

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

Site Location: 7925 Parkway Road

File No.: D02-02-25-0089

Date of Application: November 26, 2025

This MINOR ZONING BY-LAW AMENDMENT application for a portion of 7925 Parkway Road, zoned Agricultural Zone, Subzone 2 (AG2) and Rural Countryside (RU) in Zoning By-law 2008-250 and Zoning By-law 2026-50, as shown in Document 1, is to permit agricultural, forestry and related accessory uses and to prohibit residential uses, as detailed in the attached Supporting Documentation. The application was submitted by Luc Landry on behalf of Brian and Freda Booth,

This application was processed as a Minor Zoning By-law Amendment required as a condition of severance of a surplus farm dwelling.

This MINOR ZONING BY-LAW AMENDMENT IS RECOMMENDED TO BE APPROVED, and the following action is required:

1. That the Zoning By-law 2008-250 be amended so that the zoning applicable to a portion of 7925 Parkway Road reads Agricultural Zone, Subzone 6 (AG6).
2. That the Zoning By-law 2026-50 be amended so that the zoning applicable to a portion of 7925 Parkway Road reads Agricultural Zone, Subzone 6 (AG6).

21 April 2026



Date

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

Enclosures: Minor Zoning By-law Amendment Supporting Information
Document 1 – Location Map
Document 2 – Zoning Key Map: By-law 2008-250
Document 3 – Zoning Key Map: By-law 2026-50

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0089

SITE LOCATION

7925 Parkway Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The applicant received conditional approval from the Committee of Adjustment on June 14, 2024 (applications D08-01-23/B-00087 and D08-01-23/B-00088) to sever the subject property into three smaller lots. As a condition of approval, the applicant is required to rezone the western half of the parcel, referred to in the Committee's decision as the retained parcel and shown on the draft reference plan as Part 4, from Agricultural Zone, Subzone 2 (AG2) and Rural Countryside Zone (RU) to Agricultural Zone, Subzone 6 (AG6) to permit agricultural, forestry and related accessory uses and to prohibit future residential development. The new AG zone boundary corresponds with the proposed severance line.

The retained parcel is just over 18 hectares in area and complies with the minimum lot area requirement for the AG6 subzone. Following registration of the severance, the retained parcel will be readdressed as 7865 Parkway Road.

The balance of the subject property, referred to in the Committee's decision as the severed parcels and on the draft reference plan as Parts 2 and 3, will remain zoned as RU. Part 1 on the draft reference plan corresponds with a 30-centimetre reserve to be conveyed to the City in accordance with the terms of Condition 5 of the Committee's decision.

The portion of the retained parcel to be rezoned from RU to AG6 is designated as Rural Countryside in the Official Plan. Staff have recommended that this area be redesignated as Agricultural Resource Area through a future omnibus Official Plan Amendment.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The proposal is consistent with the Provincial Planning Statement
- The proposal conforms to the Official Plan for the City of Ottawa. The unsevered parcel of land is designated as both Agricultural Resource Area and Rural Countryside. The retained lands are comprised of the portion of the parcel designated as Agricultural Resource Area, and a small area designated as Rural Countryside.

Section 9.1.3, Policy 3) prohibits lot creation on lands designated as Agricultural Resource Area except where a number of specific criteria are met. In accordance with 9.1.3, Policy 3) b), as a condition of the consent application, the retained lands must be zoned to prohibit residential uses.

The current AG2 zoning permits up to three dwelling units with a cumulative total of up to 10 bedrooms. The proposed AG6 zoning prohibits all residential uses.

- The proposal conforms to Zoning By-law 2008-250 and Zoning By-law 2026-50. The AG6 subzone requires a minimum lot area of 18 hectares and minimum lot width of 60 metres. The retained parcel is greater than 18 hectares in area and is approximately 404 metres wide along the John Quinn Road frontage.

RELATED APPLICATIONS

- D08-01-23/B-00087
- D08-01-23/B-00088

CONSULTATION DETAILS

Councillor Isabelle Skalski provided concurrence with 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 resident indicated that they wished to be kept informed about the status of the application. No other public comments were received.

Technical Agency/Public Body Comments

Summary of Comments –Technical

South Nation Conservation provided the following comments:

Mapped watercourses are present along the north and west property lines. A third watercourse flows through the northwest corner of the property. Any interference with the bed or banks of a watercourse may require a permit from South Nation Conservation (SNC) under O. Reg. 41/24 and restrictions may apply.

A hazard analysis has been completed for the watercourse flowing through the northwest corner and a 1:100 floodplain has been mapped. Future development should

be directed outside of the 1:100-year floodplain. Any development within or 15 metres adjacent to the floodplain will require a permit from SNC and restrictions may apply.





APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law Amendment application was processed by the On-Time Decision Date for applications where approval authority has been delegated to a department manager.

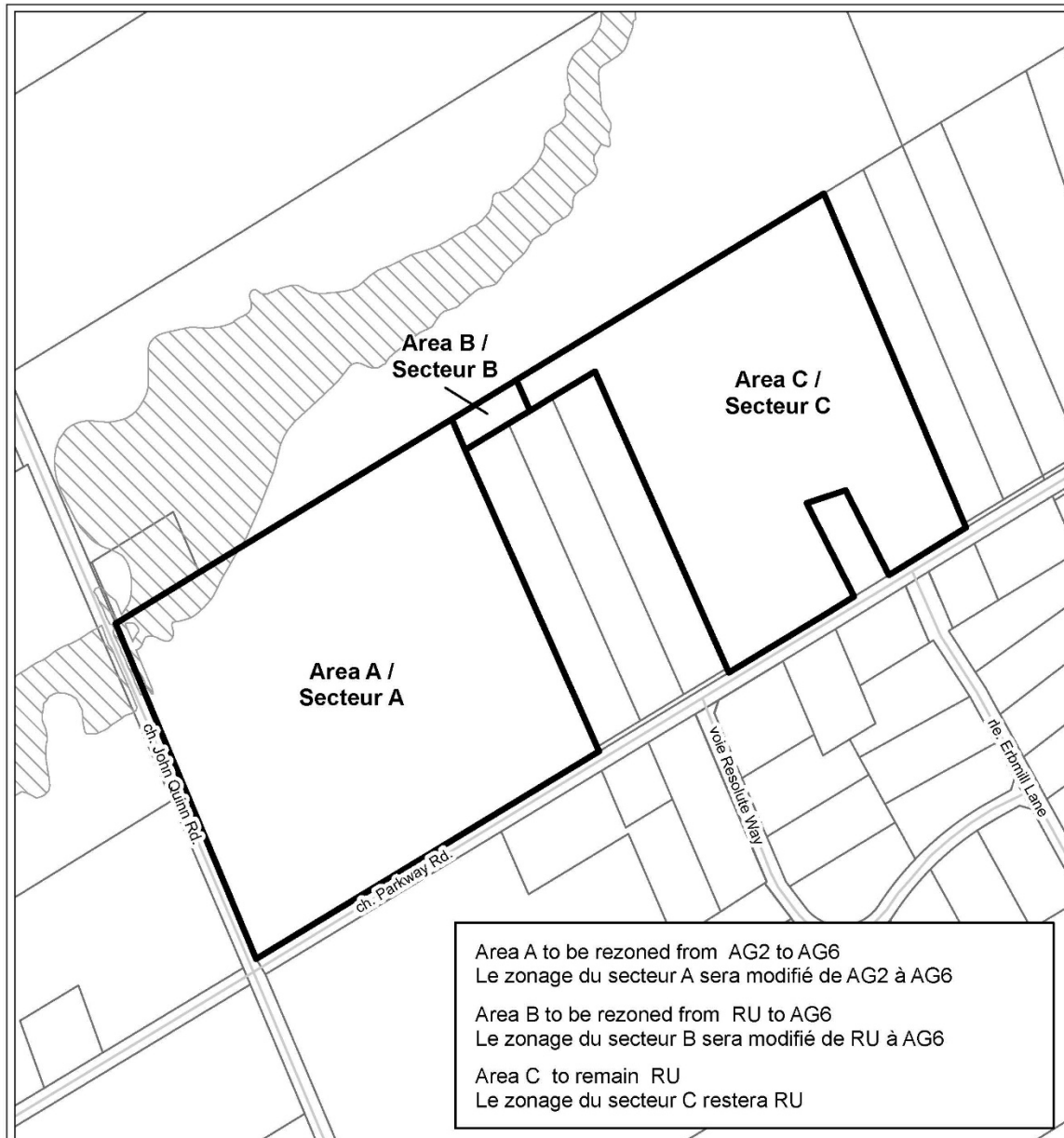
Contact: Cass Sclauzero, Planner II, Development Review - Rural
Tel: 613-580-2424, ext. 27597, or e-mail: cass.sclauzero@ottawa.ca

