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

Location of Minor Re-zoning: 6024 Dobson Lane

File No.: D02-02-26-0065

Date of Application: August 11, 2026

This MINOR ZONING BY-LAW AMENDMENT application, for the lands zoned Agricultural Subzone 2 (AG2), in Zoning By-law 2026-50, as shown on the attached Location Map, and submitted by Coel Storey from Monument-Urso, on behalf of Graham Green, is to prohibit residential uses on the retained lands as required as a condition of consent for a surplus farm dwelling severance and rezone the severed parcel to address the minimum lot size requirements.

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 2026-50 be amended to amend the zoning over 'Area A' so that it reads Agricultural Subzone 5 (AG5), and 'Area B' so that it reads Agricultural Zone (AG).

1 October 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
Document 2 – Zoning Schedule
Document 3 – Notice of Decision (Consent)

MINOR ZONING BY-LAW AMENDMENT APPLICATION
SUPPORTING INFORMATION

File Number: D02-02-26-0065

SITE LOCATION

6024 Dobson Lane, and as shown on Document 1.

SYNOPSIS OF APPLICATION

This minor zoning by-law amendment application seeks to prohibit future residential development on the retained parcel in accordance with the conditions of a surplus farm dwelling severance, and to rezone the severed parcel to address the minimum lot size requirements. The application proposes rezoning the retained land from AG2 to AG5, and the severed lands from AG2 to AG.

DECISION AND RATIONALE

This application is approved for the following reasons:

- The Committee of Adjustment granted provisional consent for the severance of a surplus farm dwelling on May 1, 2026 (file no. D08-01-26/B-00066). Condition #2 requires that the property owner obtain a zoning by-law amendment to rezone the retained farmland to prohibit residential development and to rezone the severed parcel to address the minimum lot size requirements.

- The retained farm parcel will have a frontage of 194 metres and lot area of approximately 31 hectares. The proposed severed residential parcel will have a lot frontage of 100 metres on Dobson Lane and a lot area of 1.1 hectares.

- The Provincial Planning Statement (PPS) and City's Official Plan (OP) require that as part of the Consent to Sever for a surplus farm dwelling, the retained farmland is rezoned to prohibit future residential development.

- The proposed consent satisfied the other criteria for a surplus farm dwelling severance as required by the PPS and OP, which included the following:

    - The dwelling is habitable and was made surplus due to farm lot consolidation.

      The property owner acquired subject property on October 10, 2025 by transfer registered Instrument (OC2838717) and added it to their existing

farm operation (at 2629 Century Road). Both properties operate under Farm Business Registration No. 3095874. The property owner currently resides at the farm property at 2629 Century Road. The property owner determined that the existing dwelling on 6024 Dobson Lane, while habitable, is not needed for farm worker housing and is surplus to their farm operation.

- The proposed severed lot area was determined to be the minimum area needed to accommodate servicing.

  The proposed severed lot area does not take land out of active agricultural production. The drilled well and the septic tank and tile bed serving the surplus dwelling are within the limits of the proposed severed parcel boundary. The septic bed is 17 metres from the new limit, which leaves room for a replacement bed without encroaching on the retained farm. The existing farm entrances are maintained with the retained farmland.

- Minimum Distance Separation (MDS) was assessed.

  The minimum distance separation guidelines require that the surplus dwelling is subject to an MDS I setback from livestock facilities that would be located on retained farmland. This should be determined prior to the consent being granted. There will be no livestock facilities on the retained farmland, therefore no setbacks were required and MDS has been adequately assessed.

- OP Section 9.1.3, Policy 4) states that applications for Consent to Sever a farm surplus dwelling shall only be considered after the purchase of the lands to be consolidated by the farm operator or where a legally binding agreement of purchase and sale is demonstrated. Condition #3 of the Consent requires that the Owner provide a copy of the legally binding agreement of purchase and sale or a letter indicating that current or proposed owner is a farm operator or owner of a registered farm business. This condition will be required to be satisfied before the consent is finalized.

