

**4. CITY OF OTTAWA ZONING BY-LAW 2008-250: OMNIBUS AMENDMENTS  
Q3 2017**

**RÈGLEMENT GÉNÉRAL DE ZONAGE 2008-250: MODIFICATIONS D'ORDRE  
GÉNÉRAL Q3 2017**

**AGRICULTURE AND RURAL AFFAIRS COMMITTEE RECOMMENDATION**

That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4.

**PLANNING COMMITTEE RECOMMENDATION**

That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4, as well as repeal a portion of By-law 2015-49 being Subsections (1)(m) and (1)(n) and attachments 13 and 14.

**RECOMMANDATION DU COMITÉ DE L'AGRICULTURE ET DES AFFAIRES  
RURALES**

Que le Conseil approuve les modifications au Règlement de zonage général 2008-250 illustrées dans le document 1 et décrites en détail dans les documents 3 et 4.

**RECOMMANDATION DU COMITÉ DE L'URBANISME**

Que le Conseil approuve les modifications au Règlement de zonage général 2008-250 illustrées dans le document 1 et décrites en détail dans les documents 2 et 4; et d'abroger une partie du Règlement no 2015-49, soit les paragraphes (1)(m) et (1)(n) et les pièces jointes 13 et 14.

DOCUMENTATION/DOCUMENTATION

1. Director's report, Economic Development and Long Range Planning, Planning, Planning, Infrastructure and Economic Development Department, dated 1 August 2017 (ACS2017-PIE-EDP-0031)

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 1 août 2017 (ACS2017-PIE-EDP-0031)

2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 7 September 2017

Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 7 septembre 2017

3. Extract of draft Minutes, Planning Committee, 12 September 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 septembre 2017

4. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 11 October 2017, as part of the Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements'

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 11 octobre 2017 du Conseil, comme faisant partie du Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la Loi 73.

**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales**

**September 7, 2017 / 7 septembre 2017**

**and / et**

**Planning Committee / Comité de l'urbanisme  
September 12, 2017 / 12 septembre 2017**

**and Council / et au Conseil  
September 27, 2017 / 27 septembre 2017**

**Submitted on August 1, 2017  
Soumis le 1er août 2017**

**Submitted by  
Soumis par:  
John Smit,**

**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 Office / 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:** ACS2017-PIE-EDP-0031

**SUBJECT:** City of Ottawa Zoning By-law 2008-250: Omnibus Amendments  
Q3 2017

**OBJET:** Règlement général de zonage 2008-250: Modifications d'ordre  
général Q3 2017

### **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 3 and 4; and**
- 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 27 September 2017," 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 2 and 4, as well as repeal a portion of By-law 2015-49 being Subsections (1)(m) and (1)(n) and attachments 13 and 14; and**
- 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 27 September 2017" 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 illustrées dans le document 1 et décrites en détail dans les documents 3 et 4;**
- 2. Que 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 septembre 2017, 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 illustrées dans le document 1 et décrites en détail dans les documents 2 et 4; et d'abroger une partie du Règlement n° 2015-49, soit les paragraphes (1)(m) et (1)(n) et les pièces jointes 13 et 14;**
- 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 septembre 2017, 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 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 2.

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
IP4- Business Park Industrial Subzone 4  Urban Area	On December 14, 2016, Council approved motion 43/25 directing staff to expand the range of employment-related uses permitted in the Kanata South Business Park, which is zoned IP4- Business Park Industrial Subzone 4. The IP4 Subzone permits fewer uses than the IP-Business Park Zone. The Council motion directs that the range of uses expand to generally reflect the range of employment uses permitted in the IP-Business Park Industrial Zone.
Permissions for instructional facilities in LC-Local Commercial Zones  Urban Area	<p>An instructional facility is a business that provides practical instruction in an art, hobby, skill or trade and includes things commonly referred to as a dance or music school or studio, a computer training facility, an art or craft school or studio or a martial arts studio.</p> <p>While the LC Zone permits an instructional facility, the LC5, LC6 and LC7 Subzones do not permit an instructional facility. These Subzones permit a range of other uses including convenience store, medical facility and restaurant. Given an instructional facility offers convenient access in neighbourhoods to such things as yoga, karate and music classes, this use is considered a compatible use in a neighbourhood commercial context. It is recommended to add instructional facility as a permitted</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	<p>use in the LC5, LC6 and LC7 Subzones.</p> <p>Current provisions for uses in LC Zones limit all occupancies to a maximum of 900 square metres and the total combined area occupied by all separate occupancies on a lot may not exceed 2999 square metres.</p>
<p>Zoning amendments as a result of re-alignment of Trim Road (West side of Trim Road south of Watters Road)</p> <p>Ward 1</p>	<p>Amendments are needed to adjust the boundaries of zones adjacent to Trim Road, given that the right-of-way for the road has been realigned. It is proposed to rezone parcels of land that formerly formed part of the right-of-way to match the zoning of adjacent lands.</p>
<p>Section 109 (2) – Location of parking in the L1 – Community Leisure Zone</p> <p>Urban Area</p>	<p>Section 109 (2) regulates the location of parking in certain residential and non-residential zones. In the L1 Zone, Section 109 (2) does not permit parking in the required front or corner side yard. As provisions for the L1 Zone require a front and corner side yard setback of 7.5 metres, parking spaces must be located a minimum of 7.5 metres from a front or corner side yard lot line. The L2, L3 and O1 zones are not subject to this requirement.</p> <p>Recreation, Cultural and Facility Services Department staff have advised the requirement for a minimum 7.5 metre setback from a front or corner side lot line can be onerous and can impact the size, design and location of the park amenities. It is proposed to remove this requirement for the L1 Zone. It is noted a landscape buffer of 3 metres would still be required, as Section 110 of the By-law requires a minimum 3-metre-wide landscape buffer between a parking lot and a street.</p>



Amendments for review by Planning Committee	
I Item	II Summary of Amendment
<p>555 and 550 Cote Street, 772, 776, 784 and 800 St. Laurent Boulevard – By-law 2015-49</p> <p>Ward 13</p>	<p>By-law 2015-49, which was part of a number of zoning by-law amendments passed to implement the Official Plan, rezoned the subject properties to AM10 with an exception related to minimum required lot area for an automobile dealership.</p> <p>By-law 2015-49 is dependent on the coming into effect of OPA 150, as the amendments in By-law 2015-49 rely on policy introduced through this OPA.</p> <p>These properties are already designated Arterial Mainstreet, and therefore may be rezoned without reliance on OPA 150. It is proposed to now rezone the subject properties to AM10[2199] and to repeal that part of By-law 2015-49 that effects these properties.</p> <p>The proposed amendments for this item will also propose the repeal of Subsections (1)(m) and (n) as well as attachments 13 and 14 of By-law 2015-49.</p>
<p>MC16 subzone</p> <p>Ward 15</p>	<p>Clause (e) of the MC16 subzone requires, where a building is over four storeys in height, that the building step back above the third storey a minimum of 2 metres. As currently worded, this applies to all sides of the building.</p> <p>This step back was only intended to be required for that part of the building facing the front lot line. This is evidenced, for example, by the existence of a rear yard setback requirement in Clause (f).</p> <p>It is proposed to clarify Clause (e) by stating that it only applies to that part of the building facing the street.</p>
<p>Amusement Centres in Traditional Mainstreet</p>	<p>The nature of amusement centres has changed over time, becoming more compact and interactive with the</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
<p>Zones</p> <p>Urban Area</p>	<p>surrounding neighbourhood, and being paired with uses such as restaurants or bars and similar uses where people gather for leisure purposes.</p> <p>Given this, it is proposed to amend the Traditional Mainstreet zone, including all of the subzones, to permit an amusement centre. The existing development regulations will continue to ensure such uses are in keeping with the forms of development desired along these streets. The TM3 and TM9 subzones already permit this use.</p>
<p>Fernbank Crossing – Rezoning of various properties from DR</p> <p>Ward 6</p>	<p>Lands in a registered phase of the Fernbank Crossing subdivision remain zoned, in part, Development Reserve (DR) due to a mapping error at the time the phase was rezoned.</p> <p>It is proposed to amend the zoning of these properties so that they are wholly within the prescribed residential zone.</p>
<p>150 Greenfield Avenue (formerly 47 Havelock Avenue)</p> <p>Ward 17</p>	<p>This property, 150 Greenfield Avenue (formerly 47 Havelock Avenue), was rezoned to permit a 23-unit, low-rise apartment building, as recommended in Report ACS2017-PIE-PS-0040. Upon review by Building Code Service staff, an error in Zoning By-law 2017-105 was uncovered that would not allow the parking structure to be constructed as originally intended. It is proposed that the regulations of the existing exception [2391] be revised to reflect the intent of the original amendment.</p>
<p>Zoning Amendments to Support Land Efficiency and Flexibility at Schools Sites</p>	<p>Following discussions with all four School Boards through the Building Better and Smarter Suburbs initiative, the City of Ottawa is proposing to make the following minor zoning amendments that will remove potential barriers to land efficiency at school sites and add flexibility for the planning</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Urban Area	<p>and design of school sites and school buildings:</p> <ul style="list-style-type: none"> <li>• Reduced minimum front yard setback in the Minor Institutional zone from 7.5 metres to a setback equal to that of the abutting residential zone (typically 4.5 metres or 6 metres).</li> <li>• Removal of maximum lot coverage and maximum Floor Space Index for school sites, which in some cases will add flexibility for school buildings to cover more lot area.</li> <li>• Reduced minimum number of parking spaces required at secondary schools from 2.5 or 3.0 spaces per classroom (depending on location) to 2.0 spaces per classroom.</li> <li>• Addition of shared parking provisions to facilitate the sharing of parking spaces between school sites and abutting lots with compatible land uses, such as a park, community centre, recreational or athletic facility, or place of worship, provided a shared parking agreement is in place.</li> <li>• Increase maximum building height for certain school sites – from 11 metres to 15 metres in order to allow up to three storey school buildings, which may reduce the need for minor variance applications and expedite the approvals process for new school applications.</li> </ul>
Addition of Office Use to a part of 401 Corkstown Rd (Department of National Defence –	The Department of National Defence campus (former Nortel campus) is located on two municipal addresses with separate zoning. 60 Moodie Drive comprises the northern portion of the campus, and is zoned Business Park

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
former Nortel campus)  Ward 7	<p>Industrial. 401 Corkstown Road comprises approximately the southern half of the campus, and is zoned Greenbelt Employment Area. Currently only the northern portion permits office use.</p> <p>The proposed amendment will add a site-specific exception to allow office and museum uses to 401 Corkstown Road in order to improve consistency in terms of land use permission across the entire campus.</p>
1960 Scott Street – Schedule 367  Ward 15	<p>City of Ottawa Zoning By-law Schedule 367 identifies in the legend “Maximum permitted building height/maximum number of storeys”. Exception 2381 correctly states that “maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 367”.</p> <p>The intention of Schedule 367 was to limit maximum permitted building heights in metres, but not to limit the maximum number of storeys. It is proposed to modify the legend of 367 to remove the reference to “maximum number of storeys” to be consistent with Exception 2381 and the intent of Zoning By-law 2017-113.</p>
1200 Walkley Road – Day care  Ward 16	<p>This property was re-designated Arterial Mainstreet as part of Official Plan Amendment 150. In accordance with the designation, this property was rezoned under By-law 2015-49 to an Arterial Mainstreet zone, specifically AM10[508]. The AM zone permits a day care; however, By-law 2015-49 does not come into effect until parts of OPA 150 also come into effect. In this instance, the AM zoning does not come into effect until the Schedule re-designating that portion of Walkley Road to Arterial Mainstreet also comes into effect.</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	<p>Presently the property is zoned residential. The owner wishes to operate a day care, therefore it is proposed to rezone the property to permit this use until such time as the AM10[508] zone comes into effect.</p>
<p>22 Brisbane Road – Pineglen Park</p> <p>Ward 9</p>	<p>Pineglen Park is zoned EP – Environmental Protection under the City of Ottawa Zoning By-law due to the site's designation as an Urban Natural Feature under the Official Plan. The EP zone does not permit a park, however a park including structures such as a basketball court has existed on this property since before the passage of the City of Ottawa Zoning By-law.</p> <p>It is proposed to rezone the property to recognize the existing park.</p>
<p>2591 and 2611 Queensview Drive</p> <p>Ward 7</p>	<p>Immediately prior to the passage of the City of Ottawa Zoning By-law in June of 2008, a minor variance was granted to provide relief from the required landscaped area along the northern property line to facilitate the development of a parking area associated with two proposed buildings.</p> <p>At the time of preparing the City of Ottawa Zoning By-law staff worked to ensure that variances granted were captured within the by-law. This did not occur with respect to this variance for the subject lands.</p> <p>Development of the property is still ongoing, and an expansion to the existing parking lot is proposed. It is proposed to recognize the variance as an exception applicable to these properties.</p> <p>In this instance the provision of the former Ottawa Zoning</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	By-law from which a variance was granted, were identical to the applicable provision of the City of Ottawa Zoning By-law that would now otherwise apply.

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 3.

