

**7. City of Ottawa Zoning By-law 2008-250: Omnibus Amendments  
Q4 2019**

***Règlement général de zonage 2008-250 : Modifications d'ordre général -  
T4 2019***

**Agriculture and Rural Affairs Committee recommendation as amended**

That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4, as amended by the following:

- 1. That the zoning details for 2726, 2760, 2775, and 2782 Moodie Drive contained within Document 2 be amended by adding the following:**
  - a. “Amend Schedule 240 – Rural Exceptions by adding a new exception [xxxr1] with provisions having the general intent as follows:**
    - **Column II – Applicable Zones to read, “RG [xxxr1], Column III - Additional Land Uses Permitted, to read, “- agricultural use, - detached dwelling”.**
  - b. Amend Schedule 240 – Rural Exceptions by adding a new exception [xxxr2] with provisions having the general intent as follows:**
    - **Column II – Applicable Zones to read, “RG [xxxr2]”, Column III – Additional Land Uses Permitted, to read, “detached dwelling”.**
  - c. Amend Schedule 240 – Rural Exceptions by adding a new exception [xxxr3] with provisions having the general intent as follows:**
    - **Column II – Applicable Zones to read, “RG [xxxr3]”, Column III – Additional Land Uses Permitted, to read, “detached dwelling”, and Column V – Provisions, to read,**

“-minimum lot width 75 metres

-minimum lot area 0.5 ha”.

- 2. That no further notice be provided pursuant to Section 34(17) of the Planning Act.**

**Planning Committee recommendation, as amended**

That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4, as amended by the following:

- 1. That the staff report be amended in regards to 175 A Main Street as follows:**
  - a. by replacing the text, “for a minimum of 50%” with the text, “for a minimum of 65%” and,**
  - b. by replacing the text, “abutting a lot line” with the text, “facing the front lot line”;**
- 2. that no further notice be provided pursuant to Subsection 34(17) of the Planning Act.**

**Recommandation du Comité de l'agriculture et des affaires rurales, tel que modifié**

Que le Conseil approuve les modifications au Règlement de zonage général 2008-250, comme il est indiqué dans le document 1 et décrit en détail dans les documents 2 et 4, dans sa version modifiée par ce qui suit :

- 1. Que le détail du zonage des 2726, 2760, 2775 et 2782, promenade Moodie énoncé dans le document 2 soit modifié par les ajouts suivants :**
  - a. Modifier l'article 240 – Exceptions rurales par l'ajout d'une nouvelle exception [xxxr1] dont les dispositions auront l'effet général suivant :**
    - Dans la colonne II – Zone à laquelle elle s'applique, inscrire « RG [xxxr1] », et dans la colonne III –**

**Utilisations du sol additionnelles permises, « -  
utilisation agricole - habitation isolée »;**

- b. **Modifier l'article 240 – Exceptions rurales par l'ajout d'une nouvelle exception [xxxr2] dont les dispositions auront l'effet général suivant :**
- **Dans la colonne II – Zone à laquelle elle s'applique, inscrire « RG [xxxr2] », et dans la colonne III – Utilisations du sol additionnelles permises, « habitation isolée »;**
- c. **Modifier l'article 240 – Exceptions rurales par l'ajout d'une nouvelle exception [xxxr3] dont les dispositions auront l'effet général suivant :**
- **Dans la colonne II – Zone à laquelle elle s'applique, inscrire « RG [xxxr3] », dans la colonne III – Utilisations du sol additionnelles permises, « habitation isolée », et dans la colonne V – Dispositions,**  
**« - largeur minimale de lot : 75 m**  
**– superficie minimale de lot : 0,5 ha »;**
2. **Qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire.**

**Recommandation du Comité de l'urbanisme, tel que modifié**

Que le Conseil approuve les modifications au Règlement de zonage général 2008-250, comme il est indiqué dans le document 1 et décrit en détail dans les documents 3 et 4, **dans sa version modifiée par ce qui suit :**

1. **Que le rapport du personnel soit modifié le point sur le 175 A, rue Main en remplaçant :**
- a. **« for a minimum of 50% » (d'au moins 50 %) par « for a minimum of 65% » (d'au moins 65 %);**
- b. **« abutting a lot line » (joutant la ligne de lot) par « facing the**

**front lot line » (orienté vers la ligne de lot avant);**

2. **Qu'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire.**

Documentation/Documentation

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated October 21, 2019 (ACS2019-PIE-EDP-0043)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 21 octobre 2019 (ACS2019-PIE-EDP-0043)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, November 7, 2019

Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 7 novembre 2019

3. Extract of draft Minutes, Planning Committee, November 14, 2019

Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 14 novembre 2019

**Planning Committee  
Report 16  
November 27, 2019**

**159**

**Comité de l'urbanisme  
Rapport 16  
le 27 novembre 2019**

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales  
November 7, 2019 / 7 novembre 2019**

**and / et**

**Planning Committee / Comité de l'urbanisme  
November 14, 2019 / 14 novembre 2019**

**and Council / et au Conseil  
November 27, 2019 / 27 novembre 2019**

**Submitted on October 21, 2019  
Soumis le 21 octobre 2019**

**Submitted by  
Soumis par:**

**Don Herweyer,  
Director/Directeur,**

**Economic Development and Long Range Planning/ Développement Économique  
et Planification à long terme,**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person**

**Personne ressource:**

**Report Author / Auteur du rapport:**

**Mitchell LeSage, By-law Writer and Interpretation Officer / Agent de rédaction et  
d'interprétation des règlements municipaux**

**(613) 580-2424, 13902, Mitchell.LeSage@ottawa.ca**

Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE      File Number: ACS2019-PIE-EDP-0043

**SUBJECT: City of Ottawa Zoning By-law 2008-250: Omnibus Amendments  
Q4 2019**

**OBJET: *Règlement général de zonage 2008-250 : Modifications d'ordre  
général - T4 2019***

## **REPORT RECOMMENDATIONS**

1. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4.
2. That Agriculture and Rural Affairs Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of November 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.
3. That Planning Committee recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4.
4. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of November 27, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications au *Règlement de zonage général 2008-250*, comme il est indiqué dans le document 1 et décrit en détail dans les documents 2 et 4.
2. Que le Comité de l'agriculture et des affaires rurales donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73, à la réunion du Conseil municipal prévue le 27 novembre 2019 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.
3. Que le Comité de l'urbanisme recommande au Conseil d'approuver les modifications au *Règlement de zonage général 2008-250*, comme il est indiqué dans le document 1 et décrit en détail dans les documents 3 et 4.
4. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 27 novembre 2019, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

## EXECUTIVE SUMMARY

### Assumption and Analysis

This report recommends amendments to modify certain provisions and to correct minor errors in the City of Ottawa Zoning By-law. These amendments have been combined in

an Omnibus Zoning By-law report as a means of efficiently modifying the by-law.

#### Public Consultation

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan.

### **RÉSUMÉ**

#### Hypothèse et analyse

Le présent rapport recommande des modifications visant à changer certaines dispositions et à corriger des erreurs mineures dans le *Règlement de zonage*. Ces modifications ont été présentées dans un même rapport de façon à rendre la modification du règlement municipal plus efficace.

#### Consultation publique

Une consultation publique a été organisée conformément à la Loi sur l'aménagement du territoire et au Plan officiel.