- The subject property is currently zoned as Agricultural Subzone 2 (AG2). All uses permitted within the AG zone apply, including a dwelling unit. The minimum lot area required is 18 hectares.

- This application seeks to rezone the retained farm parcel from AG2 to AG5. The minimum lot area for the AG5 zone is 30 hectares and the minimum lot width is 60 metres. Residential uses are prohibited within the AG5 zone. This satisfies the condition of consent, and the retained lot meets the minimum zone provision requirements.

- This application also seeks to rezone the severed parcel from AG2 to AG. The proposed severed lot is 1.1 hectares in size which currently does not meet the

minimum lot area requirements for the AG2 zone. The minimum lot area for residential uses in the AG zone is 0.8 hectares, and the minimum lot width is 30 metre, which the proposed severed parcel satisfies.

- For the reasons listed above, Staff are supportive of the proposed rezoning to satisfy the condition of consent to facilitate the severance of a surplus farm dwelling severance in accordance with the PPS and OP.

RELATED APPLICATIONS

- D08-01-26/B-00066 – 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. No comments have been received by the public.

Technical Agency/Public Body Comments

Summary of Comments –Technical

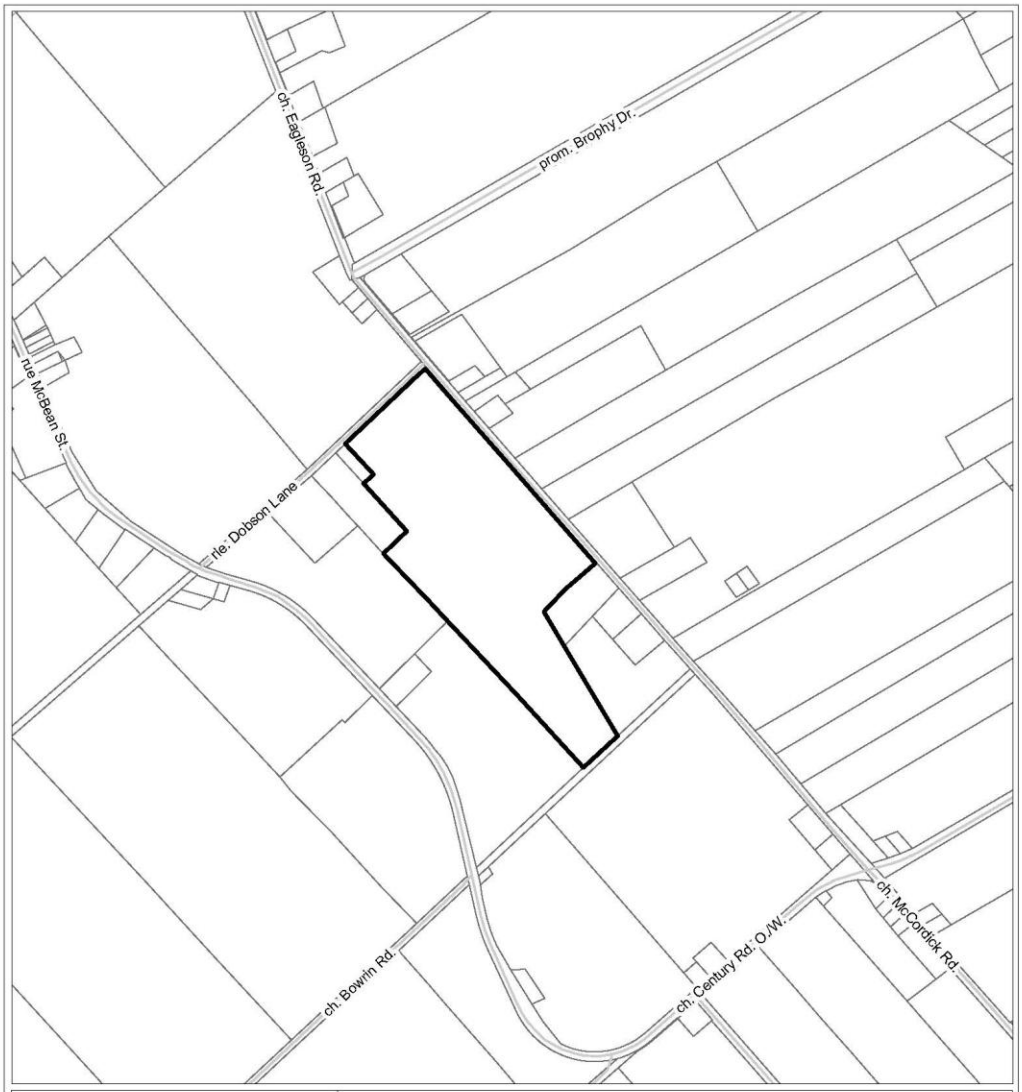
All technical agency correspondence was forwarded to the applicant, and the applicant was advised to contact technical agencies directly for additional information and requirements.