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Sections 107– concerning driveway location in rural zones	It is proposed to modify Section 107 to reinstate the permission for a driveway in the rural area to cross over the required or provided front yard. Recent amendments to the provisions in Section 107 inadvertently eliminated this permission for rural properties.
3027, 3029 and 3041 Pierce Road	3027 Pierce Road contains a church and a cemetery, and is predominately zoned RI8. The surrounding properties at 3029 and 3041 Pierce Road are predominately zoned AG3. The zone boundary however is shifted from the lot fabric, and therefore portions of all three properties are incorrectly zoned as they relate to the land uses.  It is proposed to amend the zoning of these properties to shift the zone boundary so that it matches the lot lines.
Part of 5928 and 5940 Perth Street, and 5944 Perth Street, Richmond	The designation of the subject lands in the Richmond Secondary Plan is Village Commercial. On May 10, 2017, Council approved amendments to rezone the subject lands from Village Residential to Village Commercial exception

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Ward 21	[380r], in order to correctly zone the lands in accordance with the designation in the Secondary Plan. A further review of the zoning history indicates that the range of uses should be broader, to reflect the range of uses permitted under the commercial zone in effect under the former Township of Goulbourn Zoning By-law. It is proposed to correct this anomaly by amending exception [380r] to recognize the commercial uses permitted under the former Zoning By-law, and to implement the intent of the Commercial designation in the Village of Richmond Secondary Plan.

Items for review by Planning Committee and 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 4.

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Sections 55 and 211 – Maximum size of accessory agricultural buildings	An agricultural building, such as a large barn or shed, is considered a principal use of the land and is not subject to a maximum size restriction. When a barn is severed from a farm property, together with the detached dwelling on the same lot as a result of a farm severance, the barn is no longer a principal use of the land and is considered accessory to the detached dwelling on the lot. Section 55 – Accessory Uses, Buildings and Structures, imposes a maximum size on accessory buildings in the AG-Agricultural and RU-Rural Countryside Zones. The total area of all accessory buildings on a lot in the RU and AG Zones may not exceed 5% of the total lot area or 150m <sup>2</sup> , whichever is the greater. It is not uncommon for a former farm building to be larger than the maximum size specified in Section 55. An amendment is needed to permit former principal agricultural use buildings to be larger than the maximums in Section 55.
Automobile-related uses - Outdoor storage in Industrial Zones	For all Industrial Zones where outdoor storage is prohibited and display and sales areas must be within a building, amendments are needed to clarify these provisions do not apply to the outdoor display and storage of motor vehicles associated with motor vehicle-related uses such as automobile dealerships.
Section 59 – Frontage on a Public Street - Frontage	The purpose of the provisions in Section 59 – Frontage on a Public Street, is to ensure that a lot can be



Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
requirements for the AG-Agricultural and RU-Rural Countryside Zones	accessed from a public road. Section 59 requires that a lot must abut a publicly accessible street for a minimum distance of 3.0 metres, except in RU-Rural Countryside and AG-Agricultural Zones or Subzones, where the distance must be equal to the minimum required lot width for the respective zone. In some cases this requires that lots in the AG or RU zones have frontage of 30 metres or more. This provision is onerous and expensive, as it can require a property owner to construct a road that is a length equal to the required lot width for the zone before development may occur. It is proposed to amend Section 59 to delete the provision requiring frontage equal to the required lot width in RU and AG Zones.
Section 100 – General Provisions (Parking, Queuing and Loading) regarding electric vehicle charging stations  And Section 112 – Provisions for Drive-through Operations	Section 100 states that required parking spaces must be set aside and used exclusively for the required parking for a land use. An amendment is proposed to clarify that parking spaces set aside for an electric vehicle charging station may be included in the total number of parking spaces required for a land use. The intent of the amendment is to clarify that additional parking spaces are not required for an electric vehicle charging station.  An amendment is proposed to exclude a queuing space for a charging station from the drive-through facilities provisions in Section 112.
Section 54 - New definition for Payday Loan Establishment	It is proposed to add a new definition for payday loan establishment in Section 54-Definitions. The definition will be based on the definition of “payday loan

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	<p>establishment” in the Payday Loans Act, 2008, as amended through Bill 59, <i>Putting Consumers First Act</i> (Consumer Protection Statute Law Amendment), 2017. The new land use would be permitted in zones where a bank is a permitted use. The proposed definition would read as follows,</p> <p>“<b>payday loan establishment</b> means any premises or any part of them in respect of which a licensee within the meaning of the <i>Payday Loans Act</i>, 2008 may operate a business pursuant to a licence issued under that <i>Act</i>.”</p> <p>Staff are reviewing approaches to regulating this new land use. A municipal framework will be introduced once the review is completed and Bill 59 is fully in effect.</p>
Section 126 – Heavy Vehicle Parking in Residential areas City wide	<p>The purpose of this section is to regulate the parking of heavy vehicles, trailers, RVs, boat trailers and campers associated with a residential use or home based business.</p> <p>The section speaks to permission to park a trailer associated with a residential use or home based business in accordance with the regulations of the section. However, the regulations provide no mention or direction for the parking of a trailer outside of a trailer associated with a boat that is greater than 6 metres in length. This is an omission that requires correction.</p> <p>It is proposed to amend Table 126, which specifies the maximum number of the above noted vehicles that may</p>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	be parked on the lot outside of a building, to include a trailer.
Kennels  City wide	<p>Changes to the definition of kennel are needed to harmonize the definition with the City's kennel licensing regime under By-law 2002-189, as amended.</p> <p>In addition to the above, further clarity is required within the definition to make clear that all of the services provided as part of an animal care establishment, may also be undertaken where a kennel is permitted.</p>
Section 93 – One lot for zoning purposes  City wide	<p>Section 93 provides parameters under which multiple lots may be considered as one. Situations that fall outside of these parameters require site specific relief.</p> <p>With respect to mixed use developments there have arisen issues where a portion of a lot is the subject of a condominium application and upon approval becomes a separate lot. This may happen following the creation of site specific zoning regulations based on the lands being one lot.</p>
Definition of Gross Floor Area  City Wide	<p>By-law 2008-326 amended the definition of Gross Floor Area to require that only hallways, corridors, stairwells, etc. that are common to the building may be deducted from the calculation of gross floor area.</p> <p>This amendment was not properly implemented and currently applies only to hallways. An amendment is proposed to properly implement the intent of the 2008 amendment.</p>
Section 55 - Accessory	Where a hot tub is placed on a deck, the deck becomes

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Structures – Setback for walking surface of decking surrounding a hot tub  City Wide	<p>a walkable surface serving that hot tub, which may require an increased setback from a property line under Table 55.</p> <p>It is proposed to amend Table 55 to clarify that it is the height of the hot tub from grade, or a walking surface serving the top of the hot tub, that is the distance required from a property line. This would permit hot tubs on decks in a location where they are commonly seen.</p>
Parking Rate for Storage Yard Use  City Wide	<p>Section 20 of the Zoning by-law requires that the parking rate for a storage yard be applied as if the use were in a building, leading to an inflated requirement.</p> <p>It is proposed to amend Section 20 to exclude a storage yard so that a parking rate would only be applied where there is a building associated with the storage yard.</p>
Accessory Structures and Buildings in Front Yards  City Wide	<p>Clause 109(3)(c) requires that front and corner side yards be landscaped with soft landscaping, except for permitted projections, walkways, parking spaces, aisles and driveways. An accessory structure/building is not listed as a soft landscaping exemption in the front yard, yet the accessory building/structure provisions would permit them so long as they meet the required setback of the residential zone in which they are located.</p> <p>This amendment will clarify permission with respect to accessory structures and buildings in the provided front yard and corner side yards to ensure a consistent</p>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	treatment in the By-law.
Section 125 – Group Homes City Wide	By-law 2014-189 made significant amendments to Section 122 – Conversions resulting in the deletion of all the Subsections in existence at that time.  It is proposed to amend Section 125 to remove the outdated reference to these subsections.
Multiple buildings City Wide	Clarity within the City of Ottawa Zoning By-law is required to confirm the operation of regulations to buildings that are connected only below grade.  It is proposed to add a new general provision stating that where buildings are connected only below grade, they are considered separate buildings for the purposes of the City of Ottawa Zoning By-law.

### **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 implications with respect to implementing the recommendations contained within this report.

## **RISK MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **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 Planning Committee

Document 3 Zoning Details for review by Agriculture and Rural Affairs Committee

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

Document 5 Consultation Details

**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify, Program Manager, Assessment Section, Billing, Assessment and Tax Policy Unit, Deputy City Treasurer Revenue Branch (26-76).

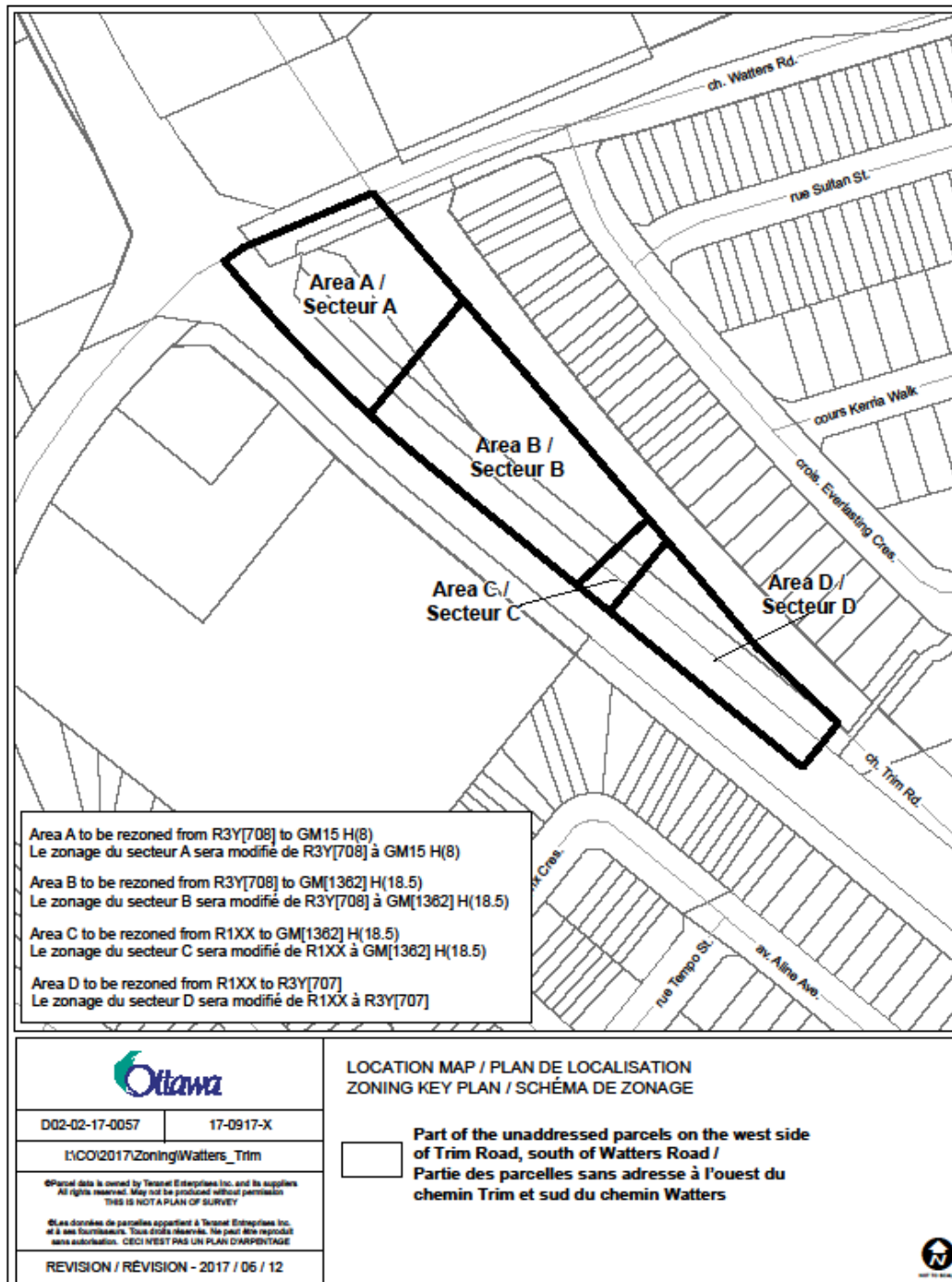
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

