in June 2025 to permit the dwelling to be severed from the place of worship and conveyed as an independent residential lot.

The subject lands are zoned L1 (Community and Leisure Facility), which does not permit a detached dwelling as a standalone use on the property. Accordingly, the rezoning is required to permit the detached dwelling on the new lot. Further, as a result of the severance, the landscape buffer between the parking lot associated with the place of worship and the newly created residential lot is deficient. The site at 225 McClellan, containing the place of worship, is also subject to the City's Q4 omnibus amendment. The omnibus includes a new Urban Exception 3066 intended to recognize the existing Place of Worship located at 225 McClellan, as the current L1 zoning does not include Place of Worship within the list of permitted uses.

The application seeks to rezone the residential portion to R1TT (Residential First Density, Subzone TT), a residential zone which permits detached dwellings and a small number of low-density residential uses. The lot and dwelling comply with the provisions of the proposed R1TT zone. The site specific provisions for the place of worship include a reduced landscape buffer around a parking lot, for the portion of the parking lot abutting the dwelling. With the proposed property line as per the severance application, there will be a 0m landscape buffer between the parking lot and dwelling, whereas Section 110 of the Zoning By-law requires 1.5 metres. Accordingly, relief is sought by adding a provision to Urban Exception 3066 to permit a landscape buffer of 0 metres between the parking lot for the place of worship, and the new residential lot line.

No new buildings are proposed as a result of this application. The proposal is to recognize the existing detached dwelling and permit the dwelling to exist as a primary use on the new residential lot, and address the site specific zoning deficiencies for the place of worship site which result from the severance.

Residential Units and Types

Dwelling Type	Number of Units
Detached	1 (existing)

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement 2024. In accordance with Policy 2.2.1, the proposal supports the provision of a range and mix of housing options and densities, by facilitating the creation of a new residential lot.
- The proposal conforms with the City's Official Plan.
 - In the Official Plan, the site is located within the Outer Urban Transect and is designated Neighbourhood. The Official Plan notes that the Outer Urban Transect is characterized by low to mid-density development, and recognizes a suburban pattern of built form and site design. Sections 5.3 and 6.3 of the Official Plan identify that development within Neighbourhoods in the Outer Urban Transect shall be low-rise, and provide a range of housing options. The proposal consists of an existing low-rise residential dwelling. The intent of the zoning by-law amendment is to permit the existing dwelling as a primary use on a newly created lot, to facilitate the severance for a new residential lot.
 - Policy 5 of Section 11.6 of the Official Plan outlines when an application for a zoning by-law amendment may be considered "minor". This includes modification to performance regulations only, and any zoning changes required as a condition of severance. The application conforms with this policy.
- Screening between the church parking and residential lot continues to be provided through an existing wooden fence intended to remain with the dwelling, providing an opaque screen between the parking area and dwelling. The proposal is considered to meet the intent for screening and separation between parking and residential occupancies.
- The proposed rezoning and site-specific provisions support the proposed severance, to permit the creation of a residential lot. The proposal conforms with the applicable policy framework and represents good planning.

RELATED APPLICATIONS

- Severance Application, D08-01-25/B00117
- City-wide Zoning By-law Amendment (Q4 Omnibus 2025), D02-02-25-0068

CONSULTATION DETAILS

Councillor Sean Devine 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. One inquiry was received from a resident requesting additional information.

Technical Agency/Public Body Comments

Summary of Comments –Technical

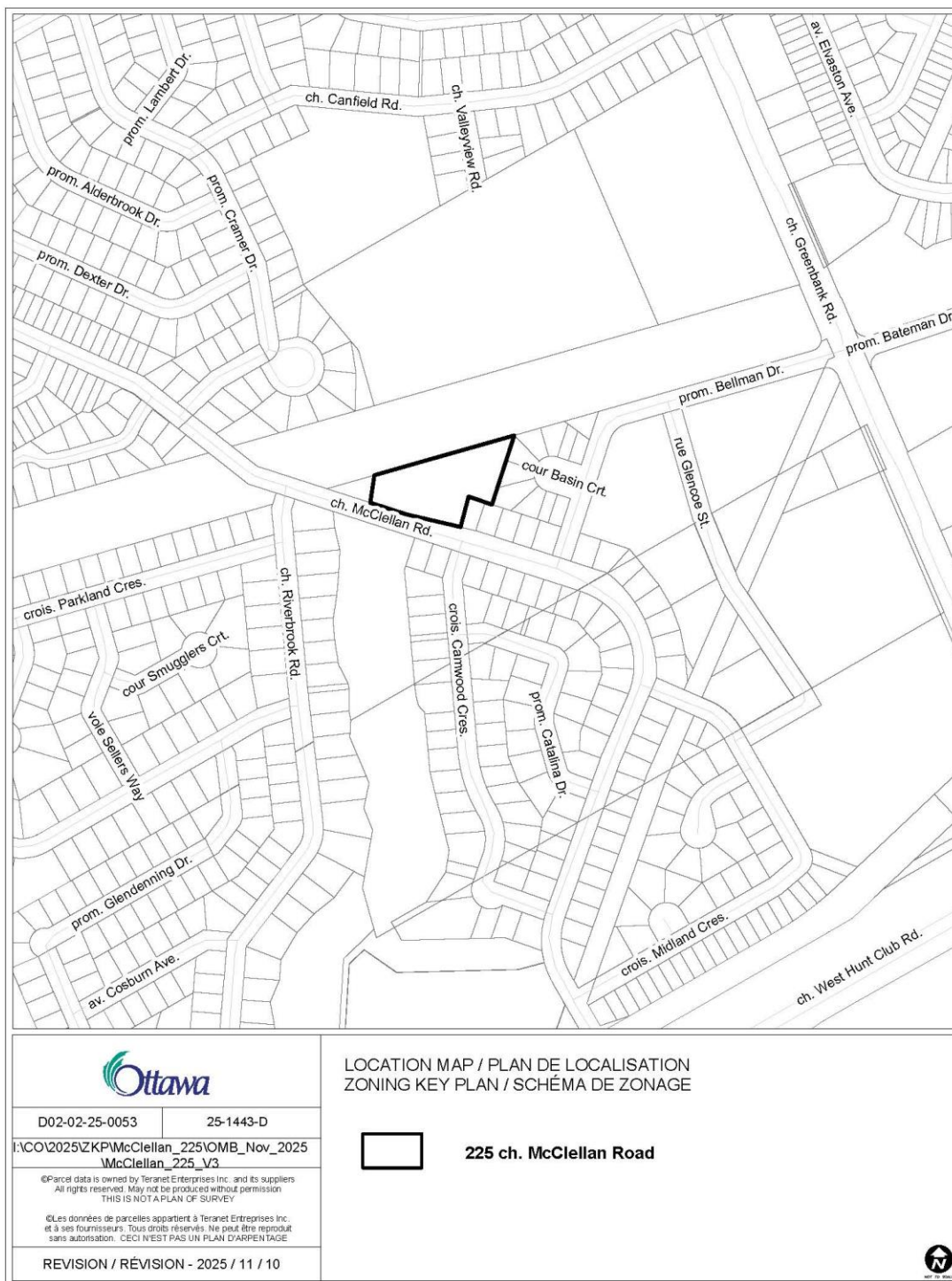
All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

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.

Contact: Amanda Davidson Tel: 613-580-2424, ext. 32524 or e-mail: amanda.davidson@ottawa.ca

Document 1 – Location Map



Document 2 – Zoning Key Plan

