

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

Location of Minor Re-zoning: 3882 Barnsdale Road (3960 Greenbank Road)

File No.: D02-02-25-0028

Date of Application: May 1, 2025

This MINOR ZONING BY-LAW AMENDMENT application, for the lands zoned R3YY[2527], R4Z[2528], and DR, in Zoning By-law 2008-250, and N3B[2527], N4B[2528], and DR in Zoning Bylaw 2026-50 as shown on the attached Zoning Key Map, and submitted by Erin Harrington, Minto Communities Inc., on behalf of Minto Communities, to permit townhouses and back-to-back townhouses, as detailed in the attached Supporting Documentation.

This application was processed as a minor re-zoning under the minor re-zoning category of extension of a zoning boundary to reflect addition of lands to existing property and modifications 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 as shown in Document 1.
2. That the Zoning Map of Zoning By-law 2026-50 be amended as shown in Document 2.
3. 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 xxx1 to Part 15 – Urban Exceptions with provisions similar in effect to the following:
 - i. In Column I, Exception Number, add the text “[xxx1]”
 - ii. In Column II, Applicable Zones add the text “R3YY[xxx1]”
 - iii. In Column V, Provisions, add the text:

“The following applies to townhouse dwellings, where the dwellings are arranged both side-by-side and back-to-back:

- The maximum number of dwelling units permitted within a townhouse dwelling: 14; however no more than 7 units may be provided in a single row.
- Minimum lot area: 80m².
- Minimum corner side yard setback: 2.5m.
- Minimum rear yard setback: 0m.
- Minimum front yard setback: 5m.
- An air conditioning condenser unit may project up to 1m into a front yard or corner side yard, but in no case may it be located closer than 0.3 m to any lot line.”

4. That an exception be added to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:

c) Rezone the lands as shown in Document 2.

d) Add a new exception xxx1 to Part 15 – Urban Exceptions with provisions similar in effect to the following:

- iv. In Column I, Exception Number, add the text “[xxx1]”;
- v. In Column II, Applicable Zones add the text “N3B[xxx1]”;
- vi. In Column V, Provisions, add the text:

“The following applies to townhouse dwellings, where the dwellings are arranged both side-by-side and back-to-back:

- The maximum number of dwelling units permitted within a townhouse dwelling: 14; however no more than 7 units may be provided in a single row.
- Minimum lot area: 80m².
- Minimum corner side yard setback: 2.5m.
- Minimum rear yard setback: 0m.
- Minimum front yard setback: 5m.
- Minimum lot width: 6m.
- Maximum building height: 12m.

- An air conditioning condenser unit may project up to 1 m into a front yard or corner side yard, but in no case may it be located closer than 0.3 m to any lot line.”

Incorporation of Amendment into the New Comprehensive Zoning By-law 2026-50

The proposed change to the new Comprehensive Zoning By-law No. 2026-50 for 3882 Barnsdale Road (3960 Greenbank Road).

1. Modify the new Comprehensive Zoning By-law to accord with the Zoning Key Map and Details of Recommended Zoning above, and Documents 1 & 2.

March 31, 2026

Date



Geraldine Wildman,
Manager, Development Review South
Planning, Development and Building Services
Department

Enclosures: Minor Re-zoning By-law Amendment Supporting Information
Document 1 - Location Map Zoning By-law 2008-250
Document 2 – Location Map Zoning By-law No. 2026-50

MINOR ZONING BY-LAW AMENDMENT APPLICATION SUPPORTING INFORMATION

File Number: D02-02-25-0028

SITE LOCATION

3882 Barnsdale Road (3960 Greenbank Road), and as shown on Document 1.

SYNOPSIS OF APPLICATION

The site known as Quinn's Pointe Stage 5, being part of 3882 Barnsdale Road and 3960 Greenbank Road, is located in Barrhaven South. The subject site is a 7.9-hectare rectangular parcel, situated at the south-west corner of the future realigned Greenbank Road and Kilbirnie Road, and is adjacent to the future park and ride. Approximately 1.9 hectares of the site is proposed to be rezoned as part of this application.

The site has been previously draft approved for a residential subdivision in March 2019. The proposed changes to the unit count and street layout are being captured through the detailed design submission for the registration of Stage 5.

The Zoning By-law Amendment application has been submitted to amend the current zoning performance standards to reflect the changes to the lot patterns and housing types that are proposed for Quinns Pointe Stage 5. The rezoning subject to this application will permit eleven (11) residential blocks of townhouses and back-to-back townhouses for a total of 99 dwelling units. The units will be three (3) storeys in height and will each contain a driveway and garage.