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

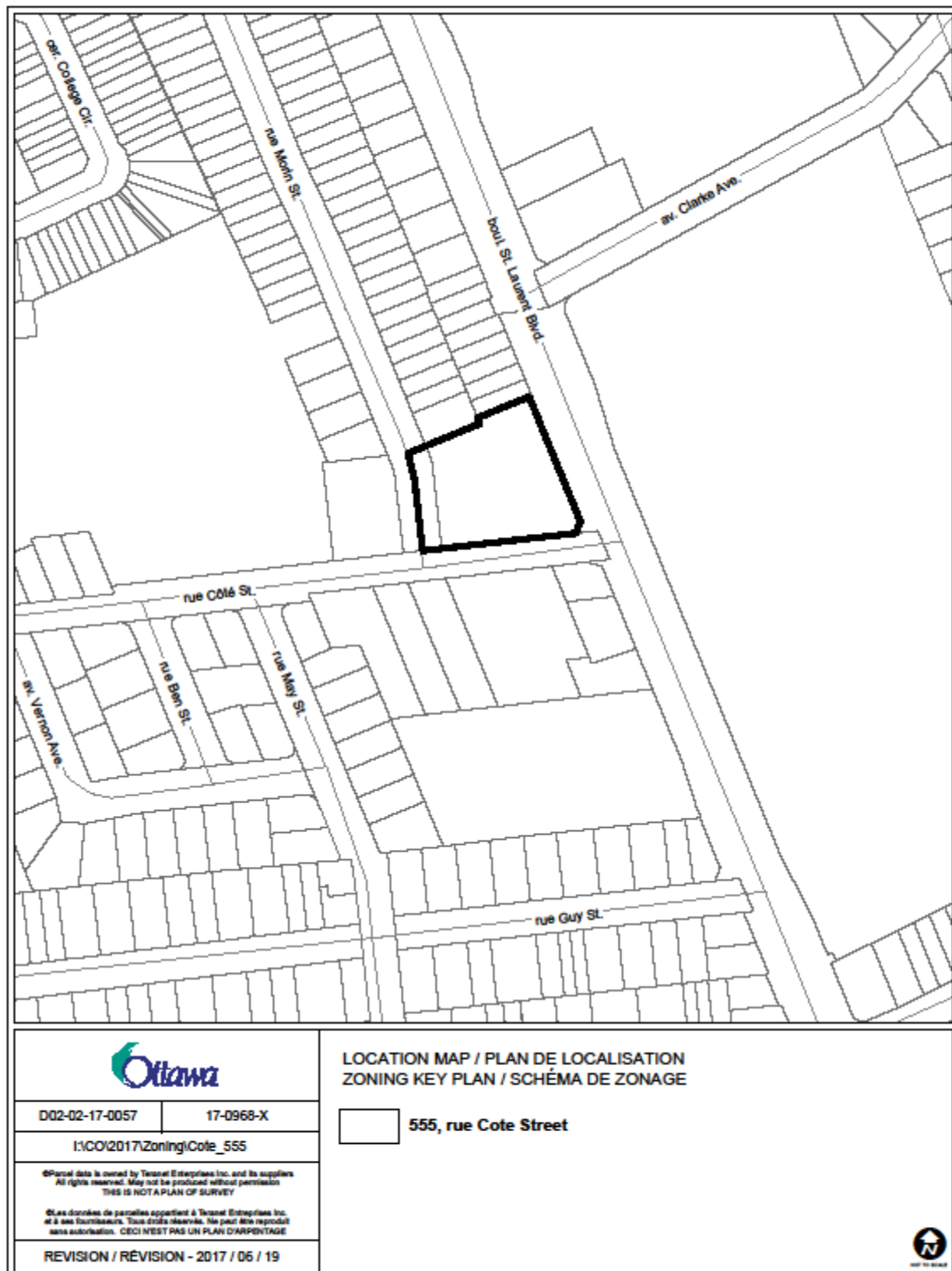
Document 1 – Location Maps

Map 1 – Zoning Amendments as a result of re-alignment of Trim Road

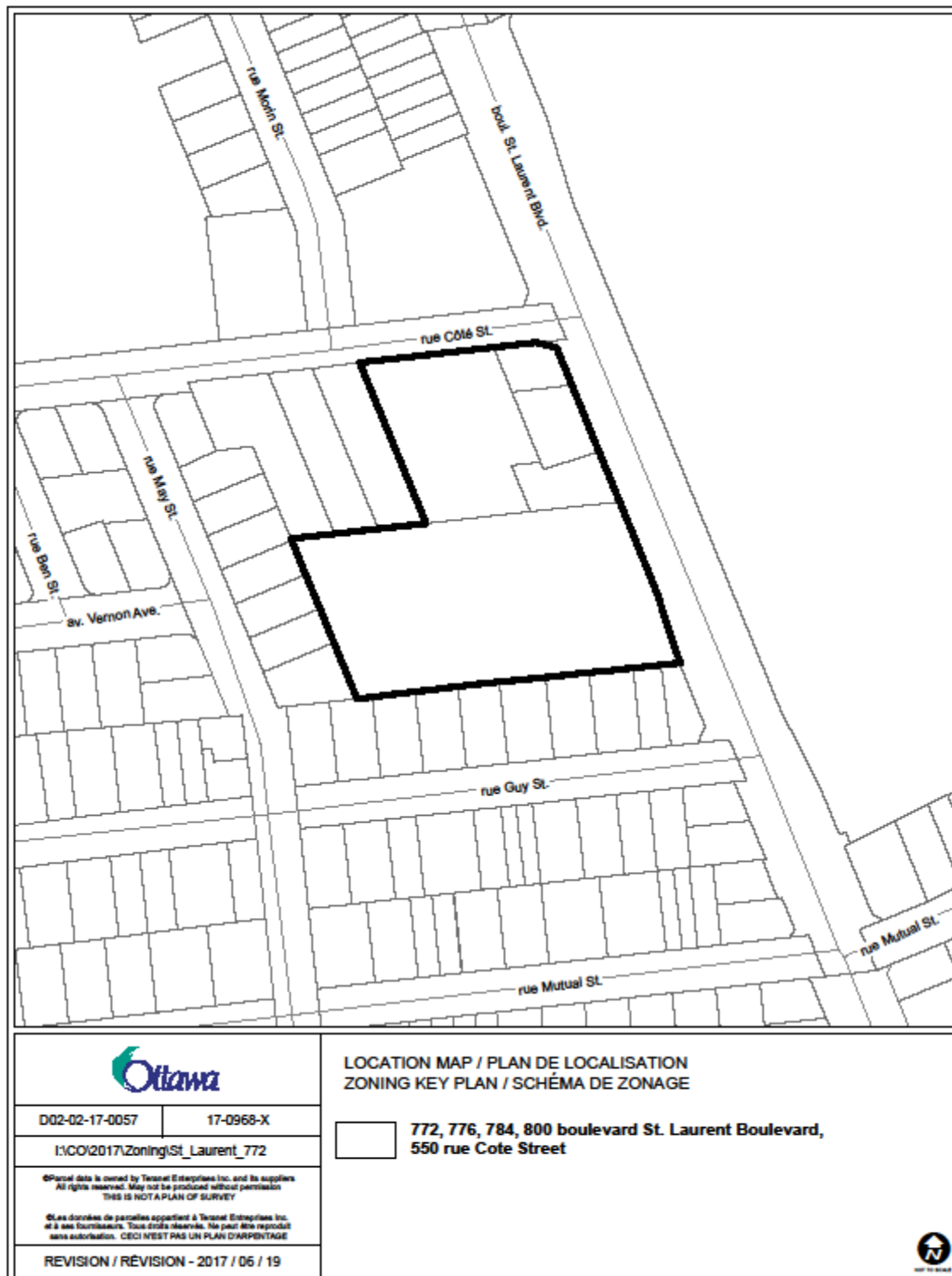




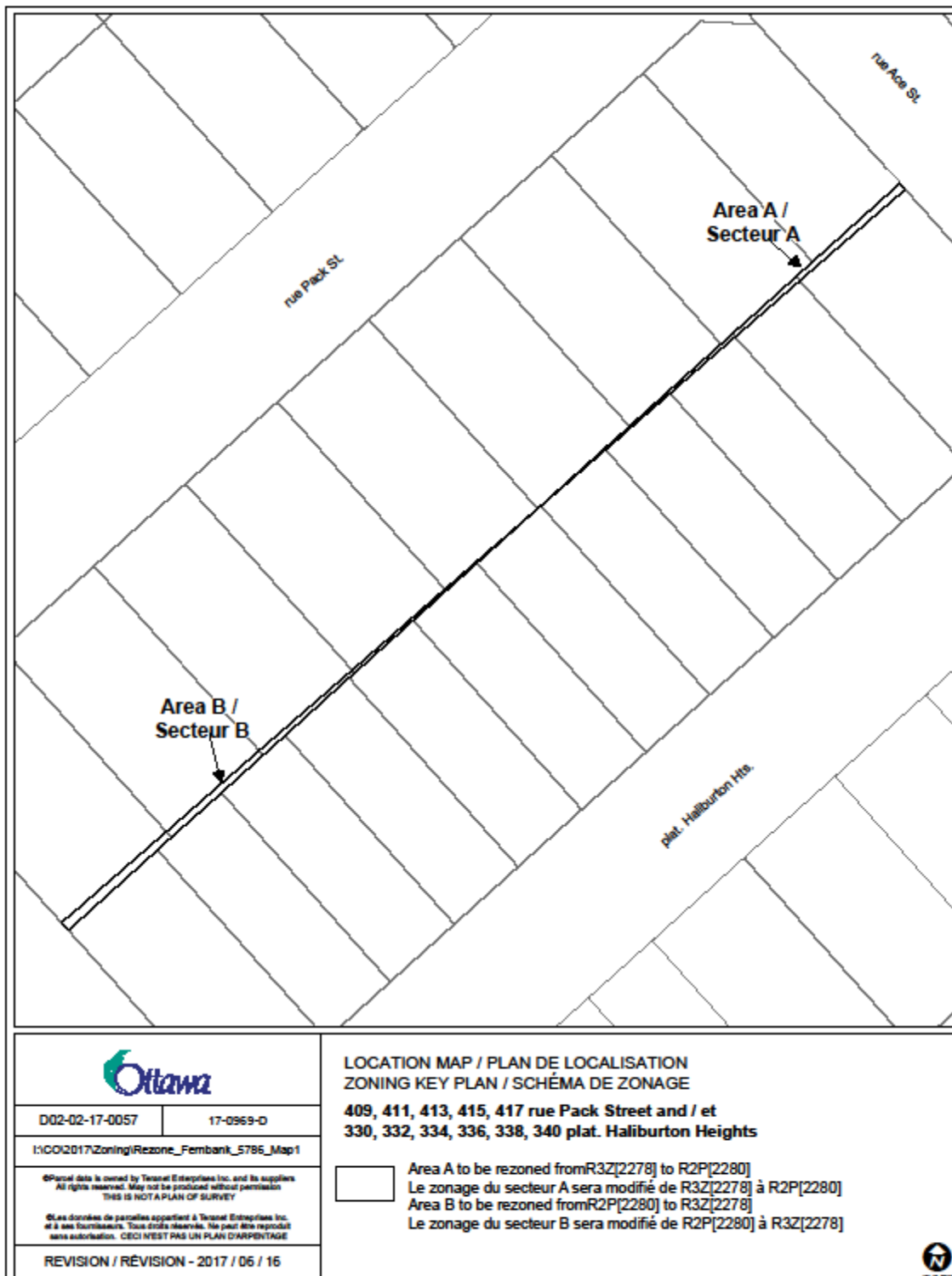
Map 2A – 555 Cote Street



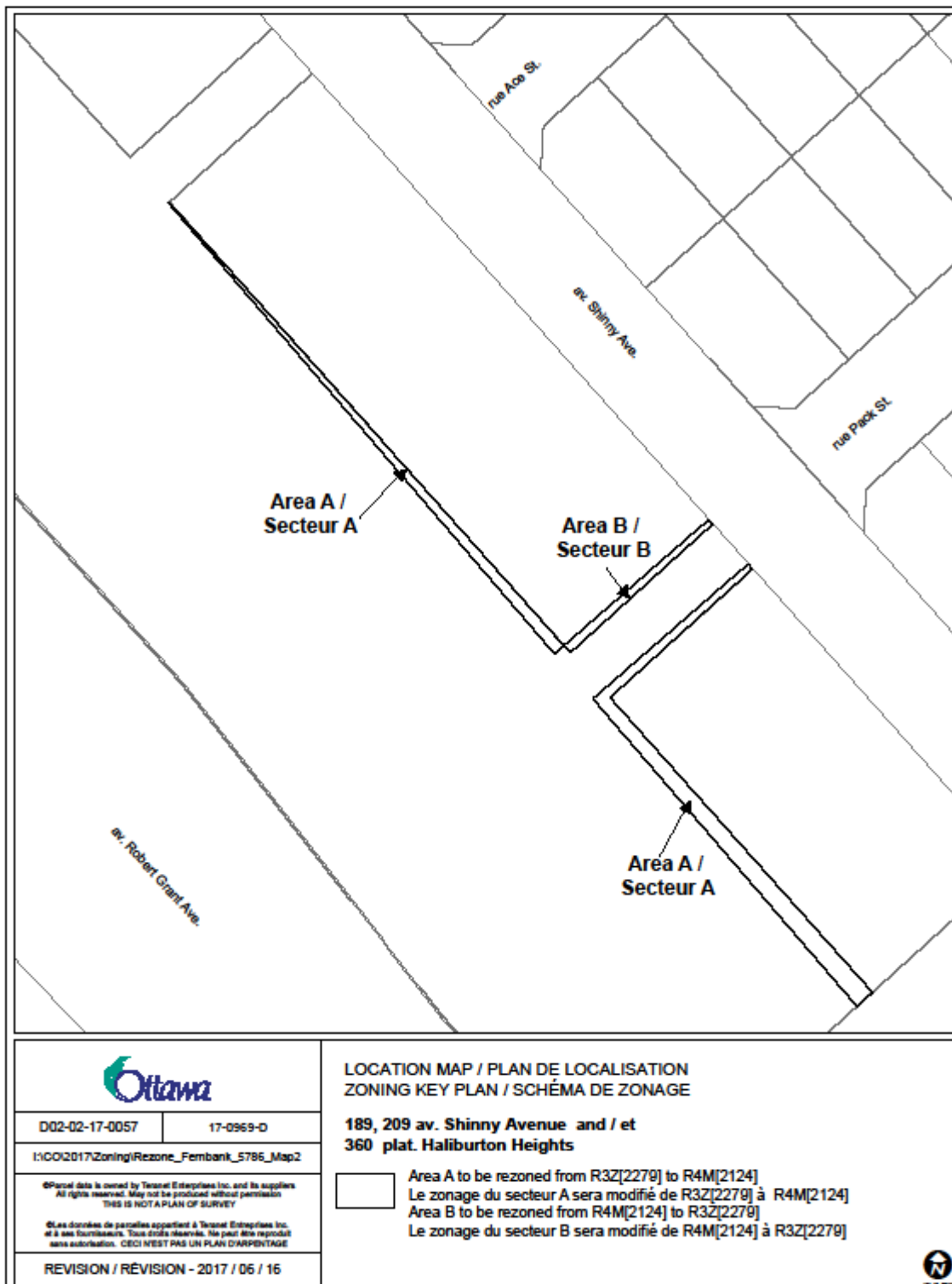
Map 2B – 550 Cote Street and 772, 776, 784 and 800 St. Laurent Boulevard



