

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

Location of Minor Re-zoning: Part of 7417 (7421) Russell Road

File No.: D02-02-26-0013

Date of Application: February 20, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned Agricultural Zone (AG), in Zoning By-law 2026-50, as shown on the attached Zoning Key Map, and submitted by Tomlyn Graovac, The Boulevard Group, on behalf of Stephen Francis Kenny and Jennifer Anne Schenkel, is to prohibit residential development on the retained lands required 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 2026-50 be amended to amend the zoning over part of 7417 (7421) Russell Road so that it reads AG5.

31 August 2026

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: D02-02-26-0013

SITE LOCATION

Part of 7417 (7421) Russell Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject property is located on the north side of Russell Road and approximately 1500 metres west of the intersection of Russell Road and Frank Kenny Road. The lot has an area of approximately 45.79 hectares, including the conditionally approved severed lands.

The subject property consists of a farm dwelling and two accessory structures on the conditionally approved severed lands. The remaining retained area consists of farmland, wooded areas, and meadow lands. A portion of a closed road allowance runs through the property.

A Zoning By-law Amendment application was submitted to fulfill condition 3 of approval of Consent application D08-01-25/B-00203 granted on October 31, 2025. The condition requires the 44.2 hectare retained portion of the property to be rezoned to prohibit residential development to protect the agricultural lands on the property.

DECISION AND RATIONALE

This application is approved for the following reasons:

- 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.
- Agriculture Subzone 5 (AG5) was requested as residential uses are prohibited. The current retained lot conforms to AG5 which required a minimum lot area of 30 hectares and minimum lot width of 60 meters.

CONSULTATION DETAILS

Councillor Isabelle Skalski 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.

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.

Advisory Committee Comments

Summary of Comments – Advisory Committees

N/A

Response to Comments – Advisory Committees

N/A

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application not 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 - Location Map