The Zoning By-law Amendment application proposes to rezone portions of the site from R3YY[2527] and R4Z[2528] to R3YY[XXX1] and O1. The new urban exception proposes to use the existing development standards found in the R3YY[2527] zone for townhouse dwellings, but may permit an air conditioning condenser unit to project up to 1 metre into a front yard or corner side yard. In addition, the proposed Zoning By-law Amendment proposes to remove the Development Reserve (DR) zoning north of the future Park and Ride and rezone the lands R3YY[2527], to permit residential development. Lastly, the O1 zoning of the future park and ride is being extended southward to ensure it lines up with the center of the road, as shown in Document 1.

Residential Units and Types

Dwelling Type	Number of Units
Townhouse	13
Back-to-BackTownhouse	86

DECISION AND RATIONALE

This application is approved for the following reasons:

- The application is consistent with the Provincial Planning Statement.
- The subject lands are within the Suburban Transect on Schedule A of the Official Plan and are designated Neighbourhood with an Evolving Neighbourhood overlay, as shown on Schedule B6 of the Official Plan. The applicable policies are set out in Section 5.4, 5.6 and 6.3 of the Plan. Neighbourhoods, within the Suburban Transect, are contiguous urban areas that permit a mix of building forms and densities, and are planned for ongoing gradual, integrated, sustainable and context-sensitive development, recognizing a suburban pattern of built form and site design while supporting an evolution towards the 15-minute neighbourhood. The Evolving Neighbourhood overlay is applied to areas to signal the gradual evolution through intensification, to a more urban than suburban build form.

The subject lands currently zoned Residential Third Density, Subzone YY, Exception 2527 – R3YY[2527] and Residential Fourth Density, Subzone Z, Exception 2528 – R4Z[2528], are to be rezoned Residential Third Density, Subzone YY, new urban exception – R3YY[XXXX] and Parks and Open Space Zone – O1, to permit the development of back-to-back townhouses. The new urban exception proposes to use the existing development standards found in the R3YY[2527] for townhouse dwellings. Given that back-to-back townhouses do not have a rear yard, the air conditioning condenser units must be located within the front or corner yards. Therefore, the Zoning By-law Amendment intends to allow an air conditioning condenser unit to project up to one (1) metre into a front yard or corner side yard, but in no case may it be located closer than 0.3 metres to any lot line.

The proposed Zoning By-law Amendment also intends to remove the Development Reserve (DR) zoning north of the future Park and Ride and rezone the lands R3YY [2527], to permit residential development. In addition, the O1 zoning of the future park and ride is being extended southward to ensure it lines up with the center of the road.

The Zoning By-law Amendment reports are to include a recommendation to amend both Zoning By-law 2008-250 and the new Comprehensive Zoning By-law 2026-50. The additional provisions included in the new exception N3B[xxx1] to amend Zoning By-law 2026-50 (minimum lot width and maximum building height) are being carried over from Zoning By-law 2008-250. The carry-over provisions will ensure compliance with both Zoning By-laws during the City's transition.

The proposed extension of zones and exception provisions are appropriate for the proposed development to allow a range of low-rise residential buildings with a

slight increase in intensification through built form, which maintains the character of the surrounding neighbourhoods.

- The proposal is generally consistent with the Barrhaven South Urban Expansion Area Community Design Plan, specifically policies and guidelines relating to residential site design and building form.

RELATED APPLICATIONS

- D07-16-18-0016 – Plan of Subdivision.
- D07-16-26-0002 – Plan of Subdivision Extension.

CONSULTATION DETAILS

Councillor David Hill 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. Comments were received by one resident and concerns raised included servicing, vehicular traffic, transit services, noise and building design. Specific comments indicated the existing neighbourhood as dense, and that the proposed rezoning will add more density.

Response to Public Comments

The purpose of this application is to amend the current zoning performance standards. The density is not changing; it will just affect the housing typology and layout. The area being rezoned south of the park and ride was zoned for regular townhouses and a condominium block, which will instead be back-to-back towns.