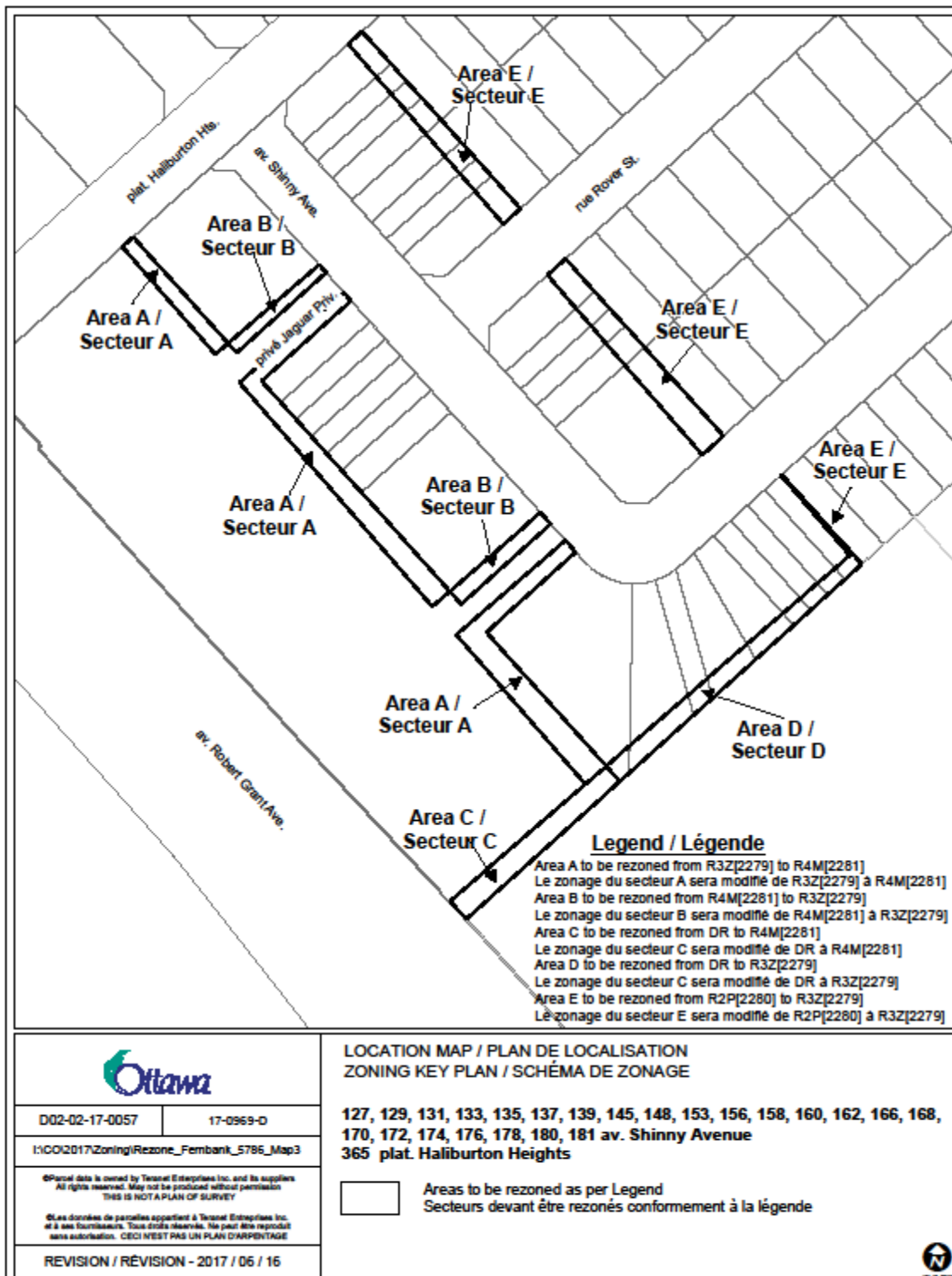
Map 3A – Fernbank Crossing Subdivision



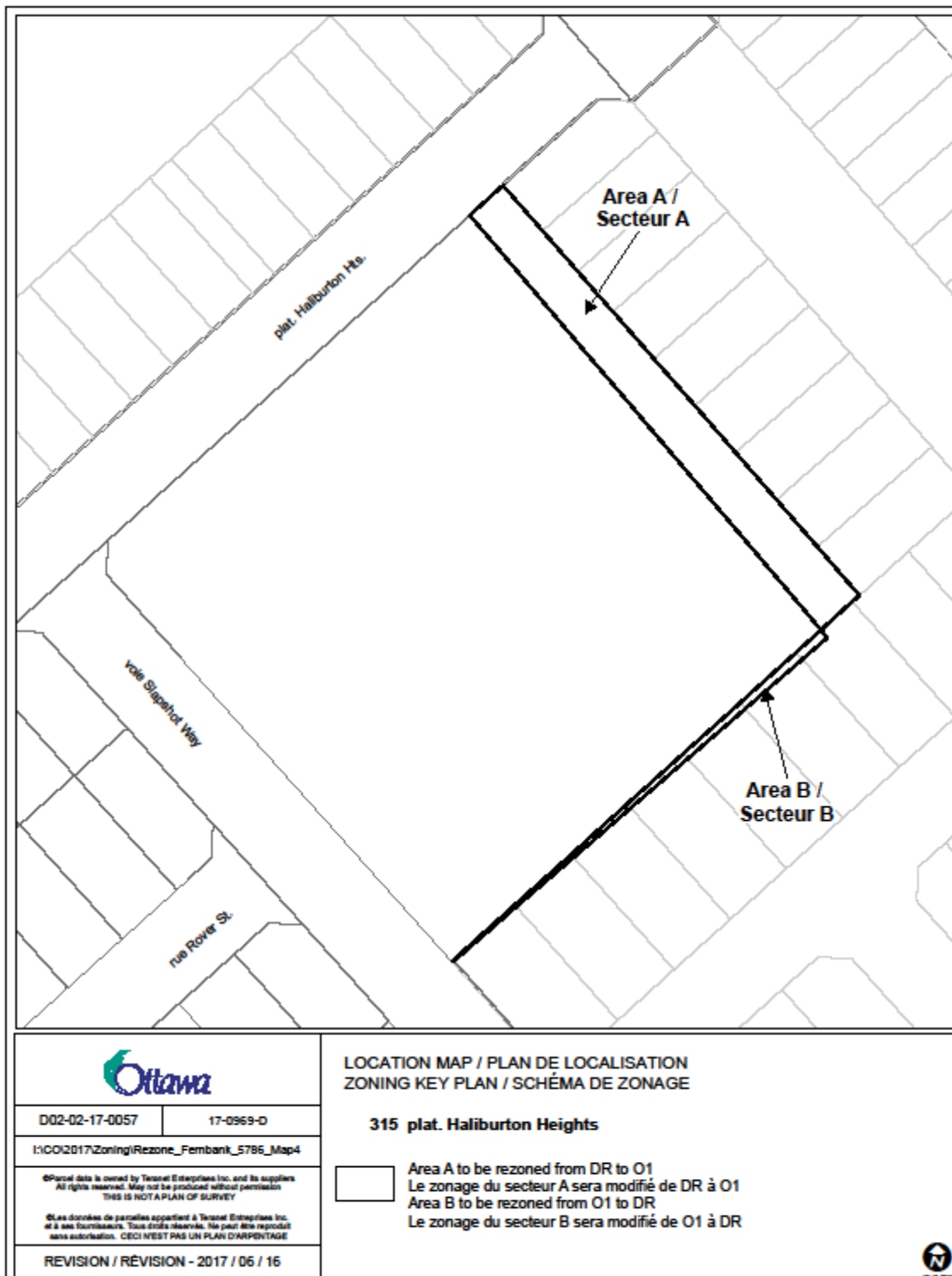
Map 3B – Fernbank Crossing Subdivision



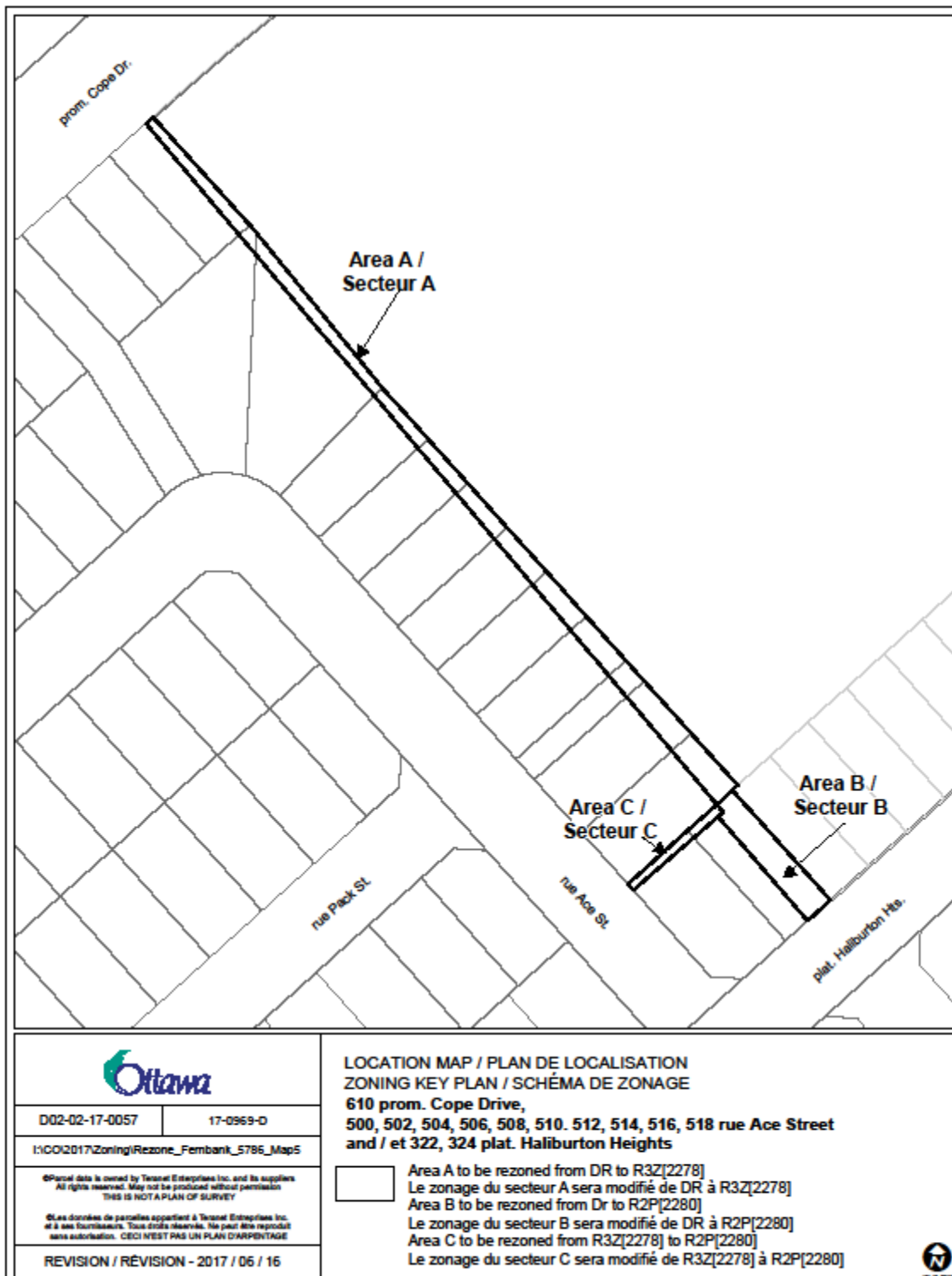
Map 3C – Fernbank Crossing Subdivision



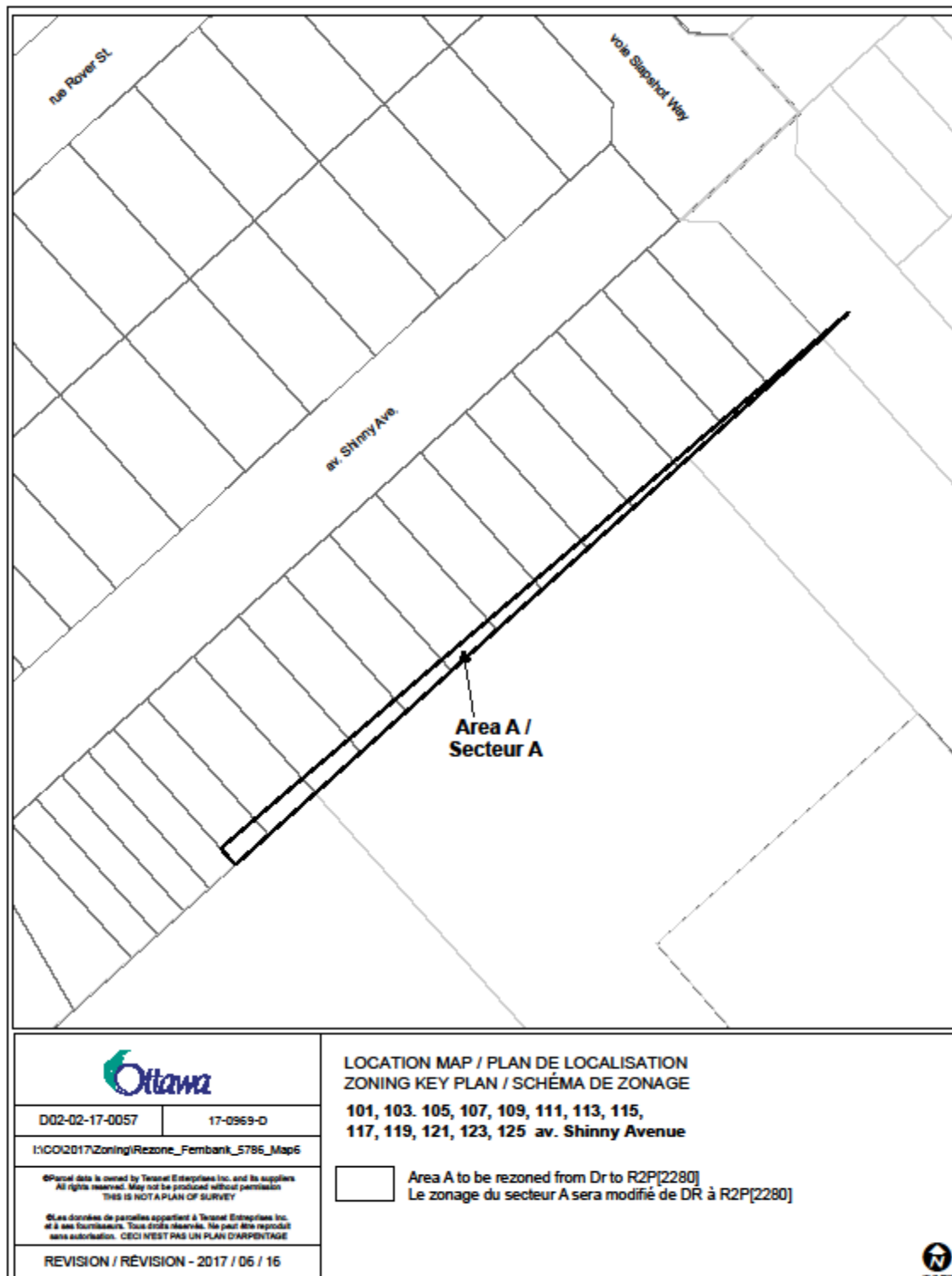
Map 3D – Fernbank Crossing Subdivision



Map 3E – Fernbank Crossing Subdivision

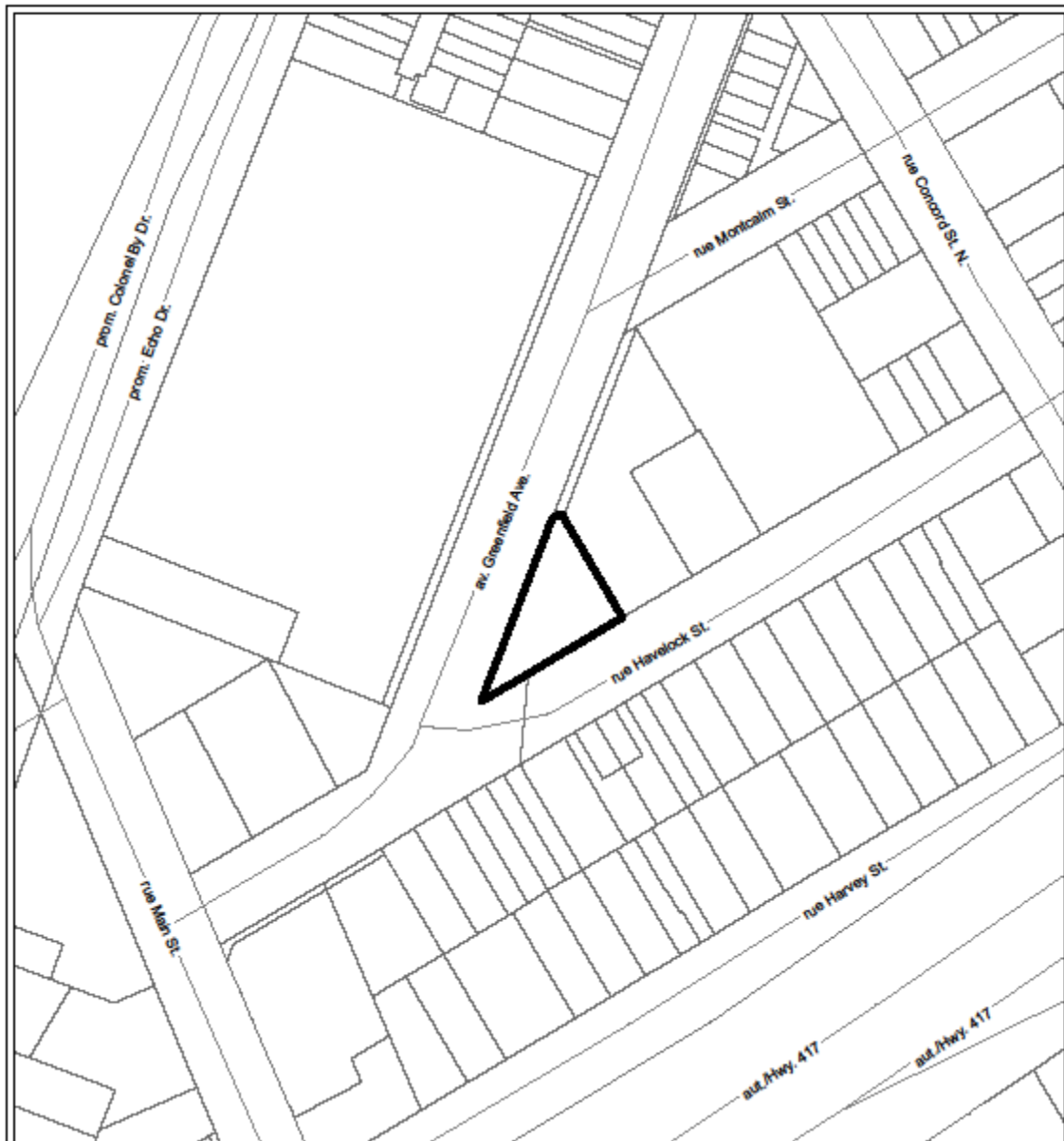





Map 3F – Fernbank Crossing Subdivision



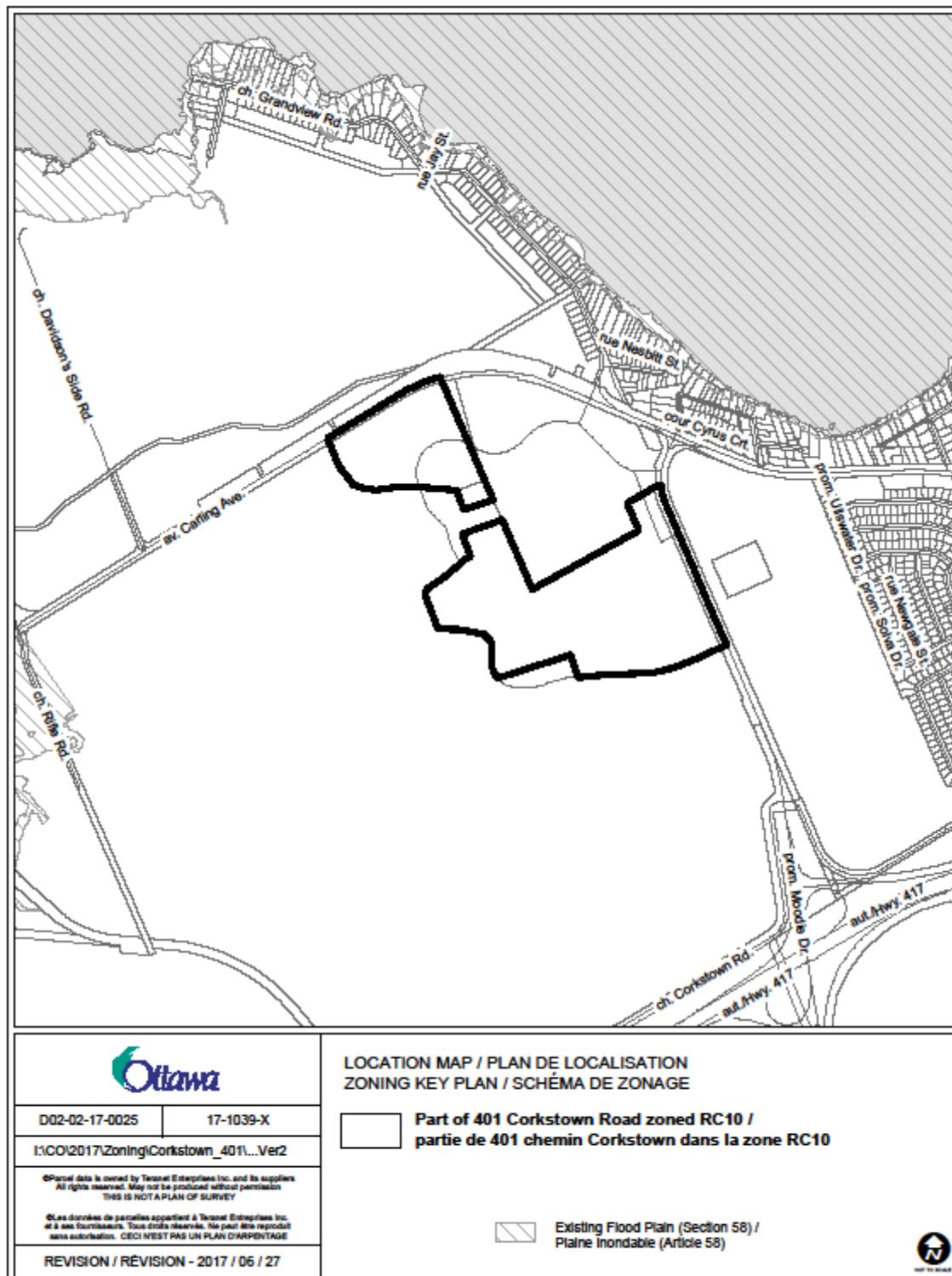


