

- |   |
|---|
| <p>1. <b>ZONING BY-LAW AMENDMENT – AMENDMENTS TO ACCOMMODATE RECONSTRUCTION IN AREAS AFFECTED BY THE MAY 2017 FLOODING</b></p> <p><b>MODIFICATIONS AU RÈGLEMENT DE ZONAGE – MODIFICATIONS VISANT À PERMETTRE LA RECONSTRUCTION DANS LES ZONES AFFECTÉES PAR LES INONDATIONS DE MAI 2017</b></p> |
|---|

**AGRICULTURE AND RURAL AFFAIRS COMMITTEE RECOMMENDATIONS, AS AMENDED**

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

- a. that map 8 of Document 1 of the report be replaced with the attached map (as set out in supporting Document 1 below) which includes 180 Bayview Drive, and;
- b. that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

**PLANNING COMMITTEE RECOMMENDATIONS AS AMENDED**

That Council:

1. approve amendments to Zoning By-law 2008-250, as shown in Document 2 and detailed in Document 3, as amended by the following:
  - a. that map 4 of Document 2 of the report be replaced with the attached map (as set out in supporting Document 2 below) which includes 1009 Trim Road;
  - b. that staff remove 2916 Haughton Avenue from the report; and
  - c. that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*; and
2. consider this report at its meeting on 13 September 2017, in order to

respond back to a direction to staff from Council on 12 July 2017.

**RECOMMANDATIONS DU COMITÉ DE L'AGRICULTURE ET DES AFFAIRES RURALES, TELLES QUE MODIFIÉES**

Que le Conseil approuve les modifications au Règlement de zonage 2008-250 illustrées dans le document 1 et décrites en détail dans le document 3, tel que modifié par ce qui suit :

- a. le remplacement de la carte 8 du document 1 du rapport par la carte ci-jointe, qui comprend le 180, promenade Bayview (comme l'indique le document 1 à l'appui ci-dessous) ; et
- b. 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, TELLES QUE MODIFIÉES**

Que le Conseil :

1. approuve les modifications au Règlement de zonage 2008-250 illustrées dans le document 2 et décrites en détail dans le document 3, tel que modifié par ce qui suit ;
  - a. que la carte n° 4 de document 2 du rapport soit remplacée par la carte ci-jointe, laquelle inclut la propriété du 1009, chemin Trim (comme l'indique le document 2 à l'appui ci-dessous) ;
  - b. que le personnel retire le 2916, avenue Haughton du rapport; et
2. étudie ce rapport à sa réunion du 13 septembre 2017, afin de répondre à une directive donnée au personnel par le Conseil le 12 juillet 2017.

1. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated 8 August 2017

Rapport du Directeur, Développement économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 8 août 2017