### **BACKGROUND**

This report addresses a variety of topics that will result in multiple amendments to the City of Ottawa Zoning By-law. The report will modify the intent of certain provisions and correct minor errors.

#### Provincial Policy Statement

The proposed amendments are consistent with the Provincial Policy Statement (PPS), promoting efficient development and land use patterns while undertaking a coordinated, integrated and comprehensive approach for planning matters within the municipality.

#### Official Plan

The City of Ottawa Zoning By-law provides a means of implementing the land use policies in the Official Plan. The proposed City of Ottawa Zoning By-law amendments conform to the Official Plan, ensuring consistency between zoning provisions and land use policies in the Official Plan, and by correcting errors and omissions to ensure the effective implementation of the Official Plan through the City of Ottawa Zoning By-law.



**DISCUSSION**

Items for review by Agriculture and Rural Affairs Committee are summarized in the table below. Zoning and location maps are included in Document 1. Zoning details are included for reference in Document 2.

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Exception 226r 2710 March Road Ward 5 El-Chantiry	An amendment is needed to restore the use, 'dwelling unit, limited to a caretaker's house' to the zoning as it was not carried forward from the previous zoning that would have permitted it.
Fairmile View Park Ward 21 Moffat	An amendment is needed to rezone three parcels adjacent to Fairmile View Park near 2429 Fairmile Road to expand the park use.
Moodie Drive from Agricultural Zone (AG3) to Rural General Industrial Zones (RG) 2726, 2760, 2775, 2782 Moodie Drive Ward 21 Moffatt	An amendment is needed to implement changes made to Schedule R14 by Official Plan Amendment 180. This will result in rezoning three properties on Moodie Drive from Agricultural Zone (AG3) to Rural General Industrial Zones (RG). This will change land use permissions from primarily agriculture uses to rural light industrial uses.
3931 Rideau Valley Drive Ward 21 Moffatt	An amendment is needed to correct an error so that the zoning matches the Official Plan designation and so that the City can move forward with converting the land to parkland.

Items for review by Planning Committee are summarized in the table below. Zoning and location maps are included for reference in Document 1. Zoning details are included for reference in Document 3.

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Exception 1278 1826 Robertson Road Ward 8 Chiarelli	An amendment is needed to clarify conflicting provisions. Exception 1278 applies to this property, but the AM zone's provisions conflict with the exception wording. The exception will be removed from the property and deleted.
Exceptions 2283, 2284, 2285, 2286, 2287, 2288 Ward 10 Deans	An amendment is needed to clarify the intent of separation distances between towers. The intent of the tower separations in the bank street secondary plan was to ensure distance between towers over 9 storeys. The definition of tower in the Zoning By-law now includes anything over a podium, which could include a two storey buildings, depending on their form. Language is needed to clarify that the separation distances are only to apply to towers over 9 storeys.
Exception 2328 add PUD Brian Coburn Blvd. Ward 19 Blais	An amendment is needed to add the use, 'Planned unit development'. When Exception 2328 was implemented there was the inadvertent prohibition of the planned unit development use.
Exception 2361	As a result of a Zoning By-law amendment, Exception 2361 no longer exists. As such, it should be removed.
Exception 2557 175 A Main Street Ward 17 Menard	Exception [2557] needs clarification to apply a setback above the first storey of 1.5 metres.
Exception 2566 384 Frank Street	Owing to a conflict between the Mature Neighbourhood Overlay provisions and the Traditional Mainstreet zone, an amendment is required to meet the TM zone's intent,

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Ward 14 McKenney	which is to encourage development that is set close to the street to create a pedestrian-oriented environment.
364-372 Queen Elizabeth Drive  to rectify an anomaly that resulted from the declaration of the condominium  Ward 17 Menard	Through the condominium process a small sliver of land resulted a 0.54 m deficiency in a setback for the existing building. As such, an amendment for a reduction in the side yard setback is required to account for the unforeseen deficiency as a result of the plan of condominium.
Parking lot at Stadium  Exception  300 Coventry Road  Exception 359  Ward 13 King	An amendment is needed to add the use 'parking lot'. It is proposed that non-accessory parking at the Stadium could be expanded to include parking in support of off-site events in the core and daily/weekly/monthly paid parking to offset the City's operating costs for the stadium. The parking lot is conveniently located in the core of the city with easy access to public transit, light rail and Highway 417. The large capacity of the parking lot is currently underutilised.  Notwithstanding parking requirements associated with the stadium lands and adjoining hotel and convention centre, use of the surface parking area as a "parking lot" is permitted."
Museum  3080 Richmond Rd.  Ward 7 Kavanagh	An amendment is needed to add the use, 'museum' to the Fairfield Historic House lands to regularize how it is currently being used.  Fairfield Historic House  Add museum as a listed permitted use, limited to buildings

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	existing as of the date of passing of the by-law.
Merivale Road Ward 16 Brockington	As a result of the Merivale (North) Community Design Plan, the implementing zoning failed to permit the reuse of the existing buildings for commercial purposes along the Traditional Mainstreet zone. As such, a provision needs to be added that would allow commercial uses in the existing buildings.
Part of 187 Boteler Ward 12 Fleury	As a result of a road reconstruction project that involved the realignment of King Edward ramps from the Macdonald-Cartier Bridge (2007-2008), the subject property is now split zoned with two unique sets of performance standards for the parcel. Specifically, the parcel has two sets of standards with respect to floor space index (FSI) which proves a significant challenge in trying to design a development concept for the site that balances the interest of the property owner and the City's. As well, given the presence of City of Ottawa infrastructure and an easement in our favor, the design challenges for the site are further compounded. The intent is to regularize the properties performance standards to create a zoning for the site that allows for a more appropriate FSI.
Gas bar/ service Station at the corner of Palladium and Campeau Drive Ward 4 Sudds	An amendment is needed to add the uses, gas bar and automobile service station. The lands are a remnant triangular parcel, left after the realignment of Palladium Drive and Campeau Drive with a roundabout. The lands to the east and south are developed as the Tanger Outlets. The additional permitted <b>gas bar</b> and <b>automobile service station</b> uses provide opportunities to meet the everyday

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	needs of the growing community.
Home-based business and home-based daycare in TM zones	An amendment is needed to clarify where uses are listed. Home-based business and home-based daycare are listed as non-residential uses in the TM zone provisions. They are residential uses and should be listed under permitted residential uses.
Traditional Mainstreet provisions	An amendment is required to clarify that Subsections 197(3) to 197(14) apply to the uses listed in 197(1) and 197(2).
Exception 2172 Ward 14 McKenney	An amendment is needed for Exception 2172, as the text of the hold provisions of the exception were accidentally removed despite the hold still applying to other lands. As such, it is proposed that the text of the hold provisions will be reinstated within the exception.
Section 143 Waste management	An amendment is needed to clarify the wording to make sure it is understood as to where the provisions for waste management are to apply.
Prohibition of Shipping Containers as permanent accessory structures in the urban area.	Shipping containers as permanent accessory structures are not suitable in residential zones owing to their impact on neighbourhood character and soft landscaping. This amendment will ban them from the following zones, except as temporary uses during a time of construction or special event: R1, R2, R3, R4, and R5 zones.