Map 4 – 150 Greenfield Avenue

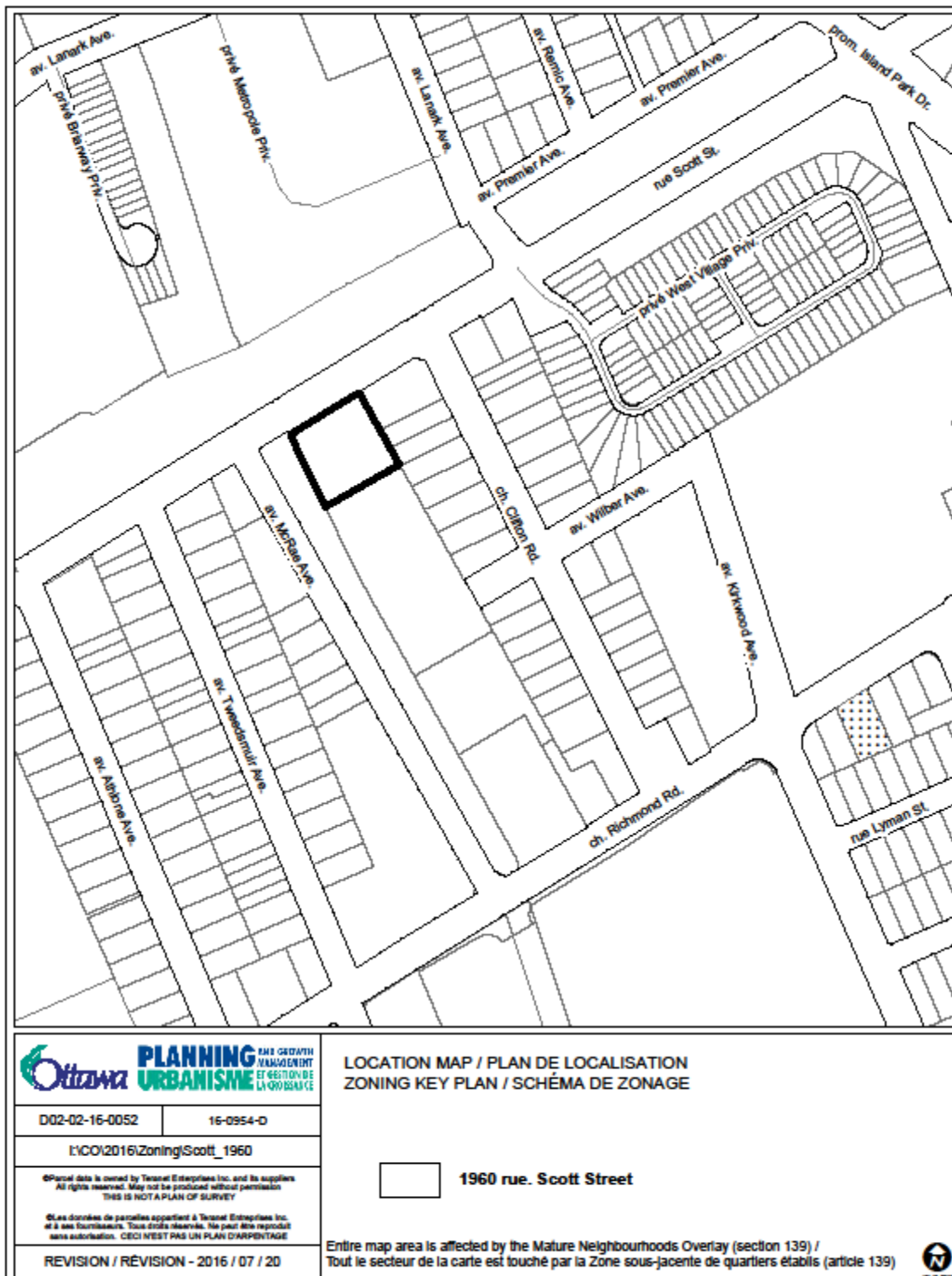


		LOCATION MAP / PLAN DE LOCALISATION	
D02-02-17-0057	17-0967-X	 150 avenue Greenfield Avenue	
I:\CO\2017\Zoning\Greenfield_150			
<small>©Parcel data is owned by Teraset Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small> <small>©Les données de parcelles appartiennent à Teraset Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI 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 - 2017 / 06 / 16			