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

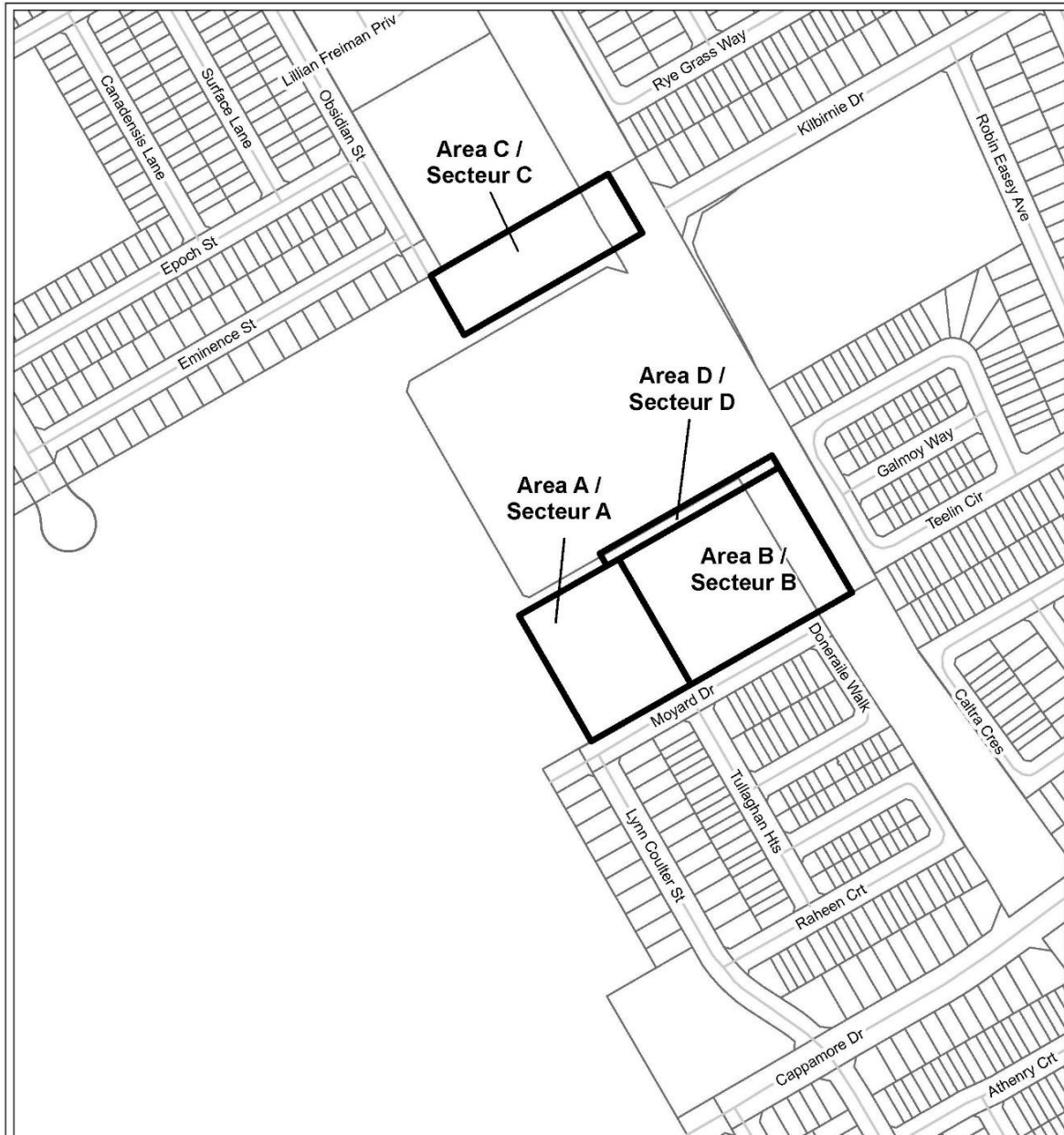
N/A.




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 the inclusion of additional lands in the Minor Zoning By-law Amendment, following the original date of application.