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: Payton Hofstetter Tel: 613-580-2424, ext. 12505 or e-mail: Payton.hofstetter@ottawa.ca

Document 1 - Location Map



Ottawa

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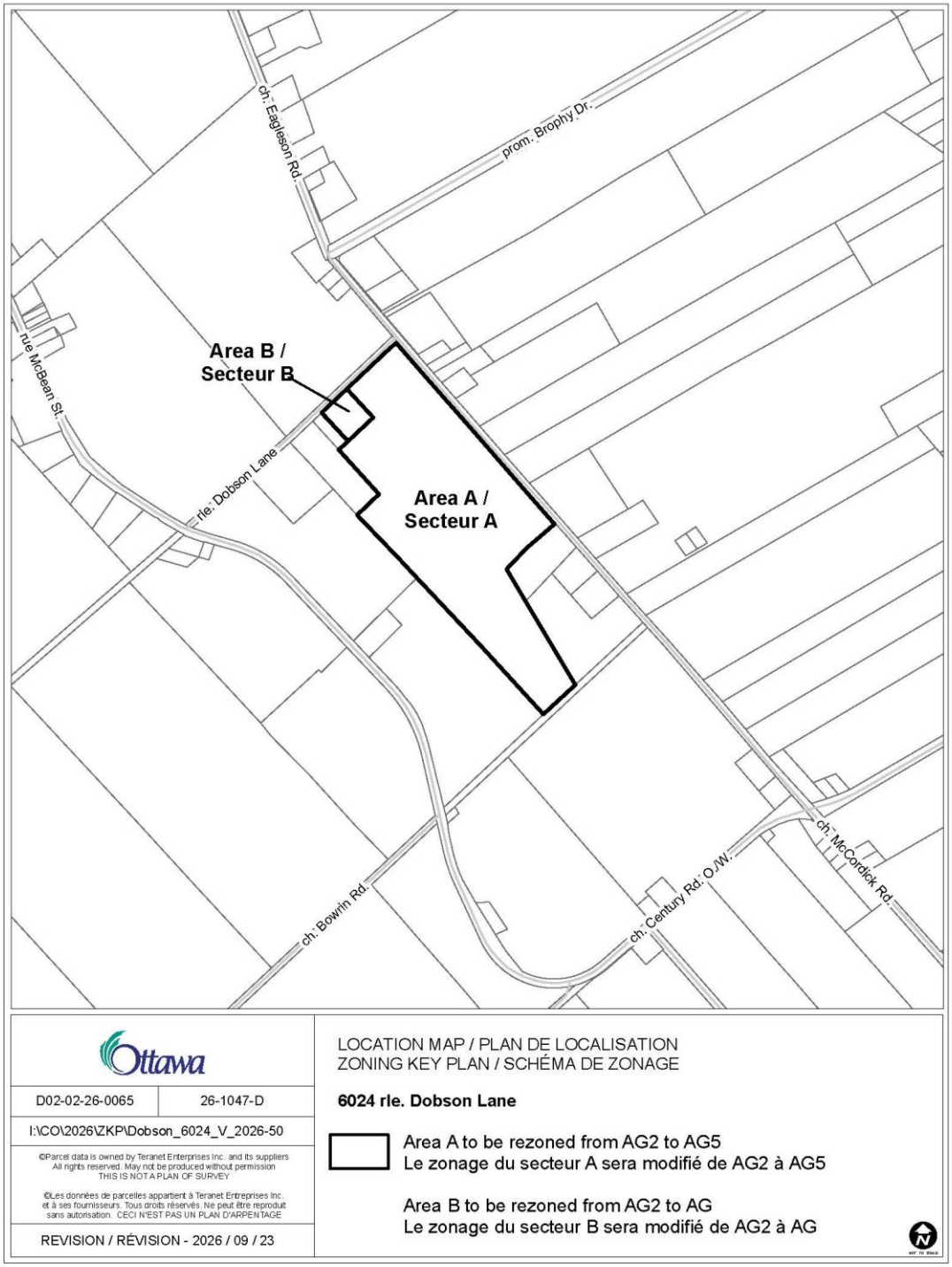
REVISION / RÉVISION - 2026 / 08 / 25