Items for review by Agriculture and Rural Affairs Committee and Planning Committee are summarized in the table below. Zoning and Location Maps are included in Document 1. Zoning details are included for reference in Document 4.

Amendments for review by Agriculture and Rural Affairs Committee and Planning Committee	
I Item	II Summary of Amendment
Solar Panels as permitted projections	An amendment is needed to add solar panels as a permitted projection above height limit.
Stacked Dwelling Definition	The definition of Stacked Dwelling needs to be amended to account for stacked dwellings that are not in a paired format.
Pedway / Bridges between buildings	This proposed amendment will clarify that buildings that are connected above grade only by features such as bridges, pedways, or other similar connections that do not contain gross floor area or gross leasable floor are considered separate buildings.

### **Provincial Policy Statement**

Staff have reviewed the report recommendations and have determined they are consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

Rural implications are explained in Documents 3 and 4.

### **CONSULTATION**

Public notification was undertaken in accordance with the *Planning Act* and the Official Plan for the City of Ottawa. No comments were received.

## **COMMENTS BY THE WARD COUNCILLORS**

This is a city-wide report – not applicable.

## **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations in this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications association with the recommendation in this report.

## **ASSET MANAGEMENT IMPLICATIONS**

There are no direct asset management implications associated with the recommendations of this report.

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no direct environmental implications.

## **TERM OF COUNCIL PRIORITIES**

This report addresses the following Term of Council Priority:

- SE1 – Improve the client experience through established service expectations.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Maps

Document 2 Zoning Details for review by Agriculture and Rural Affairs Committee

Document 3 Zoning Details for review by Planning Committee

Document 4 Zoning Details for review by Agriculture and Rural Affairs Committee and

Planning Committee

Document 5 Consultation Details

**DISPOSITION**

Legislative Services, Office of the City Clerk to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

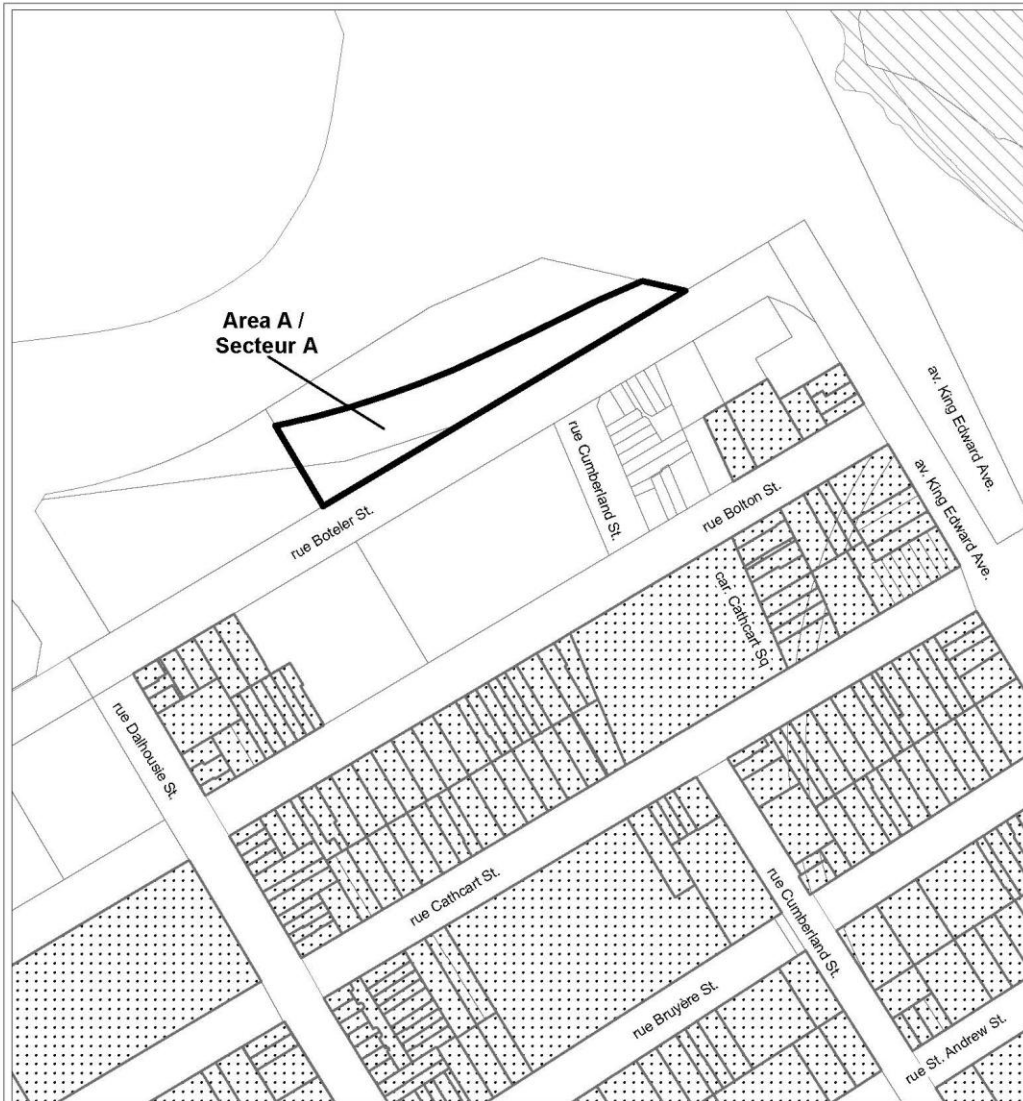
Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.





Planning Operations Branch, Planning Services to undertake the statutory notification.