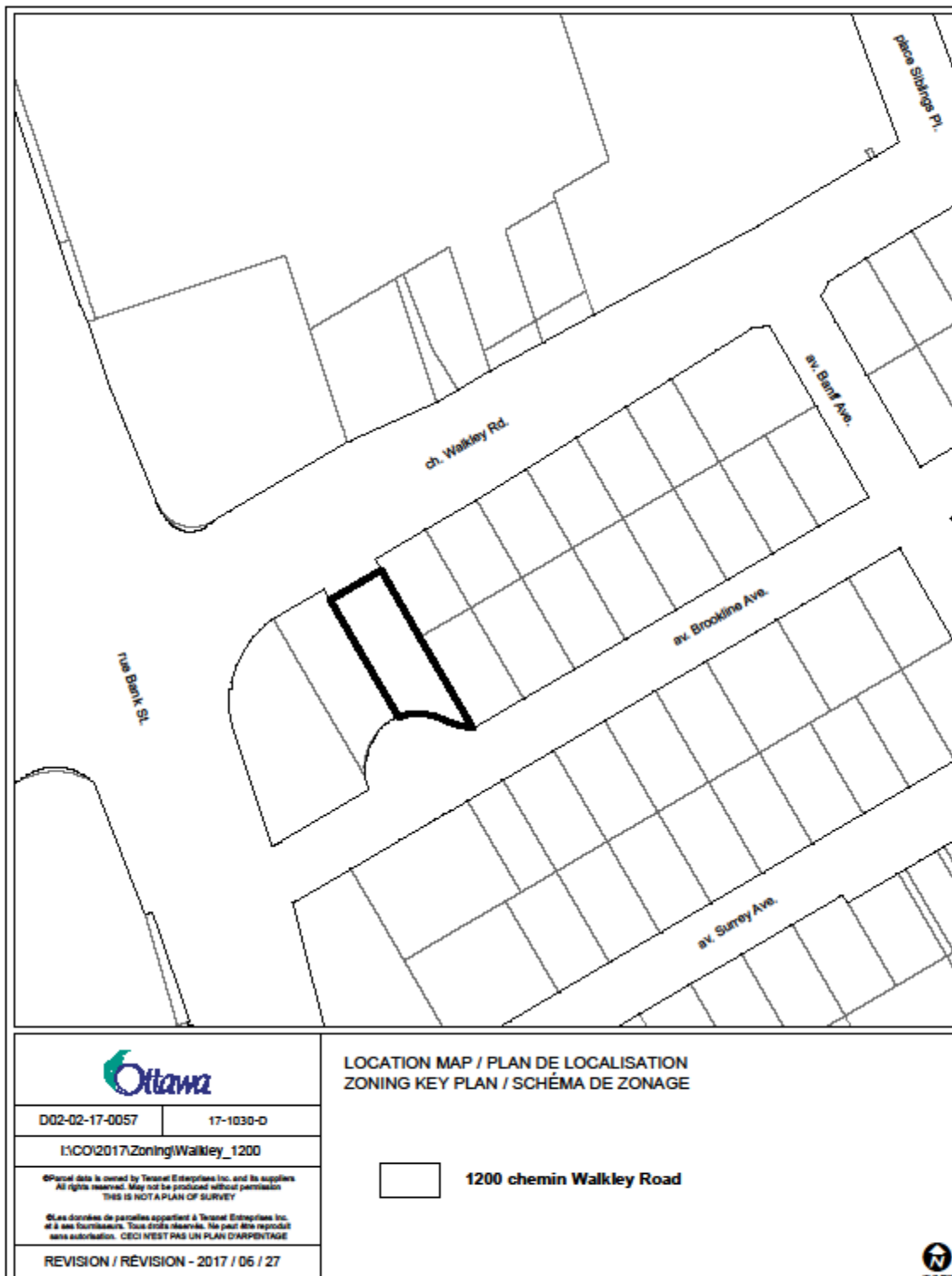
Map 5 – Part of 401 Corkstown Road



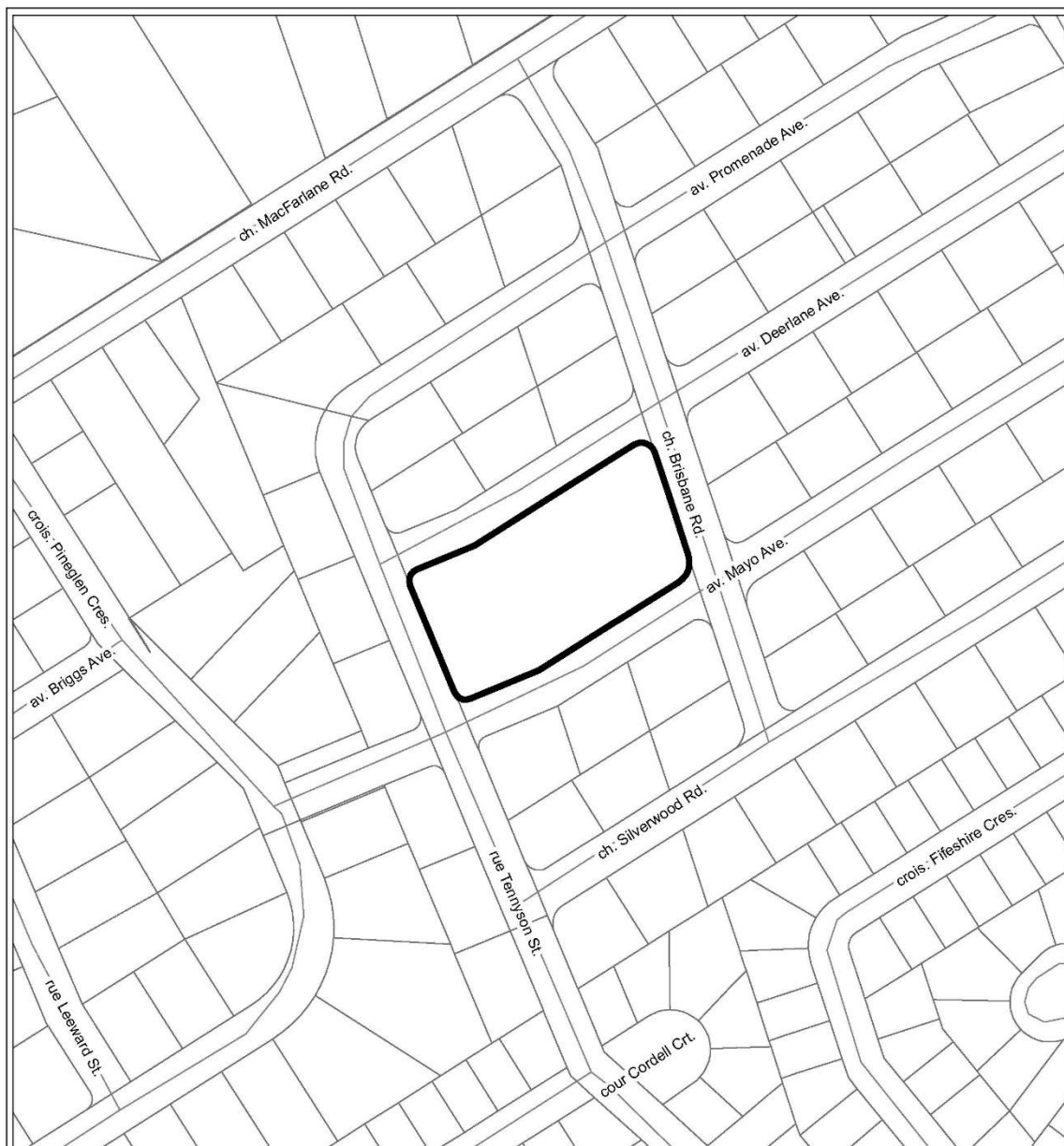
Map 6 – 1960 Scott Street






Map 7 – 1200 Walkley Road

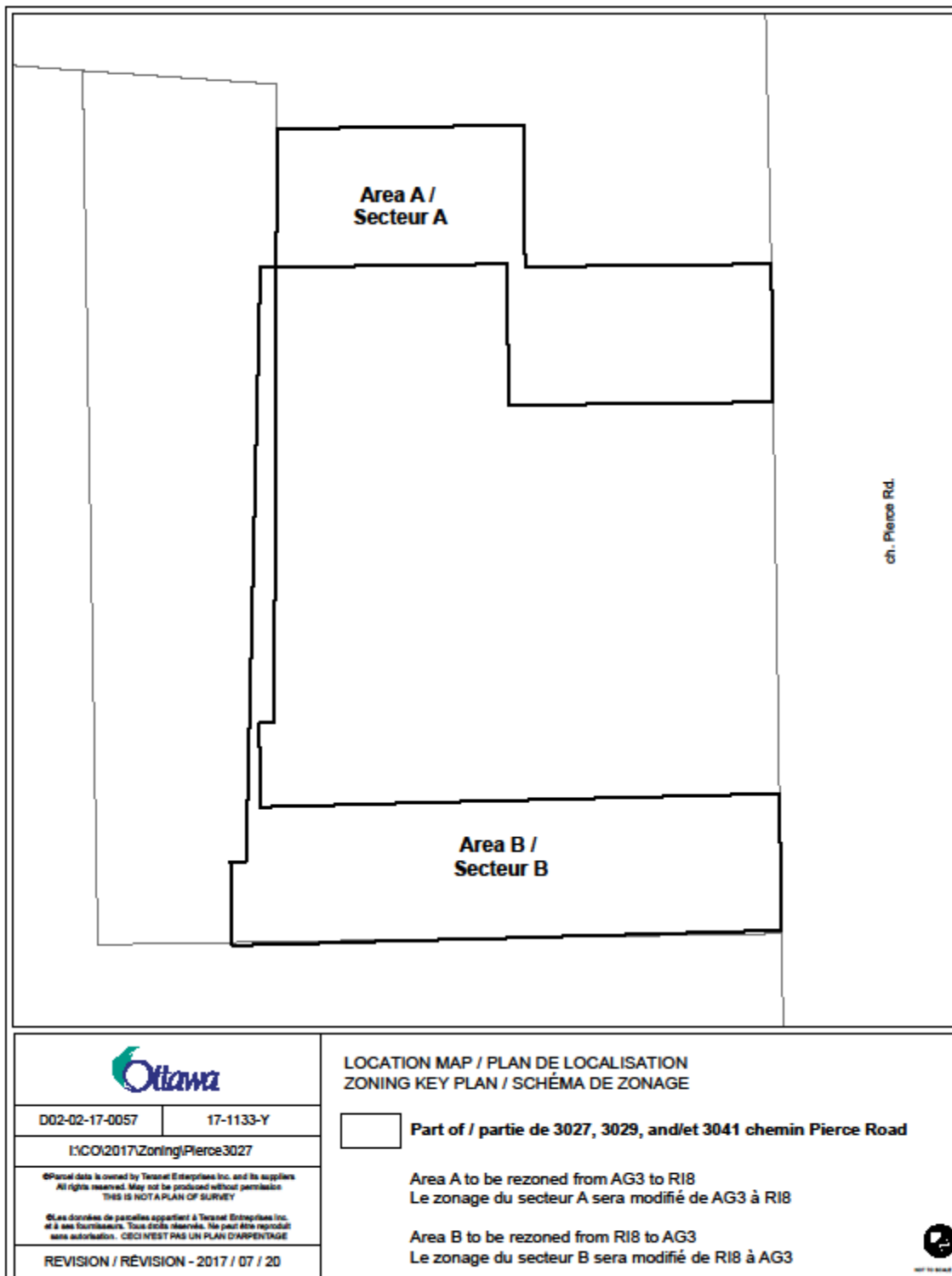


Map 8 – Pineglen Park – 22 Brisbane Road

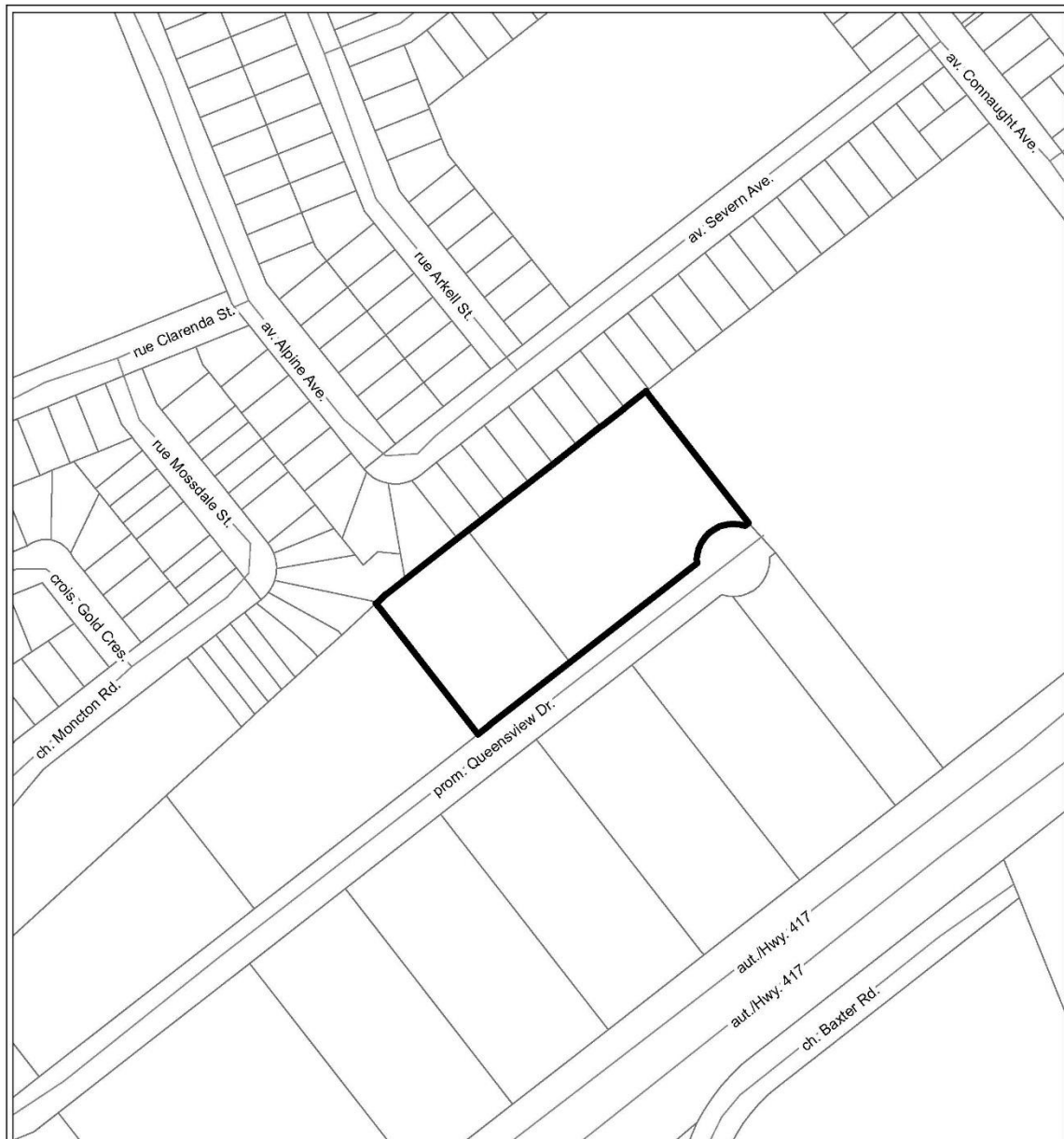





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0057	17-1132-X	 <b>22 chemin Brisbane Road</b>	 <small>NORTH</small>
I:\CO\2017\Zoning\Brisbane_22			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers          All rights reserved. May not be produced without permission          THIS IS NOT A PLAN OF SURVEY            ©Les données de parcelles 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>			
REVISION / RÉVISION - 2017 / 07 / 21			

Map 9 – 3027, 3029 and 3041 Pierce Road



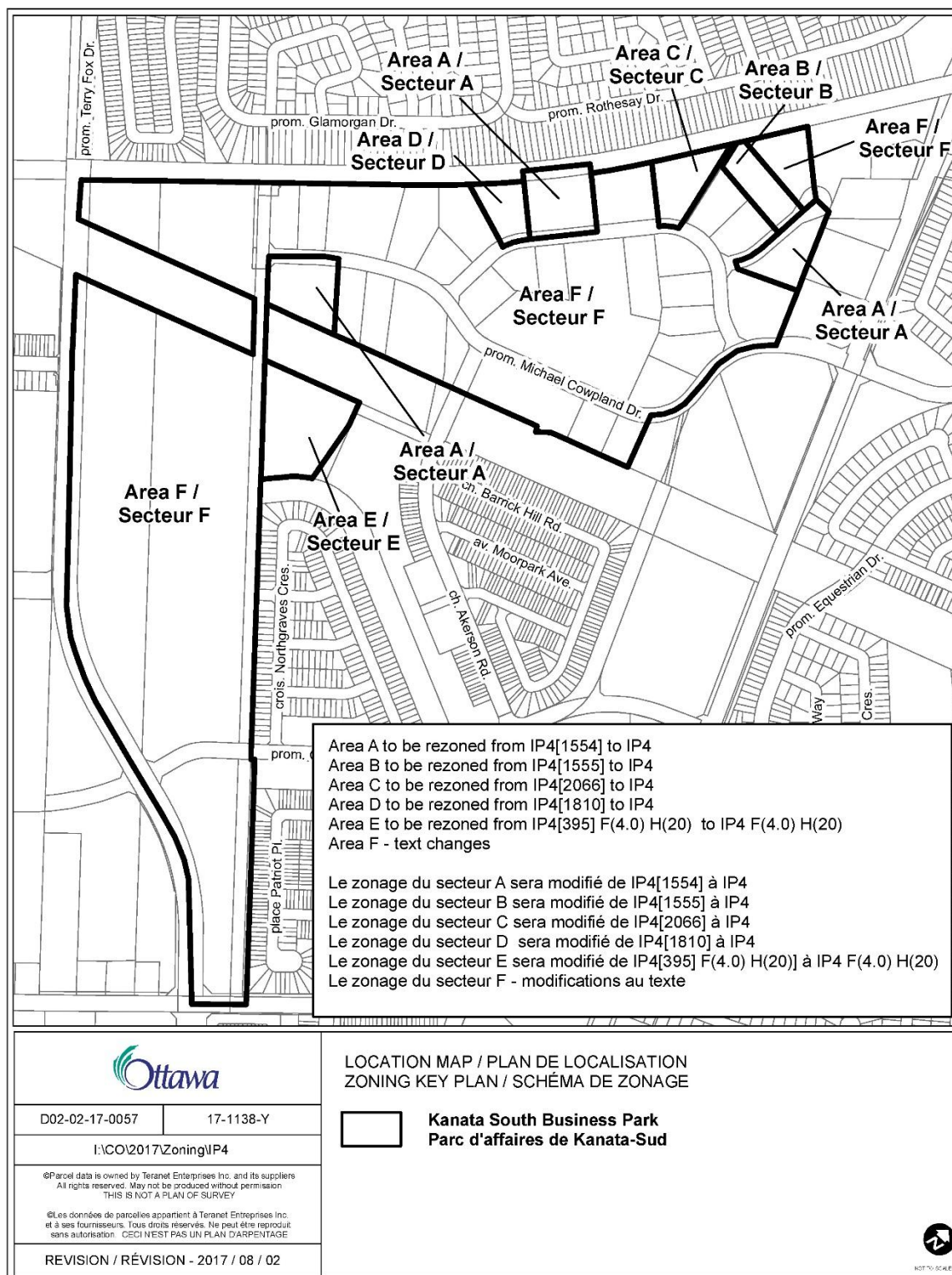
Map 10 – 2591 and 2611 Queensview Drive



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0057	17-1131-X	 <b>2611, 2591 promenade Queensview Drive</b>	
I:\CO\2017\Zoning\Queensview_2611_2591			