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE

6024 rle. Dobson Lane

Document 2 – Zoning Schedule



Document 3 – Notice of Decision for Consent Application

Committee of Adjustment Ottawa Comité de dérogation

DECISION

CONSENT/SEVERANCE

Date of Decision:	May 1, 2026	
Panel:	3 - Rural	
File:	D08-01-26/B-00066	
Application:	Consent under section 53 of the *Planning Act*	
Applicant:	G. Green	
Property Address:	6024 Dobson Lane	
Ward:	21 - Rideau-Jock	
Legal Description:	Part Lot 25, Concession 1, Geographic Township of Goulbourn	
Zoning By-law:	2008-250	2026-50
Zoning:	AG2	AG2
Heard:	April 21, 2026, in person and by videoconference	

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION

[1] The Applicant wants to subdivide their property into two separate parcels. The existing dwelling will remain.

CONSENT REQUIRED

[2] The Applicant seeks the Committee's consent to sever land. The property is shown on a sketch and draft reference plan, filed with the application, and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Building
B-00066	100 metres	111.57 metres	1.1 hectares	1	Existing dwelling
Retained	194 metres	Irregular	31 hectares	2 & farmland	vacant

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[3] The property is not the subject of any other current application under the *Planning Act*.

[4] For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, this application was deemed complete on March 20, 2026.

PUBLIC HEARING

Oral Submissions Summary

[5] Coel Storey, agent for the Applicant, and City Planner Elizabeth King were in attendance.

[6] There were no objections to granting this unopposed application as part of the Panel's fast-track consent agenda.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

Application Must Satisfy Statutory Tests

[7] Under the *Planning Act*, the Committee has the power to grant a consent if it is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. Also, the Committee must be satisfied that an application is consistent with the *Provincial Planning Statement, 2024*, and has regard for matters of provincial interest under section 2 of the Act, as well as the following criteria set out in subsection 51(24):

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

b) whether the proposed subdivision is premature or in the public interest;

c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

d) the suitability of the land for the purposes for which it is to be subdivided;

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d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

f) the dimensions and shapes of the proposed lots;

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

h) conservation of natural resources and flood control;

i) the adequacy of utilities and municipal services;

j) the adequacy of school sites;

k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Evidence

[8] Evidence considered by the Committee included all oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:

- Application and supporting documents, including cover letter, plans, parcel abstract, photo of the posted sign, and a sign posting declaration.
- City Planning Report received April 16, 2026, with no concerns.
- Rideau Valley Conservation Authority email dated April 14, 2026, with no objections.
- Ottawa Septic System Office email dated April 10, 2026, with no objections.

- Hydro Ottawa email dated April 14, 2026, with no comments.

Effect of Submissions on Decision

[9] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.