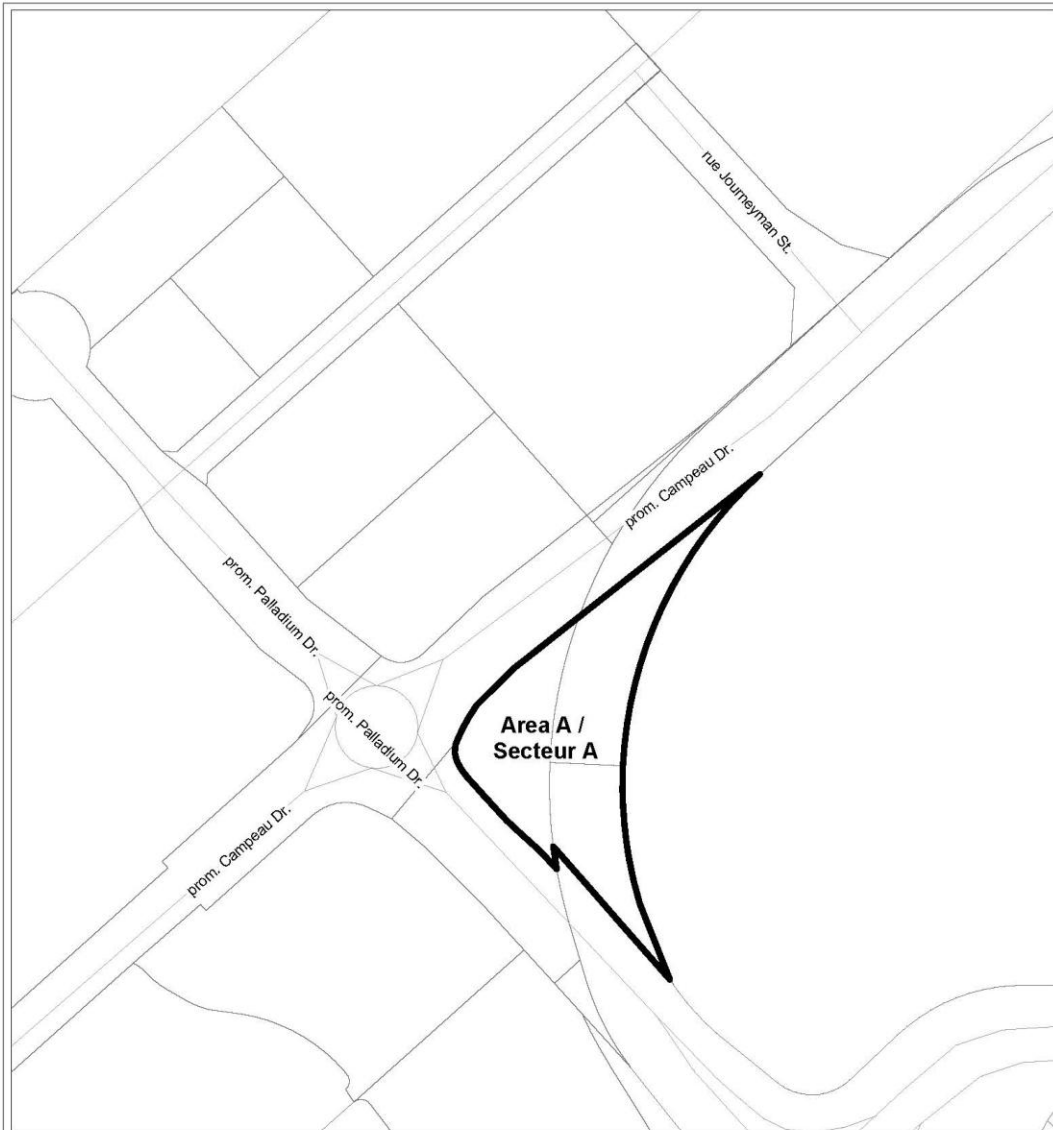
Document 1 – Location Maps


1A



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0107	19-1065-D	<b>Part of / Partie de 187 rue Boteler Street</b>	
I:\CO\2019\Zoning\Boteler_187			Area A to be rezoned from GM1[1344]F(1.0) to GM1[1344] F(2.0) Le zonage du secteur A sera modifié de GM1[1344]F(1.0) à GM1[1344] F(2.0)
<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>			Heritage (Section 60) Patrimoine (Article 60)
<small>©Les données de parcelles appartiennent 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>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
REVISION / RÉVISION - 2019 / 09 / 24			




1B



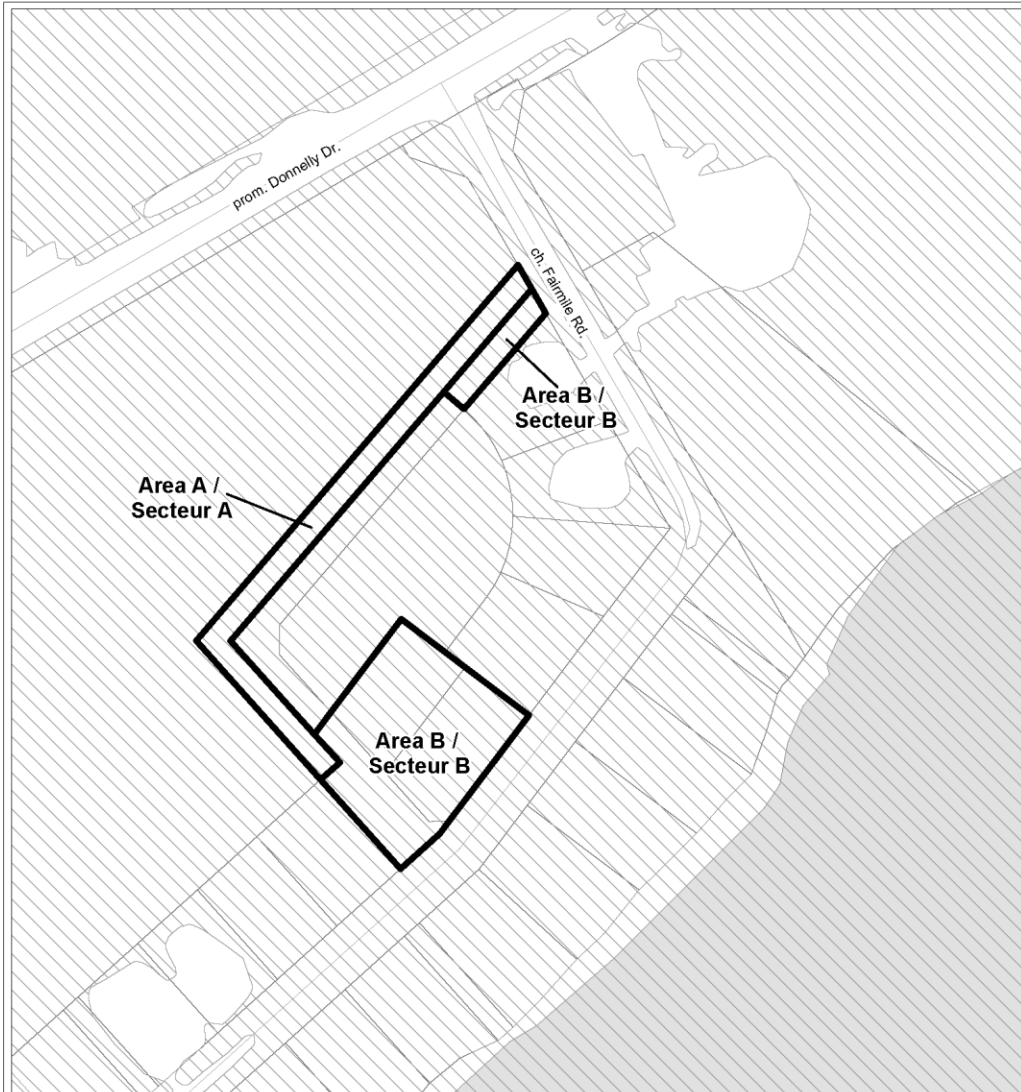
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0107	19-1065-D	<b>Parts 1 - 8, Plan 4R-30499</b>	
I:\CO\2019\Zoning\Campeau_Palladium			
<small>           ©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.            ©Les données de parcelles appartiennent 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>			
REVISION / RÉVISION - 2019 / 09 / 24		<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from MC[2015] H(18) to MC[XXXX] H(18)            Le zonage du secteur A sera modifié de MC[2015] H(18) à MC[XXXX] H(18)</p> </div> </div>	
			