<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 Entreprises 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 - 2017 / 07 / 21			

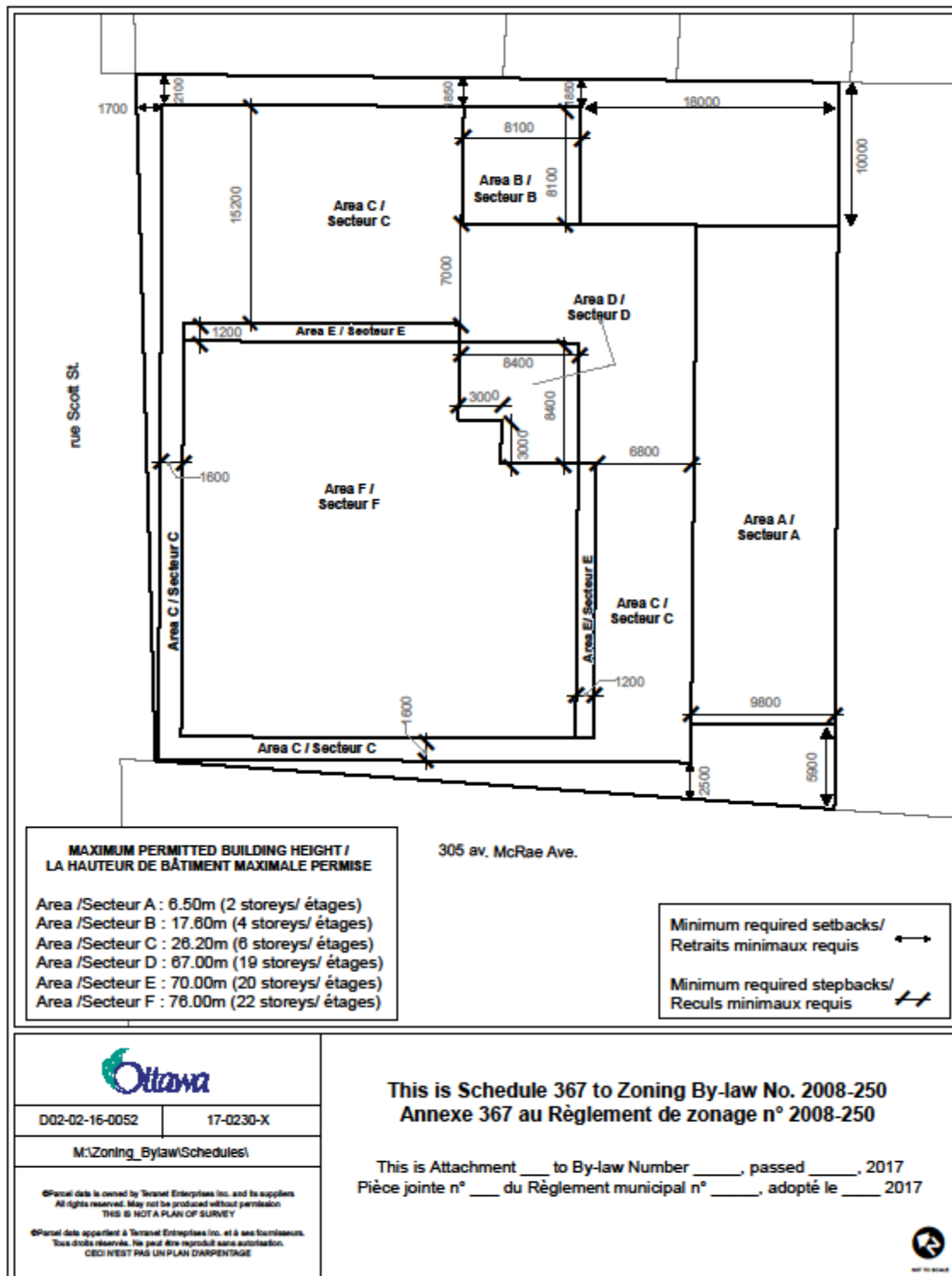


Map 11 – IP4 Kanata South Business Park





New Schedule 367



**Document 2 – 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
IP4	<p>Rezone the lands as shown in Map 11 of Document 1.</p> <p>Amend Clause 206(4)(a) by replacing it with the following text:</p> <p>“the following uses are prohibited:</p> <p>automobile dealership</p> <p>automobile rental establishment</p> <p>automobile service station</p> <p>hotel”;</p> <p>Amend Clause 206(4)(b) by replacing it with the following text:</p> <p>“The following uses are permitted:</p> <p>Restaurant, full-service</p> <p>Instructional facility”;</p> <p>Amend clause 206(4)(c) by replacing it with the following:</p> <p>The following additional uses are permitted subject to a maximum gross floor area of 300m<sup>2</sup> for an individual occupancy, and a cumulative gross floor area of 750m<sup>2</sup> per lot:</p> <p>Catering Establishment</p> <p>Restaurant, fast food</p>