Document 1 – Location Map



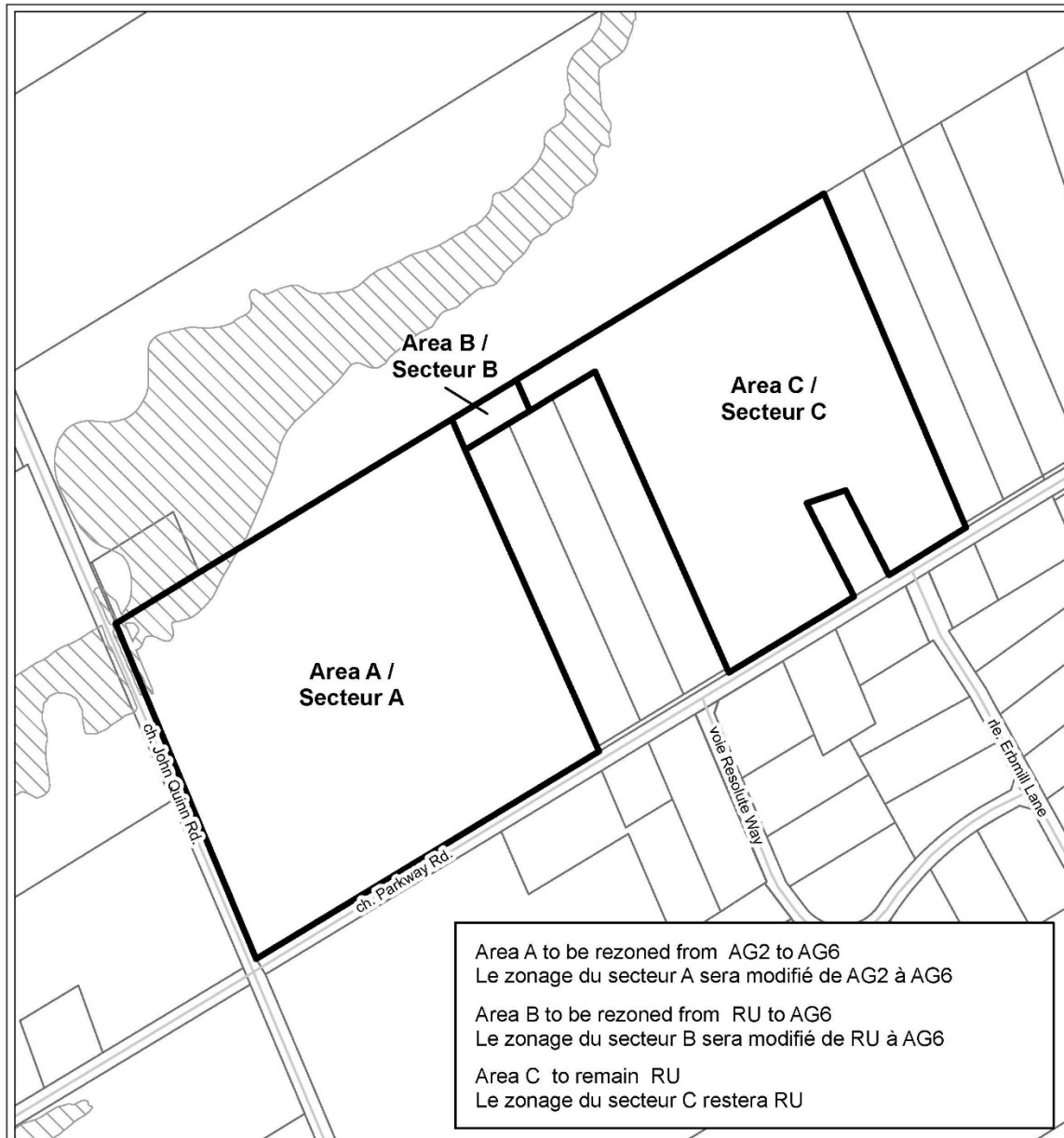
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0089	25-1605-D		
I:\CO\2025\ZKP\Parkway_7925			
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REVISION / RÉVISION - 2025 / 12 / 12		 7925 ch. Parkway Road	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
			

Document 2 – Zoning Key Map: By-law 2008-250



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0089	26-0414-X		7925 chemin Parkway Road
I:\CO\2026\ZKP\Parkway_7925			
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REVISION / RÉVISION - 2026 / 04 / 13		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	

Document 3 – Zoning Key Map: By-law 2026-50



Area A to be rezoned from AG2 to AG6
 Le zonage du secteur A sera modifié de AG2 à AG6

Area B to be rezoned from RU to AG6
 Le zonage du secteur B sera modifié de RU à AG6

Area C to remain RU
 Le zonage du secteur C restera RU

		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0089	26-0414-X	7925 chemin Parkway Road	
I:\CO\2026\ZKP\Parkway_7925			
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REVISION / RÉVISION - 2026 / 04 / 13			