1C



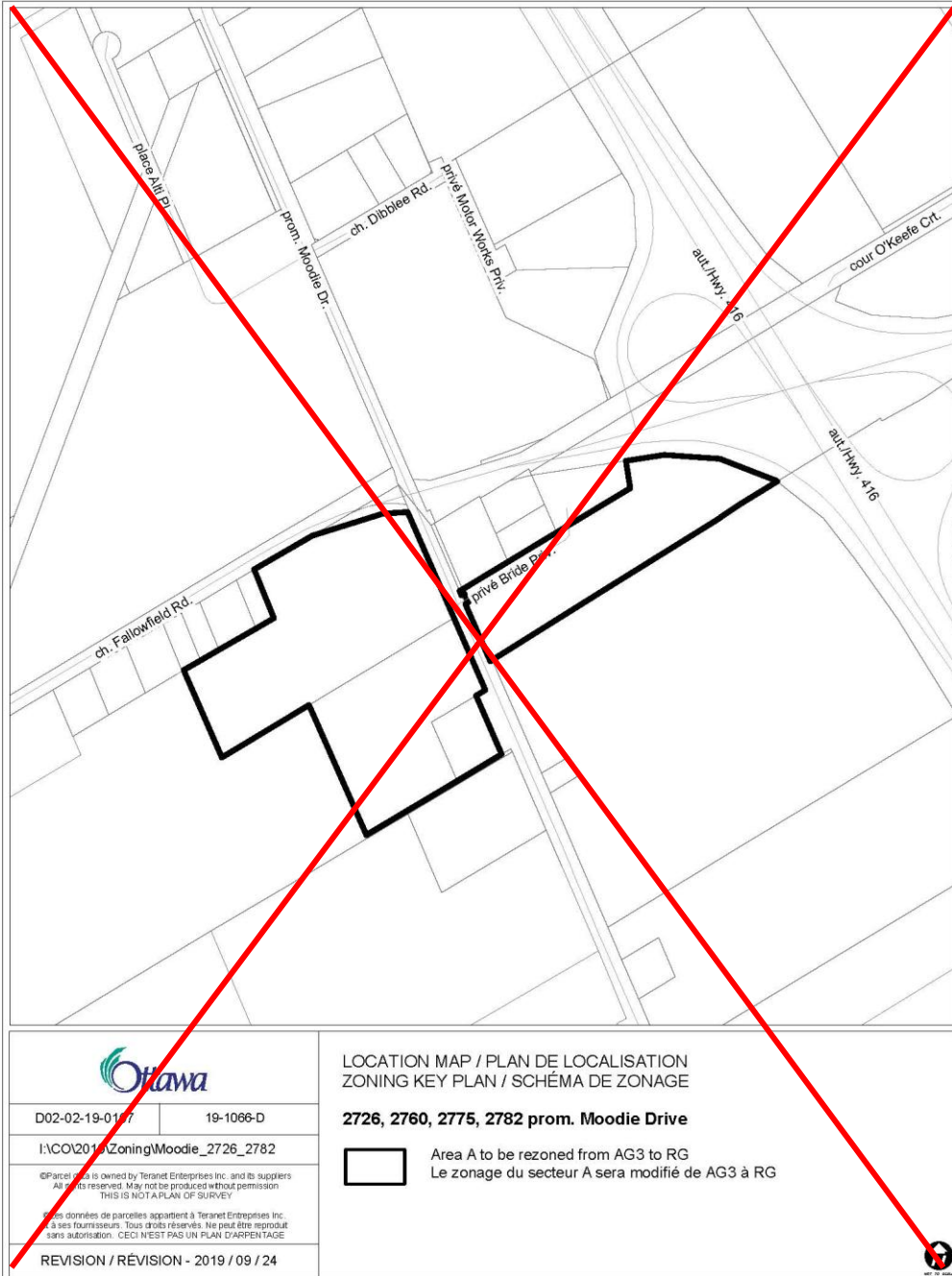
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D02-02-19-0107	19-1065-D		
I:\CO\2019\Zoning\Exception_2328			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 <b>Exception 2328: Part of / Partie de (formerly / anciennement)          3100 boul. Bruce Coburn Boulevard</b>	
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REVISION / RÉVISION - 2019 / 09 / 26			

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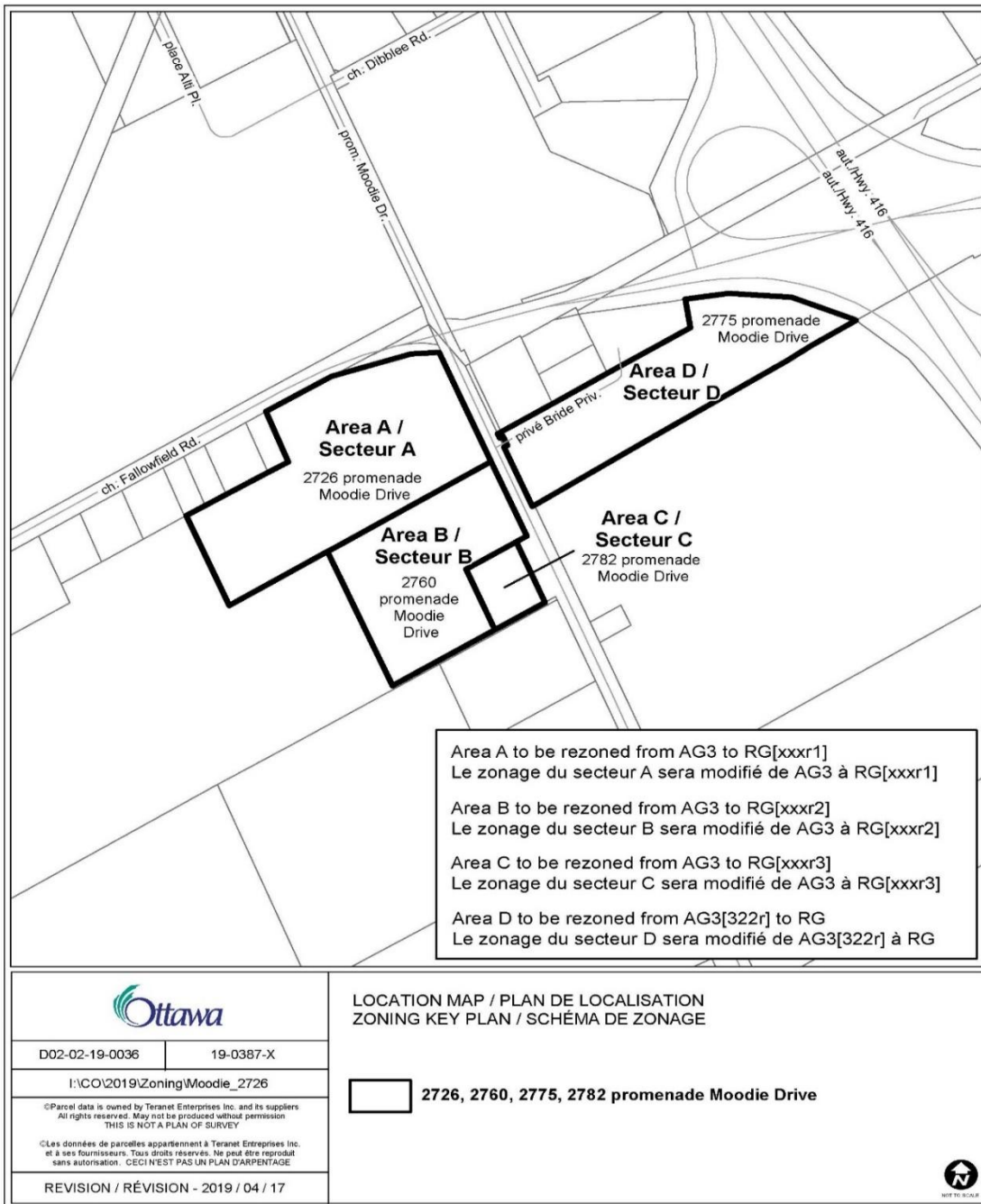