[10] The Committee notes that the City's Planning Report raises "no concerns" regarding the application, subject to the requested conditions agreed to by the Applicant.

[11] Based on the evidence, the Committee is satisfied that the proposal is consistent with the *Provincial Planning Statement, 2024*, that promotes building homes, sustaining strong communities; providing infrastructure and public service facilities in an efficient manner while accommodating projected needs; the wise use and management of resources; and, protecting public health and safety.

[12] The Committee is also satisfied that the proposal has adequate regard to matters of provincial interest, including the orderly development of safe and healthy communities; the appropriate location of growth and development; and the protection of public health and safety.

[13] Additionally, the Committee is satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.

[14] Moreover, the Committee is satisfied that the proposal has adequate regard for the criteria specified under subsection 51(24) of the *Planning Act* and is in the public interest.

[15] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the application is granted and the provisional consent is to be given, subject to the conditions set out in Appendix A to this decision.

Absent
TERENCE OTTO
VICE-CHAIR

"Gary Duncan"
GARY DUNCAN
MEMBER

"Beth Henderson"
BETH HENDERSON
MEMBER

"Martin Vervoort"
MARTIN VERVOORT
MEMBER

"Jocelyn Chandler"
JOCELYN CHANDLER
ACTING PANEL CHAIR

I certify this is a true copy of the decision of the Ottawa Committee of Adjustment, dated **May 1, 2026**

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on May 21, 2026.**

- **OLT E-FILE SERVICE** – An appeal can be filed online through the E-File Portal . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.

- **BY EMAIL -** Appeal packages can be submitted by email to cofa@ottawa.ca. The appeal form is available on the OLT website at Forms | Ontario Land Tribunal. Please indicate on the appeal form that payment will be made by credit card.

- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 Centrepointe Drive, 4th floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at Forms | Ontario Land Tribunal. In person payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of $400.00 per type of application with an additional filing fee of $25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A "specified person" does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit File an Appeal | Ontario Land Tribunal

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NOTICE TO APPLICANT

Should a Development Agreement be required, such request should be initiated 30 working days prior to lapsing date of the consent and should include all required documentation including that related to transfers, easements, and postponements, and all approved technical studies. If you do not fulfill the conditions of provisional consent within the two-year period, the *Planning Act* provides that your application "shall be deemed to be refused".

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
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cded@ottawa.ca
613-580-2436

APPENDIX A

1. That the Owner(s) submit a request for municipal addresses for each parcel, as required, to be assigned by the City, **to the satisfaction of the Chief Building Official, or their designate**. Confirmation of the assigned municipal addresses shall be provided in writing from Municipal Addressing, Building Code Services, to the Committee.

2. That the Owner(s) obtain a Zoning By-law Amendment that restricts residential development on the retained lands and permits a reduced lot area for the severed lands, with all levels of appeal exhausted. **Notice shall be provided in writing to the Committee from the Department** confirming this condition has been fulfilled.

3. That the Owner(s) provide a copy of a legally binding agreement of purchase and sale or a letter indicating the current or proposed owner is a farm operator or owner of a registered farm business, **to the satisfaction of the Manager of the Development Review All Wards Branch, or their designate**, to be confirmed in writing from the Department to the Committee, and that demonstrates that the newly created lot is being sold.

4. That the Owner(s) provide proof, **to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**, that the accessory structure has been demolished in accordance with the demolition permit if required or relocated in conformity with the Zoning By-law.

5. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following covenant/notice that shall run with the land and bind future owners on subsequent transfers:

   "The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner."

   The Committee shall be provided a copy of the Agreement and **written confirmation from City Legal Services** that it has been registered on title.

6. That the Owner(s) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, **confirming the frontage and area of the severed land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required**. The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the Application for Consent to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate**.

7. That upon completion of the above conditions, and **within the two-year period outlined above**, the Owner(s) file with the Committee, the "electronic registration in

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preparation documents" for a conveyance for which the Consent is required to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate**.

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