2. Supporting Document 1 – Revised Map 8 of Document 1  
Document 1 à l'appui – carte n° 8 de document 1 (révise)

3. Supporting Document 2 – Revised Map 4 of Document 2  
Document 2 à l'appui – carte n° 4 de document 2 (révise)

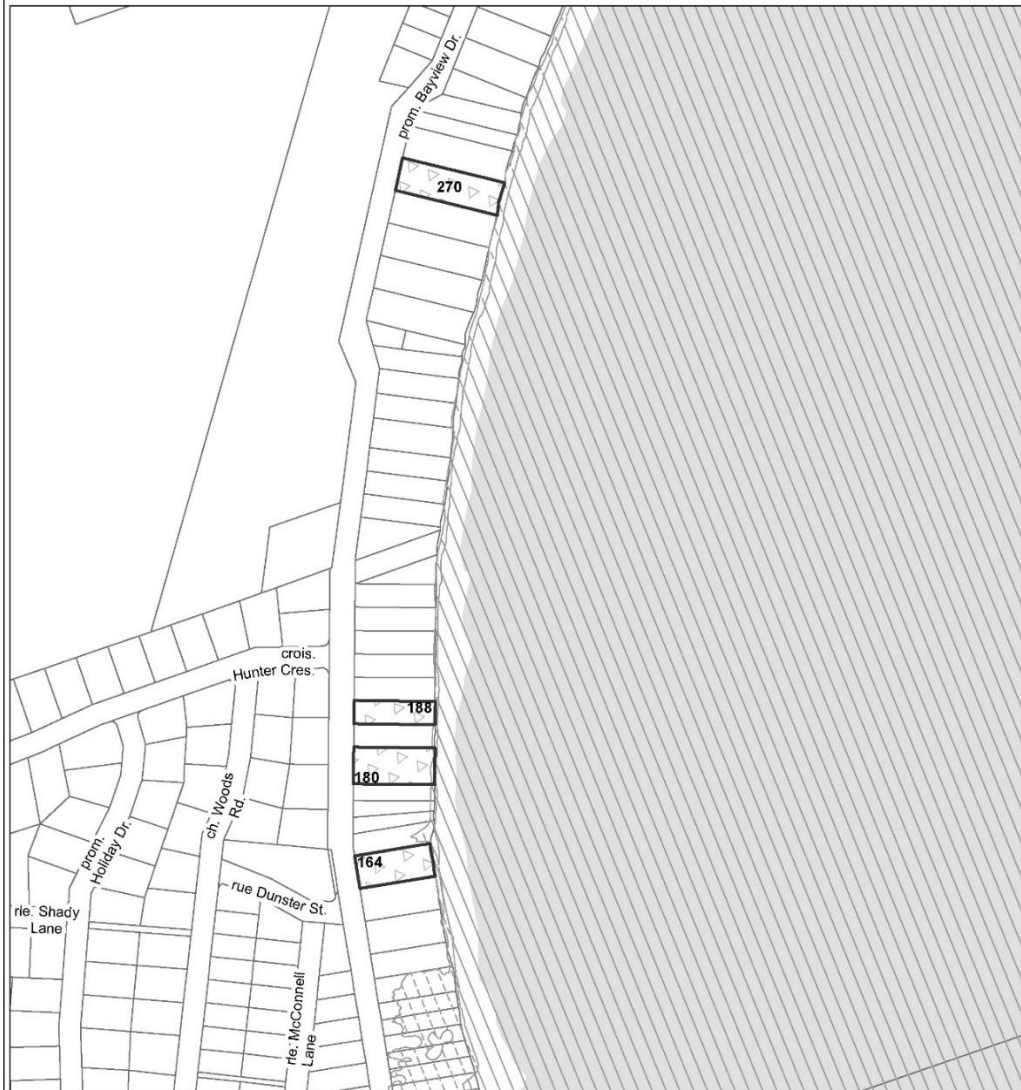
4. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 7 September 2017

