

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

Location of Minor Re-zoning: 4056 (4020) Highway 17

File No.: D02-02-25-0039

Date of Application: June 19, 2025

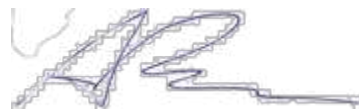
This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned AG, in Zoning By-law 2008-250, as shown on the attached Location Map, and submitted by Tricia Schouten, Schouten Law, on behalf of William Burden and Elizabeth Burden, is to fulfill the condition of a surplus farm dwelling severance, 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 change the zoning over Area A as shown on the Zoning Key Map for part of 4056 Highway 17 so that it reads Agricultural Subzone 4 (AG4).

28 July 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: D02-02-25-0039

SITE LOCATION

4056 (4020) Highway 17, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The lot is located on the north-east side of Highway 17 and extends to the south-west side of Farmview Road. The property is irregularly shaped and has a lot area of 82.75 hectares with approximately 548 metres of frontage on Highway 17. The site is an agricultural parcel used for cash crops that is currently occupied by a detached residential dwelling and three accessory buildings. The surrounding land uses are agricultural and residential in nature. Highway 417 is approximately 700 metres from the subject lands.

The site is zoned Agricultural Zone (AG) and is designated as Agriculture Resource Area under Schedule B9 of the Official Plan. The Zoning By-law Amendment has been submitted to fulfill a condition of approval for a Consent to Sever application granted by the Committee of Adjustment on February 28, 2025 for the purpose of a severance for a residence surplus to an agricultural operation. The condition requires that the Owners obtain a zoning by-law amendment that prohibits residential development on the severed lands to ensure the future preservation of the agricultural land. The agricultural lands will be rezoned from the Agricultural Zone (AG) to Agricultural Subzone 4 (AG4). This zone is used for farm consolidation where a severance of a surplus farmhouse has occurred. The AG4 zone prohibits all residential uses and requires a minimum lot area of 45 hectares and a minimum lot width of 90 metres, which is appropriate given the size of the remnant farmlands. 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 severed land will have a frontage of approximately 344.7 metres on Highway 17 and a lot area of approximately 3.7 hectares. This parcel will contain the existing dwelling and accessory structures and will be merged with the unaddressed parcel to the north. This parcel will continue to be known municipally as 4056 Highway 17. The retained land containing the agricultural land will have a frontage of 304.5 metres, a lot

area of approximately 79.5 hectares, and will be known municipally as 4020 Highway 17.

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

CONSULTATION DETAILS

Councillor Clarke Kelly 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 from residents.

Technical Agency/Public Body Comments

Summary of Comments –Technical

Enbridge Gas, the Mississippi Valley Conservation Authority, and TELUS do not object to the re-zoning application. Hydro One has no objections to the re-zoning application, but has provided several conditions to the owner, primarily concerning the maintenance of any underground or overhead infrastructure on the site. The Ministry of Transportation (MTO) has no objections to the re-zoning, but has commented that the subject lands are within MTO's permit control area and therefore Ministry approvals and permits are required for any future alterations to the site. 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