		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE							
D02-02-19-0107	19-1066-D	<b>Pin 039180170, Pin 039180147, Pin 039180146</b>							
I:\CO\2019\Zoning\FairmilePark									
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers          All rights reserved. May not be produced without permission          THIS IS NOT A PLAN OF SURVEY</small>									
<small>©Les données de parcelles appartient à Teranet Enterprises Inc.          et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit          sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>									
REVISION / RÉVISION - 2019 / 09 / 26		<table border="0"> <tr> <td style="border: 2px solid black; width: 20px; height: 10px; display: inline-block;"></td> <td style="padding-left: 5px;">           Area A to be rezoned from RU to O1            Le zonage du secteur A sera modifié de RU à O1         </td> </tr> <tr> <td style="border: 2px solid black; width: 20px; height: 10px; display: inline-block;"></td> <td style="padding-left: 5px;">           Area B to be rezoned from RR10 to O1            Le zonage du secteur B sera modifié de RR10 à O1         </td> </tr> <tr> <td style="border: 1px dashed black; width: 20px; height: 10px; display: inline-block;"></td> <td style="padding-left: 5px;">           Existing Flood Plain (Section 58) /            Plaine inondable (Article 58)         </td> </tr> </table>			Area A to be rezoned from RU to O1 Le zonage du secteur A sera modifié de RU à O1		Area B to be rezoned from RR10 to O1 Le zonage du secteur B sera modifié de RR10 à O1		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
	Area A to be rezoned from RU to O1 Le zonage du secteur A sera modifié de RU à O1								
	Area B to be rezoned from RR10 to O1 Le zonage du secteur B sera modifié de RR10 à O1								
	Existing Flood Plain (Section 58) / Plaine inondable (Article 58)								
									

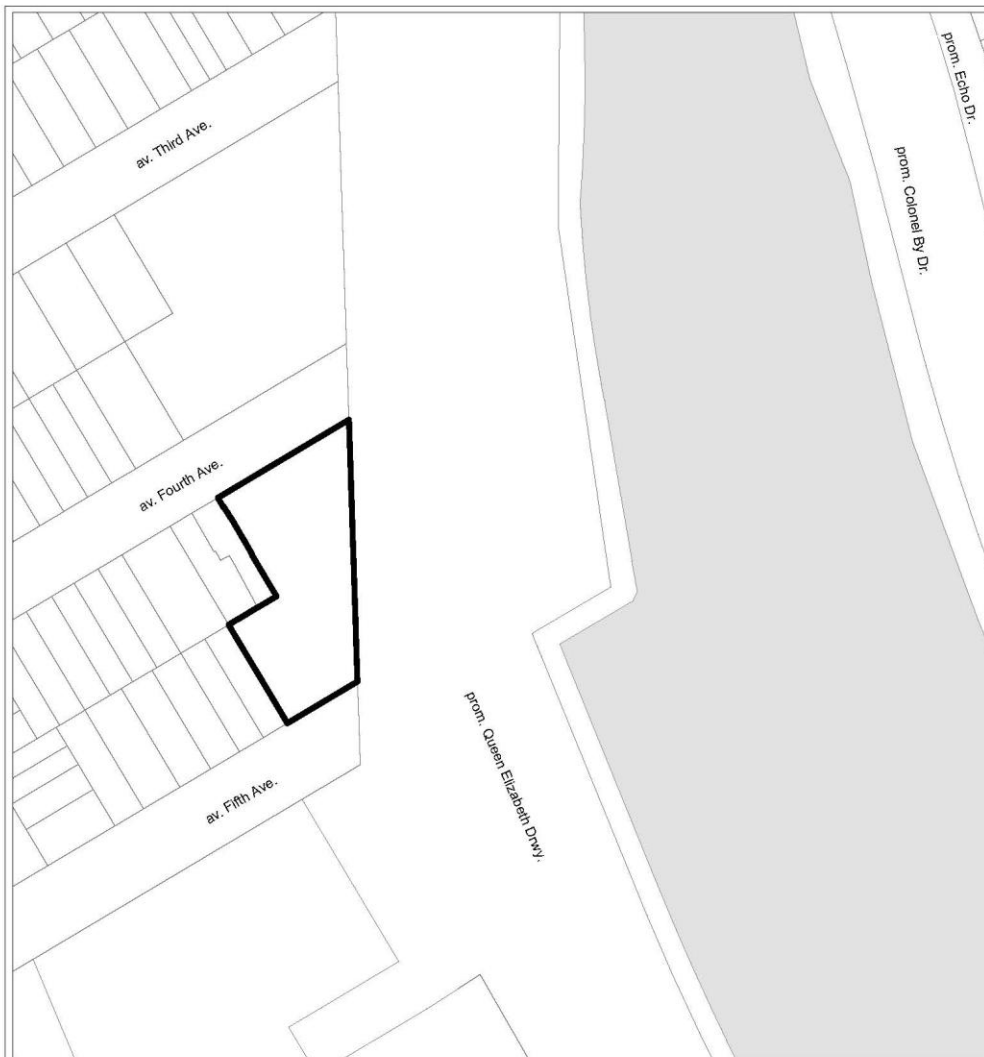
1E






Revised Document 1E (per motion n° ARAC 2019-09/02)




1F



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0107	19-1065-D		<b>Pin 160400000</b>
I:\CO\2019\Zoning\Fourth_2			
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REVISION / RÉVISION - 2019 / 09 / 26		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
			