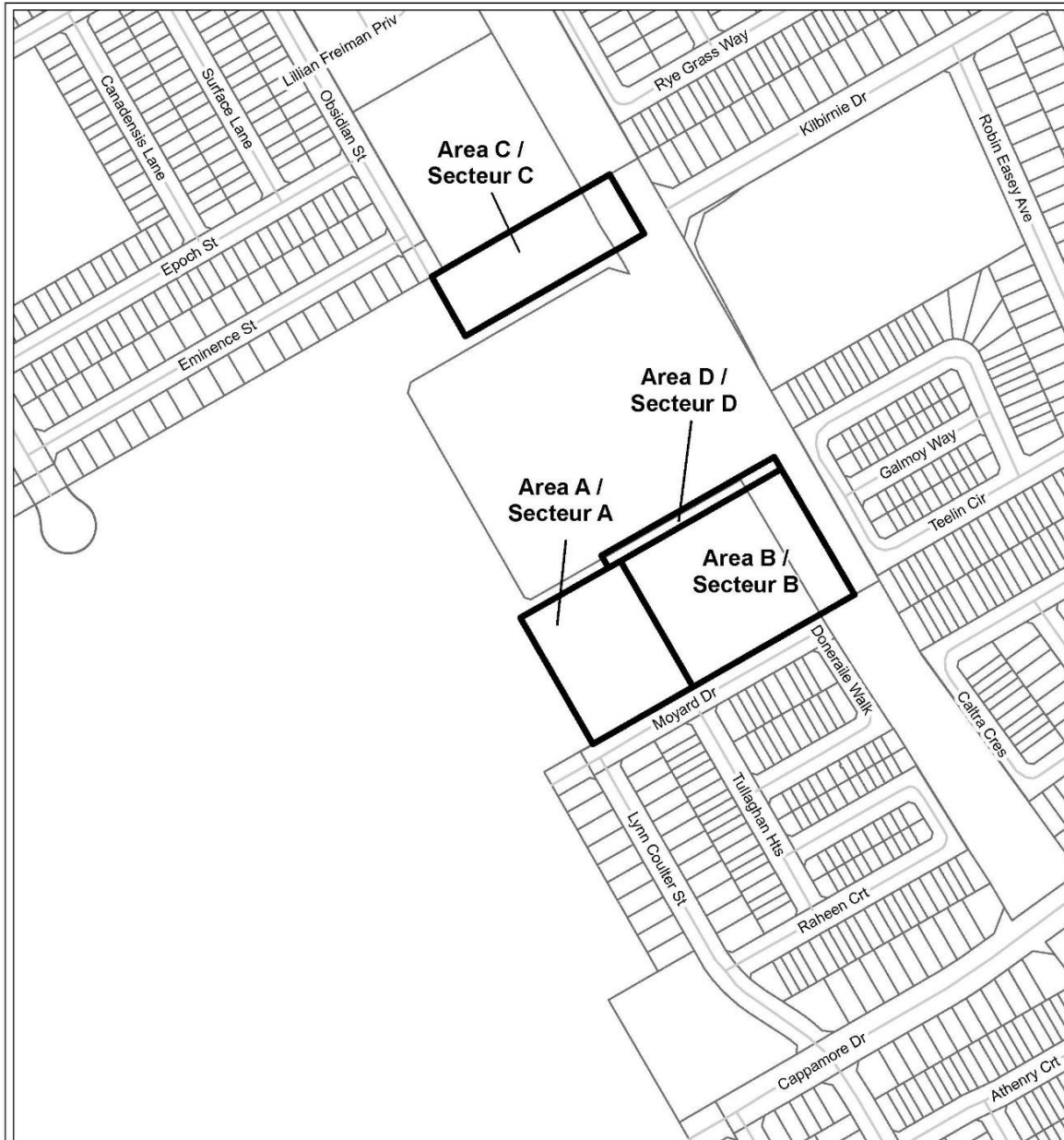
Contact: Jaime Mallory Tel: 613-580-2424, ext. 70476 or e-mail:
jaime.mallory@ottawa.ca



Document 1 - Location Map Zoning By-law 2008-250



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 3882 chemin Barnsdale Road	
D02-02-25-0028	26-0011-X		Area A to be rezoned from R3YY[2527] to R3YY[XXX1] Le zonage du secteur A sera modifié de R3YY[2527] à R3YY[XXX1]
I:\CO\2025\ZKP\Barnsdale_3882			Area B to be rezoned from R4Z[2528] to R3YY[XXX1] Le zonage du secteur B sera modifié de R4Z[2528] à R3YY[XXX1]
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			Area C to be rezoned from DR to R3YY[2527] Le zonage du secteur C sera modifié de DR à R3YY[2527]
<small>©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>			Area D to be rezoned from R4Z[2528] to O1 Le zonage du secteur D sera modifié de R4Z[2528] à O1
REVISION / RÉVISION - 2026 / 01 / 14			

Document 2 – Location Map Zoning By-law No. 2026-50



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE 3882 chemin Barnsdale Road	
D02-02-25-0028	26-0011-X		Area A to be rezoned from N3B[2527] to N3B[XXX1] Le zonage du secteur A sera modifié de N3B[2527] à N3B[XXX1]
I:\CO\2025\ZKP\Barnsdale_3882			Area B to be rezoned from N4B[2528] to N3B[XXX1] Le zonage du secteur B sera modifié de N4B[2528] à N3B[XXX1]
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY</small>			Area C to be rezoned from DR to N3B[2527] Le zonage du secteur C sera modifié de DR à N3B[2527]
<small>©Les données de parcelles appartient à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			Area D to be rezoned from N4B[2528] to FAC Le zonage du secteur D sera modifié de N4B[2528] à FAC
REVISION / RÉVISION - 2026 / 03 / 30			