Amendments for review by Planning Committee	
I Item	II Zoning details
	<p>Restaurant, take out (OMB Order #PL080959 issued March 18, 2010)";</p> <p>Amend Clause 206(4)(d) by replacing it with the following: "the provisions of subsections 205(3)(a), (b), (d), (e) and (f), do not apply and the provisions set out under Table 206B below apply";</p> <p>Amend Subsection 206(4) by adding a new clause as follows: "drive-through facility is only permitted in association with a permitted use when the permitted use is located within a building containing other permitted uses. (OMB Order #PL080959 issued March 18, 2010)";</p> <p>Section 239 – Urban exceptions is amended by deleting exceptions 395, 1554, 1555, 1810, and 2066 in their entirety.</p> <p>Section 239 – Urban exceptions is further amended as follows:</p> <p>Amend exception 1752 by deleting the text, "-medical facility –instructional facility –post office" from column III and by replacing the text in Column V with the following text, "retail store limited to an art gallery is permitted subject to a maximum gross floor area of 300m<sup>2</sup>"</p> <p>Amend exception 2067 by deleting the text, "-instructional facility –place of assembly" from Column III – Additional Land Uses Permitted; and,</p> <p>Amend exception 2341 by deleting the text, "-instructional facility –recreational and athletic facility" from Column III –</p>

Amendments for review by Planning Committee	
I Item	II Zoning details
	Additional Land Uses Permitted.
Instructional Facility in LC5, 6 and 7 Subzones	Amend Clauses 190(5)(a), 190(6)(b) and 190(7)(a) by adding in alphabetical order the term “instructional facility” to each list of uses.
Zoning amendments as a result of re-alignment of Trim Road	Rezone the lands in accordance with Map 1 of Document 1.
Section 109(2) – L1 Zone	Amend Subsection 109(2) by removing the text “L1,”.
550 and 555 Cote Street and 772, 776, 784 and 800 St. Laurent Boulevard.	Rezone the lands shown in Maps 2A and 2B of Document 1 from R5B H(18) to AM10[2199].
MC16 subzone	Amend Clause 192(16)(e) by adding the words “from a wall facing the front lot line”.
Amusement Centre in Traditional Mainstreet zone	Amend Subsection 197(1) by adding in alphabetical order the term “amusement centre” to the list of permitted uses.  Amend Clauses 198(3)(b) and 198(9)(a) by deleting the term “amusement centre”.
Fernbank Crossing Subdivision – Various properties	Rezone the lands in accordance with Maps 3A through 3F inclusive of Document 1.

Amendments for review by Planning Committee	
I Item	II Zoning details
150 Havelock Avenue	<p>Amend Exception 2391 by replacing in Column V the text “- minimum required interior side yard setback is 1.5 metres” with:</p> <p>“- minimum required interior side yard setback is:</p> <p>(i) 0 metres for that part of the building at or below 2.1 metres in height; and,</p> <p>(ii) 1.5 metres for that part of the building above 2.1 metres in height.”</p>
Zoning amendments to support land efficiency and flexibility at school sites	<p>Amend Section 169 by adding a new Subsection, 169(5) with the following text:</p> <p>“(5)</p> <p>(a) Despite any provisions to the contrary the minimum required front yard setback or minimum corner side yard setback for a school may be reduced in the following instances:</p> <p>i) Where located on a lot that abuts a residential zone on the same street, the minimum front yard setback of the abutting residential zone may be used as the minimum front yard or minimum corner side yard setback of the school, where the school is facing the same street as that abutting residential zone;</p> <p>ii) Where located on a lot that abuts two different residential zones on the same street, the minimum front yard setback of the abutting residential zone with the smaller minimum required front yard setback may be used as the minimum front yard setback or minimum corner side yard setback of the school, where the school is facing the same street as</p>

Amendments for review by Planning Committee	
I Item	II Zoning details
	<p>that abutting residential zone;</p> <p>(b) Subsection 139(3) does not apply in the application of the previous Clause.”</p> <p>Amend Sections 169 and 170 by removing lot coverage and floor space index provisions.</p> <p>Further amend Sections 169 and 170 by replacing the maximum height of 11 metres with the maximum height of 15 metres.</p> <p>Amend Row N80 of Table 101 – Minimum Parking Space Rates as follows:</p> <p>In Column III replace the text, “2.5” with the text, “2”;</p> <p>In Column IV replace the text, “3” with the text, “2”.</p> <p>Amend Section 100 by adding a new subsection 100(X) with the following text:</p> <p>“(X) Despite subsection (1)(c), required parking may be shared between School uses and any permitted use on lands zoned L1 or O1, provided that such lands are within 300m of the subject School property, and that 50% of the required parking is maintained on the site for which the principal use occurs.”</p>
Part of 401 Corkstown Road	<p>Rezone the lands shown in Map 5 of Document 1 from RC10 to RC10[XXXr].</p> <p>Create a new exception, RC10[XXXr], with the following text in Column III: “ - museum” and, “ - office”.</p>

Amendments for review by Planning Committee	
I Item	II Zoning details
1960 Scott Street – Amendment to Schedule 367	Amend Part 17 by replacing Schedule 367 with a new Schedule 367 contained in Document 1.
1200 Walkley Road	Amend Exception 508 by adding to the list of permitted uses in Column III the text “- day care”.
22 Brisbane Road – Pineglen Park	Rezone the lands shown in Map 8 of Document 1 from EP to EP[XXXX].  Create a new exception, EP[XXXX], containing the following text in column III, “ – park”, and in column V the text “ – only those facilities existing as of June 25, 2008 are permitted as part of a park”.
2591 and 2611 Queensview Drive	Rezone the lands shown in Map 10 of Document 1 from IL[253] H(11) to IL[XXXX] H(11).  Create a new exception, IL[XXXX] H(11), containing:  <ul style="list-style-type: none"> <li>- all of the provisions in columns IV and V of Exception 253 except the text “ – minimum side and rear yard setbacks of 21 metres abutting a residential zone, of which a minimum of 6 metres must be landscaped”, and</li> <li>- in column V the text: <ul style="list-style-type: none"> <li>“- minimum side and rear yard setbacks of 21 metres abutting a residential zone</li> <li>- a minimum 3 metres landscaped area and 2 metres high opaque screen must be provided</li> </ul> </li> </ul>

Amendments for review by Planning Committee	
I Item	II Zoning details
	along the northern property line abutting a residential zone"



**Document 3 – 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
Section 107	Amend Clause 107(3)(b)(i) by inserting at the beginning of that Clause the words “in the R1, R2, R3, R4 and R5 zones”.
3027, 3029 and 3041 Pierce Road	Rezone the lands in accordance with Map 9 of Document 1.
Part of 5928 and 5940 Perth Street, and 5944 Perth Street, Richmond Ward 21	Amend exception [380r] in Section 240 – Rural Exceptions, by deleting the text in Column IV – Prohibited Uses, and by adding the following text to Column III – Additional Land Uses Permitted, “bed and breakfast, day care, detached dwelling, instructional facility, recreational and athletic facility”.

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

Amendments are proposed with the general intention of the following:

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Section 55 – Existing Agricultural Buildings	Amend Section 55 by adding a new Subsection (10) as follows:  “(10) Despite Table 55, buildings formerly used as part of an agricultural use and remaining on a lot created for residential purposes as part of a surplus farm severance are permitted as accessory to a residential use provided they comply with Subsections (1) and (2).”
Automobile-related uses – outdoor storage in Industrial Zones	Amend Subsections 203(5) and 205(5) by replacing both with the following:  “(5) Except in the case of the storage of motor vehicles associated with an automobile dealership and automobile rental establishment, outdoor storage is prohibited.”
Section 59 – Frontage on a public street	Amend Subsection 59(1) by deleting the text “, except in RU and AG Zones or Subzones where the distance must be equal to the minimum required lot width for the respective zone”.
Section 100 and Section 112 – Electric Vehicle Charing Stations	Amend Section 100 by adding a new Subsection (4b) containing the following:  “(4b) Despite Subsection (1), parking spaces required or provided for a land use may be used as part of an electric vehicle parking station.”  Amend Section 112 by adding a new Subsection (5)

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	<p>containing the following:</p> <p>“(5) This section does not apply to queuing spaces provided for an electric vehicle charging station.”</p>
Section 54 – Pay day loan establishment	<p>Amend Section 54 by adding the following definition in alphabetical order:</p> <p>“Payday loan establishment means any premises or any part of them in respect of which a licensee within the meaning of the <i>Payday Loans Act, 2008</i> may operate a business pursuant to a license issued under that <i>Act</i>.”</p> <p>Amend Parts 6 through 15 by adding to the list of permitted uses in either the parent, subzone or exception zone the use “Payday loan establishment” wherever “bank” is included in the list of permitted uses.</p>
Section 126 – Heavy Vehicles	<p>Amend Table 126 as follows:</p> <ul style="list-style-type: none"> <li>(i) by adding to (i)(b) in column I the text “, or a trailer other than a trailer for camping or a boat” after the words “(b) a heavy vehicle other than a) above”,</li> <li>(ii) by replacing the text in (iii) of column I with “if 6 metres or less in length and is a trailer, or a heavy vehicle that is neither a tractor-trailer or a school bus”, and</li> <li>(iii) by adding to (v) of column I the text “and trailers” after “cumulative number of heavy vehicles”, and by adding the text “trailers,” immediately before the text “heavy vehicles” in columns II and III of row (v).</li> </ul>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Kennels	<p>Amend Section 54 by replacing the definition of Kennel with the following:</p> <p>“Kennel means a building, structure or premises or portion of any of the foregoing, used for the overnight boarding or raising of more than three dogs over the age of 20 weeks, or more than five cats over the age of 20 weeks and which may include any of the activities permitted as part of an animal care establishment,</p>
Section 93 – One lot for zoning purposes	<p>Amend Section 93 by adding a new Subsection (2) containing the following:</p> <p>“(2) Where lands considered as one lot for the purposes of applying zoning provisions are subject to an application to create a condominium, and that application is approved, the lands are not, by reason only of the approval of the condominium application, to be considered more than one lot for the purposes of zoning.”</p>
Gross Floor Area	<p>Amend Section 54 by replacing (b) under the definition of Gross floor area with the following:</p> <p>“(b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings;”</p>
Section 55 – Walkable deck serving a hot tub	<p>Amend Clause (3)(c) of Table 55 by adding to the text in parenthesis the following:</p> <p>“and this provision does not apply to walkable surfaces serving a hot tub where the hot tub is placed on top of the surface)”</p>
Section 20	Amend Section 20 by adding the text “Except in the case

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	of determining the number of required parking spaces for a storage yard use," at the beginning of the section.
Section 109	Amend Clause 109(3)(c) by adding the text “, accessory buildings or structures” immediately before the text “or walkways”.
Section 125 – Group Homes  City Wide	By-law 2014-189 made significant amendments to Section 122 – Conversions resulting in the deletion of all the subsections in existence at that time.  It is proposed to amend Section 125 to remove the outdated reference to these subsections.
Multiple buildings  City Wide	Amend Part 2 – General Provisions by adding a new Section titled “Multiple Buildings” and containing the following:  “Multiple Buildings  X. (1) Where buildings are connected only below grade, they are considered separate buildings for the purposes of applying the provisions of the by-law.  (2) Except where a contrary intention is evident from the context, separation distances required by this by-law between buildings do not apply to those portions of the building below grade.”

**Document 5 – Consultation Details**

Public notification was undertaken in accordance with the Council-approved Public Notification and Public Consultation Policy. No comments were received.