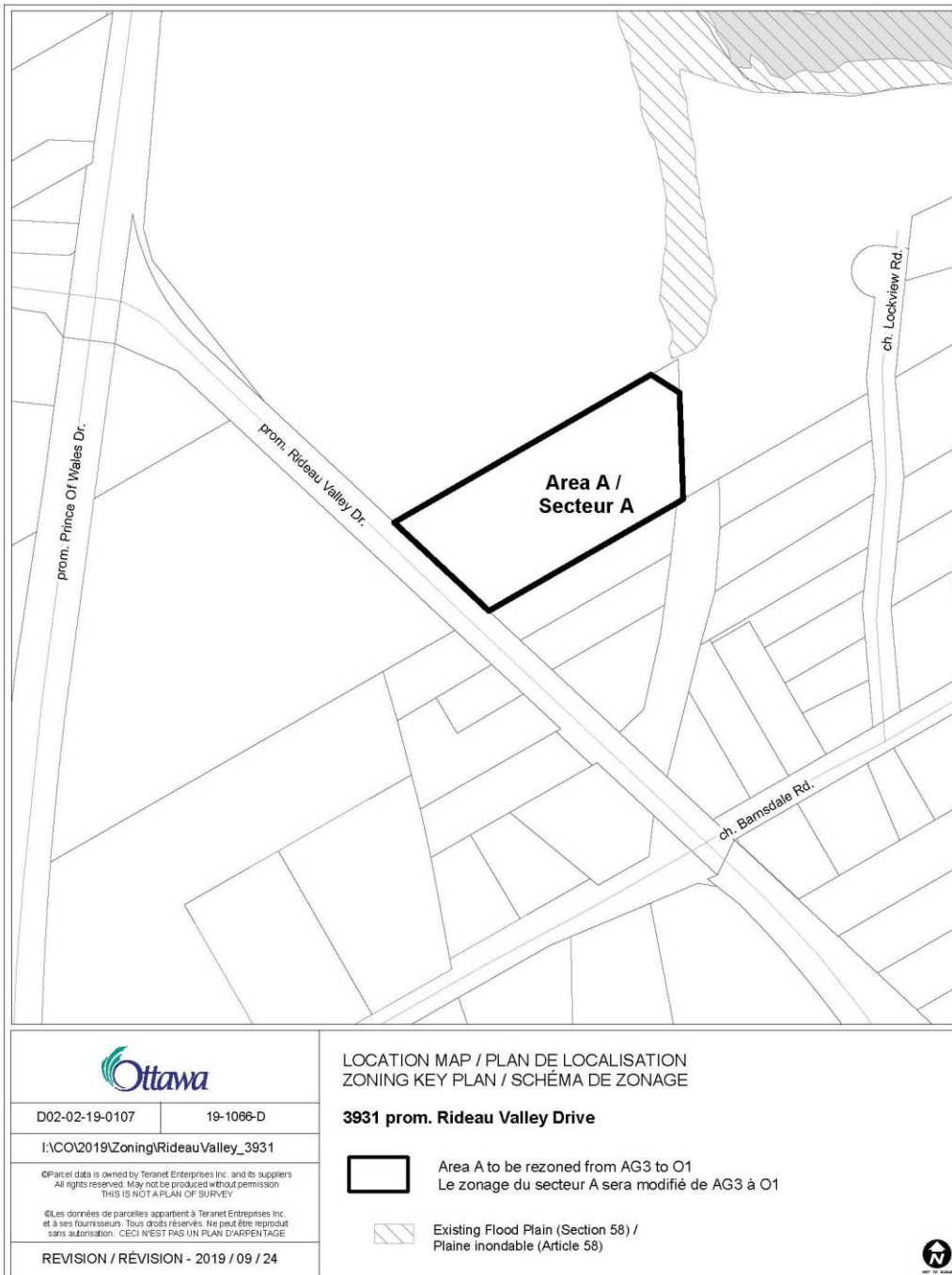
1G



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0107	19-1065-D	<b>3080 ch. Richmond Road</b>	
I:\CO\2019\Zoning\Richmond_3080			
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REVISION / RÉVISION - 2019 / 09 / 24		 Area A to be rezoned from R1FF to R1FF[XXXX] Le zonage du secteur A sera modifié de R1FF à R1FF[XXXX]	 Heritage (Section 60) Patrimoine (Article 60)
			






1H



11



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-19-0107	19-1065-D	<b>1826 ch. Roberston Road</b>	
I:\CO\2019\Zoning\Roberston_1826		 Area A to be rezoned from AM[1287] to AM Le zonage du secteur A sera modifié de AM[1287] à AM	
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REVISION / REVISION - 2019 / 09 / 24			

**Document 2 – Zoning details for review by Agriculture and Rural Affairs Committee**

Amendments are proposed with the general intention of the following:

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
Exception 226r 2710 March Road Ward El-Chantry	Amend Exception 226r in Section 240, Rural Exceptions as follows:  In Column III, add the text, “detached dwelling, limited to a caretaker”
Fairmile View Park Ward 21 Moffat	Rezone the lands as shown on Document 1D.
Moodie Drive from Agricultural Zone (AG3) to Rural General Industrial Zones (RG) 2726, 2760, 2775, 2782 Moodie Drive Ward 21 Moffatt	Rezone the lands as shown on Document 1E.
3931 Rideau Valley Drive Ward 21 Moffatt	Rezone the lands as shown on Document 1H.

**Document 3 – Zoning details for review by Planning Committee**

Amendments are proposed with the general intention of the following:

Amendments for review by Planning Committee	
I Item	II Zoning details
Exception 1278 1826 Robertson Road Ward 8 Chiarelli	Rezone the property as shown on Document 11 as follows: Area A to be rezoned from AM[1278] H(20) to AM (H20).  In Section 239, Urban Exceptions, amend Exception 1278 by deleting the Column II and Column V, and adding the following to Column II: "Reserved for Future Use."
Exceptions 2283, 2284, 2285, 2286, 2287, 2288 Ward 10 Deans	In Exceptions 2283, 2284, 2285, 2286, 2287, and 2288, in Column V, replace the text, "from a tower containing" with the text, "from another tower over 9 storeys containing", wherever it occurs.
Exception 2328 add PUD Brian Coburn Blvd. Ward 19 Blais	Amend Section 239, Urban Exceptions, Exception 2328 by removing the text, "-planned unit development" from Column IV.
Exception 2361	Amend Section 239, Urban Exceptions by deleting Exception 2361.
Exception 2557 175 A Main Street Ward 17 Menard	In Section 239, Urban Exceptions, amend Exception 2557 as follows:  After the words "Section 197 (3) (g) (ii) does not apply", add the words "however, for a building with a height greater than 4 storeys or 15 m, at or above the first storey or 5 m, whichever is the lesser, a building must be setback a minimum of 1.5 m more than the provided setback for a minimum of 50% of the building wall abutting a lot line."

Amendments for review by Planning Committee	
I Item	II Zoning details
Exception 2566 384 Frank Street Ward 14 McKenney	Amend Exception 2566 of Section 239, Urban Exceptions by adding a provision to Column V as follows: "Minimum front yard setback for a low-rise apartment building: 0 metres."
Exception 2260 364-372 Queen Elizabeth Drive (formerly 1 Fifth Ave)  to rectify an anomaly that resulted from the Plan of Condominium  Ward 17 Menard	Amend Exception 2260 of Section 239, Urban Exceptions by adding the following provisions to Column V: "-despite anything to the contrary the interior side yard setback will not be found to be in conflict with the provisions of this by-law by reason only of a Plan of Condominium declared with respect to Ottawa-Carleton Standard Condominium Corporation No. 1040, or the building constructed in accordance therewith."
Parking lot at Stadium Exception 300 Coventry Road Exception 359 Ward 13 King	Amend Exception 359 of Section 239, Urban Exceptions as follows:  a) Add the text, "parking lot" to column III; and,  b) Add the following provision to Column V:  " notwithstanding parking requirements associated with the uses in the GM6 F(1.72) S115 Zone, a parking lot is permitted."
Museum 3080 Richmond Rd. Ward 7 Kavanagh	Rezone the lands as shown on Document 1G and add a new Exception to Section 239, Urban Exceptions as follows:  In Column II add the text, "R1FF[XXXX];  In Column III add the text, "museum"; and

