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

Location of Minor Re-zoning:	2950 & 2956 Harbison Road
File No.:	D02-02-26-0007
Date of Application:	February 2, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the land zoned AG – Agricultural Zone, in Zoning By-law 2008-250, as shown on the attached Zoning Key Map, and submitted by Tricia Schouten on behalf of 1983832 Ontario Inc., is to prohibit residential development on the retained agricultural lot 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, including a surplus farm dwelling 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 amend the zoning over 2950 Harbison Road so that it reads AG5 – Agricultural Zone 5;

2. That the Zoning Map of Zoning By-law 2026-50 be amended to amend the zoning over 2950 Harbison Road so that it reads AG5 – Agricultural Zone 5

3. That an exception be amended to Zoning By-law No. 2008-250 for this property with provisions similar in effect to the following:

   a) Rezone the land as shown in Document 1.

   b) Amend Section 240, Rural Exceptions, by adding a new exception xxxr with provisions similar in effect to the following:

      i. In Column I, Exception Number, add the text “[xxxr]”

      ii. In Column II, Applicable Zones add the text “AG5[xxxr]”

      iii. In Column V, Provisions, add the following text:

- Despite Table 212B, the minimum required lot width: 0m.
- No Building Permit will be issued until such time that Paauw Road is opened from Malakoff Road to the subject property.

4. That an exception be amended to Zoning By-law No. 2026-50 for this property with provisions similar in effect to the following:
    a. Rezone the land as shown in Document 2.
    b. Amend Section 1501 - Rural Exceptions, by adding a new exception xxx1 with provisions similar in effect to the following:
        i. In Column I, Exception Number, add the text “[xxxr]”
        ii. In Column II, Applicable Zones add the text “AG5[xxxr]”
        iii. In Column V, Provisions, add the following text:
        - Despite Table 1301-2, the minimum lot width: 0m.
        - No Building Permit will be issued until such time that Paauw Road is opened from Malakoff Road to the subject property.

16 March 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: D02-02-26-0007

SITE LOCATION

2950 & 2956 Harbison Road, located south of Harbison Road between the Malakoff Road and Proven Line Road intersections, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The Zoning By-law Amendment application has been submitted to fulfill Consent Application D08-01-25/B-00248 granted on December 19, 2025. This rezoning is to satisfy Condition 1 of the Consent to Sever application to ensure that residential development is prohibited on the retained farm parcel. The intention of these conditions is to protect agricultural lands on the property by restricting residential development as per the Provincial Planning Statement and Official Plan for surplus farm dwelling severances.

The Zoning By-law Amendment application is also requesting a reduction in lot frontage for 2950 Harbison Road. The requested minimum lot width for 2950 Harbison Road will be reduced from 60 metres to 0 metres. This change is to reflect that the road allowance between Paauw Road and Malakoff is not constructed and open. To account for the lot not currently having frontage on a public roadway, an additional provision will be added to the zoning exception that prohibits development on the lot before Paauw Road is extended. Existing agricultural uses may continue without issue.

No development or changes in access are proposed for the site.

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.

RELATED APPLICATIONS

- D08-01-25/B-00248 Consent to Sever

CONSULTATION DETAILS

Councillor David Brown 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.

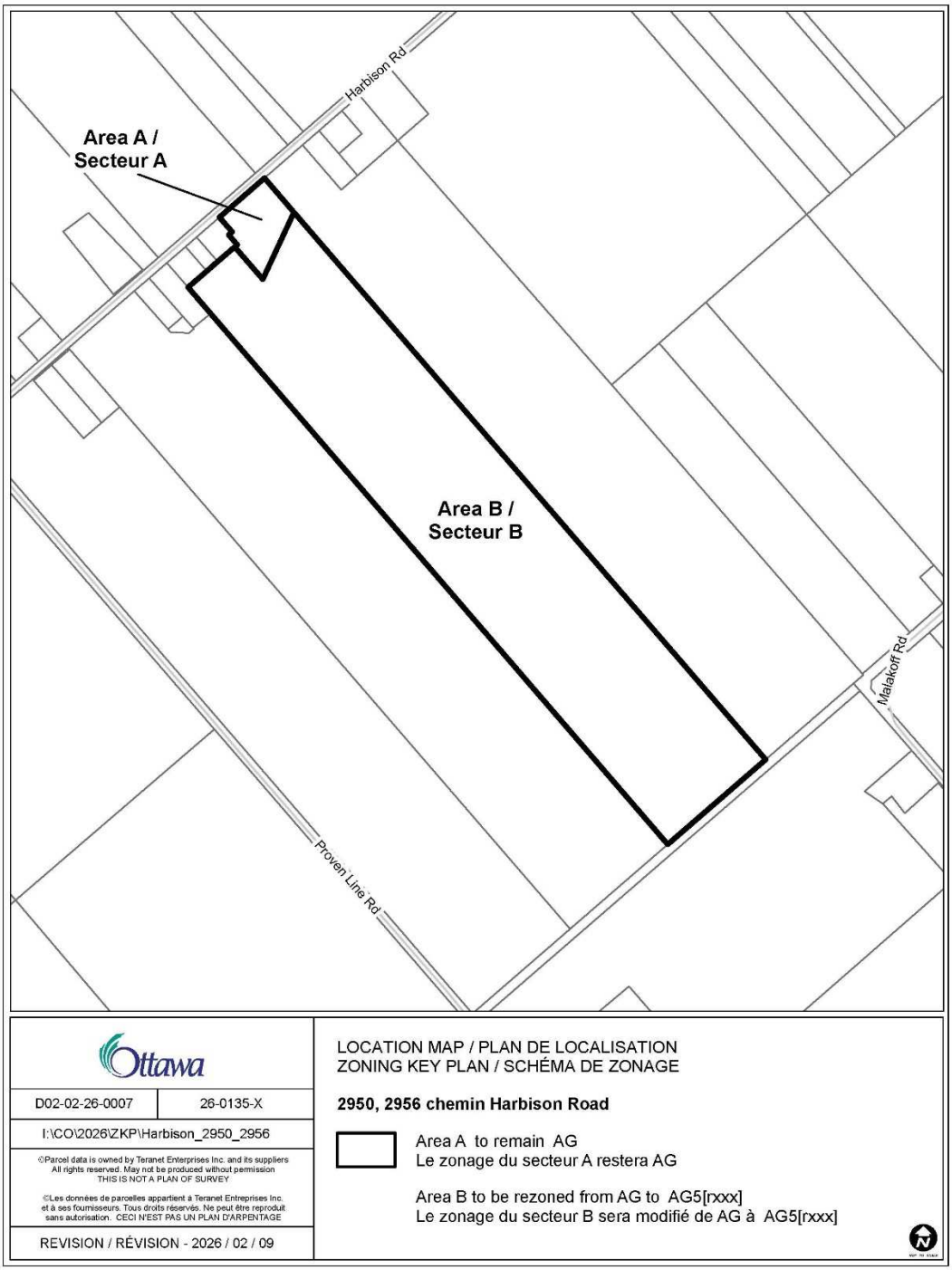
Technical Agency/Public Body Comments

Summary of Comments –Technical

Enbridge Gas, Telus, and the Rideau Valley Conservation Authority have expressed no concerns with the application. Technical agency comments were provided to the applicant for informational purposes.

APPLICATION PROCESS TIMELINE STATUS

This Minor Zoning By-law amendment application processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority.

Contact: Jerrica Gilbert Tel: 613-580-2424, ext.16972 or e-mail: jerrica.gilbert@ottawa.ca

Document 1 – Zoning Key Map