Amendments for review by Planning Committee	
I Item	II Zoning details
	In Column V, add the text, “-A museum is limited to buildings existing as of the date of passing of the by-law.”
Merivale Road Ward 16 Brockington	Amend Exceptions 2189, 2190, and 2191 of Section 239, Urban Exceptions, by adding the following provision to Column V: “-Despite anything to the contrary, the uses permitted in the TM zone are permitted in buildings existing as of the date of the passing of this by-law.”
Part of 187 Boteler Ward 12 Fleury	Rezone the lands as shown on Document 1A.
Gas bar/ service Station at the corner of Palladium and Campeau Drive Ward 4 Sudds	Rezone the lands as shown on Document 1B and by adding a new Exception to Section 239, Urban Exceptions with the following: <ul style="list-style-type: none"> <li>a) in Column II add the text, “MC[XXXX] H(18)”;</li> <li>b) In column III add the text, “-automobile service station” and “gas bar”;</li> <li>c) In column V, carry forward the provisions of Urban Exception 2015.</li> </ul>
Home-based business and home-based daycare in Traditional Mainstreet zones	In Section 197(1)(e), delete the words “home-based business” and “home-based daycare” and in Section 197(2)(a) add the words “home-based business” and home-based daycare”.
Traditional Mainstreet provisions	In Clauses 197(1)(a) and 197(2)(a), replace “(11)” with “(14)”.
Prohibition of Shipping Containers as permanent accessory	In Section 55, add a new Subsection (11), with provisions similar in effect to the following:

Amendments for review by Planning Committee	
I Item	II Zoning details
structures in the urban area.	“An unmodified shipping container is a prohibited accessory building, except as a temporary use subject to Section 71, in the following zones: R1, R2, R3, R4, and R5 zones.”
Exception 2172 Ward 14 McKenney	<p>Amend Exception 2172 by adding the following text to Column V:</p> <p>“-The holding symbol may be removed in whole or in part for phased development only when the following conditions have been met to the satisfaction of the Planning, Infrastructure and Economic Development Department:</p> <ol style="list-style-type: none"> <li>1. Completion of a Phase 2 ESA in accordance with the O. Reg. 153/04 and acknowledged by the Ministry of Environment;</li> <li>2. Completion of the necessary studies, reports and designs to the satisfaction of the Planning, Infrastructure and Economic Development Department, to determine environmental remediation required, adequate sanitary and potable water capacity and satisfactory fire protection requirements;</li> <li>3. Submission of a Stage 2 Archaeological Assessment approved by the Ministry of Tourism and Culture;</li> <li>4. Submission of an approved transportation strategy and Transportation Demand Management (TDM) Plan including an implementation plan, identifying pedestrian, cycling, transit and road capacity requirements and improvements to accommodate the development and any improvements required to be completed by the developer</li> </ol>

Amendments for review by Planning Committee	
I Item	II Zoning details
	<p>to provide for this development. The approved strategy and TDM Plan may include phasing conditions tied to Stage 2 site plan applications setting out modal share performance measures to be achieved and means and methods for attaining the performance measures including a monitoring program;</p> <p>5. Update to the flood plain mapping in the Zoning By-law;</p> <p>6. Submission of a One Planet Communities endorsement, or by a similar sustainability program, to the overall project;</p> <p>7. Submission of an approved Stage 1 Site Plan Control application, which reflects the OPA directions for the overall development concept and building heights including:</p> <ul style="list-style-type: none"> <li>- Off-site improvements /modifications to required transportation and infrastructure to accommodate development;</li> <li>- Approval from federal, NCC and other agencies with respect to servicing crossing their lands or connecting to their infrastructure;</li> <li>- Fire protection requirements which meet the Fire Underwriters Survey requirements;</li> <li>- Watermain design for redundancy that is acceptable to the City of Ottawa; and</li> <li>- Approval of detailed Design Guidelines to guide development on Chaudière and Albert Islands.</li> </ul>



Amendments for review by Planning Committee	
I Item	II Zoning details
	<p>8. Partial removal of the “h” may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above and that demonstrates how the phased development is consistent with and will advance achieving the overall development concept as set out in the Secondary Plan and as detailed within the Stage 1 Site Plan Control approval.”; and,</p> <p>By adding the text to Column IV, “-all uses, except existing uses, until such time as the hold symbol is removed.”</p>
<p>Section 143  Waste management</p>	<p>Amend Section 143 – Waste Management as follows:</p> <ul style="list-style-type: none"> <li>a) Add the text, “provide the following”, after the text, “In any R1, R2, R3 or R4 zone, any building exceeding 400 square metres in total floor area must”;</li> <li>b) Replace the text, “A garbage storage area must be provided with any building containing:” with the text, “A garbage storage area for any building containing:</li> <li>c) By adding the text, “and may be on a driveway or walkway” after the text, “and for that part of the path located outside a building, paved or finished with hard landscaping”</li> </ul>

**Document 4 – Zoning details for review by Agriculture and Rural Affairs  
Committee and Planning Committee**

Amendments are proposed with the general intention of the following:

Amendments for review by Agriculture and Rural Affairs Committee and Planning Committee	
I Item	II Summary of Amendment
Pedway / Bridges between buildings	In Section 74, Multiple Buildings, add a new Subsection 3, as follows:  “3. Buildings connected above the ground floor by features such as pedways, bridges, or other connections and that do not create additional gross floor area or gross leasable floor area within these connections are not considered one building for the purposes of applying the provisions of the by-law.”
Solar Panels as permitted projections	Amend Section 64, Permitted Projections Above the Height Limit as follows:  a) add the text, “solar panels” alphabetically to the listed projections.
Stacked Dwelling Definition	Amend Section 54, Definitions, by deleting the text, “in each pair” and the text, “the pairs are divided” from the definition of Stacked Dwelling.

## **Document 5 – Consultation Details**

Question:

Could you please clarify the amendments made to the Traditional Mainstreet Zones?

Response:

The amendments to the Traditional Mainstreet are anomalies. The uses, 'home-based business' and 'home-based day care' are currently placed under the section for non-residential uses in the TM zone. Home-based business and home-based day care should be listed under the section for permitted residential uses in the TM zone, as they are permitted in a dwelling unit as a secondary use. The zoning has contemplated these uses as accessory to the residential dwelling and there are regulations limiting the size and scale, such that the residential dwelling remains the principal use.

There is a provision in the TM zone that says, 197(1)(a): "The following non-residential uses are permitted subject to: the provisions of Subsections 197(3) to (11);". Over time, new provisions: 197(12), 197(13), and 197(14), have been added, but the wording of the by-law missed adding them to the above-quoted provision. These provisions deal with OPA 150 implementation and parking. When those studies were done and the zoning was implemented, the new provisions were added but the above-quoted provision was not amended to include the new provisions. It should read as, "The following non-residential uses are permitted subject to: the provisions of Subsections 197(3) to (14)". The same thing happened with the residential uses in Section 197(2).

Question:

There are a number of commercial uses that rely on shipping containers for storage of equipment and product. Is it the intent to prevent this for these instances?

Response:

A change has been made to the report to remove non-residential zones from the list of zones where shipping containers are not permitted.

Question:

Does the proposed gas bar/service station at the corner of Palladium and Campeau Drive conform to the Official Plan and Kanata West Business Park Plans and why was

this change proposed in the Omnibus Report?

Response:

There is nothing in the Official Plan and Kanata West Business Park Plans to prevent a rezoning application to permit a gas station and automobile service station. The City has an awkward sized parcel that can be more efficiently developed in conjunction with the abutting lands. The City's objective is to unlock both financial and non-financial value in its holding and by adding these uses. The changes also aid in divesting of City holdings through a joint development opportunity of lands that on their own do not have significant value to the City. The omnibus report is an opportunity to address numerous issues, such as rezoning a small parcel of city owned land.

Public notification was undertaken in accordance with the Council-approved Public Notification and Public Consultation Policy.