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

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

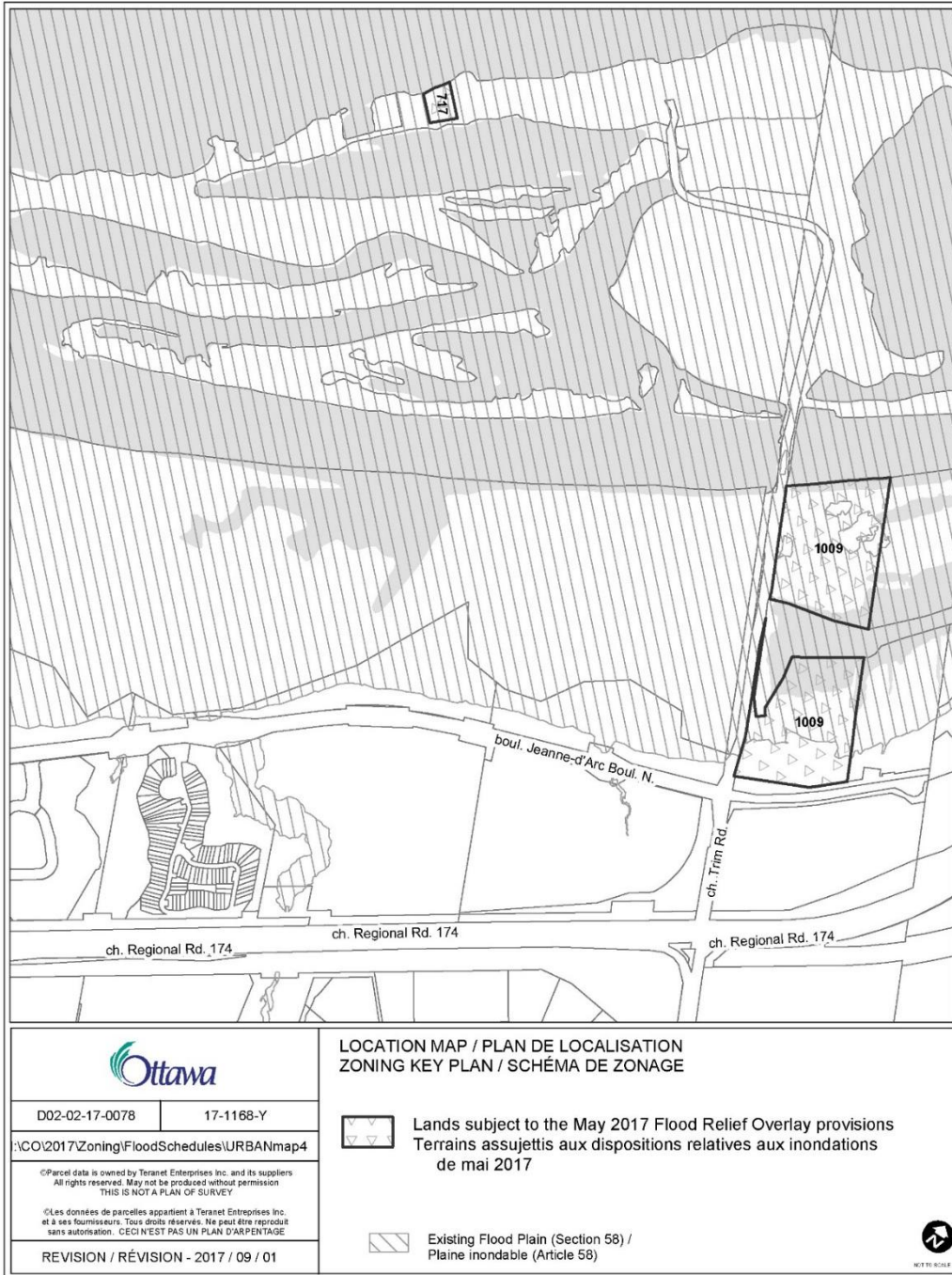
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 septembre 2017

Revised Map 8 of Document 1



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017\Zoning\FloodSchedules\RURALmap8			
<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 - 2017 / 09 / 01			
		 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 <small>NOT TO SCALE</small>

Revised Map 4 of Document 2



**Report to  
Rapport au:**

**Agriculture and Rural Affairs Committee  
Comité de l'agriculture et des affaires rurales  
7 September 2017 / 7 septembre 2017**

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

**and Council / et au Conseil  
September 13, 2017 / 13 septembre 2017**

**Submitted on August 8, 2017  
Soumis le 8 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 et du développement économique**

**Contact Person / Personne ressource:**

**Carol Ruddy, Planner / Urbaniste, Policy Planning / Politique de la planification  
(613) 580-2424, 28457, Carol.Ruddy@ottawa.ca**

**Ward: ORLÉANS (1) WEST  
CARLETON-MARCH (5)  
BAY (7) / BAIE (7)  
CUMBERLAND (19)**

**File Number: ACS2017-PIE-EDP-0029**

**SUBJECT: Zoning By-law Amendment – Amendments to Accommodate  
Reconstruction in Areas Affected by the May 2017 Flooding**

**OBJET: Modifications au Règlement de zonage – Modifications visant à permettre la reconstruction dans les zones affectées par les inondations de mai 2017**

**REPORT RECOMMENDATIONS**

**That Agriculture and Rural Affairs Committee**

- 1. Recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Document 3; and**
- 2. 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 13 September 2017," subject to submissions received between the publication of this report and the time of Council's decision;**

**That Planning Committee:**

- 3. Recommend Council approve amendments to Zoning By-law 2008-250, as shown in Document 2 and detailed in Document 3;**
- 4. 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 13 September 2017" subject to submissions received between the publication of this report and the time of Council's decision; and**
- 5. Recommend Council consider this report at its meeting on 13 September 2017, in order to respond back to a direction to staff from Council on 12 July 2017.**

## **RECOMMANDATIONS DU RAPPORT**

**Que le Comité de l'agriculture et des affaires rurales :**

- 1. recommande au Conseil d'approuver les modifications au Règlement de zonage 2008-250 illustrées dans le document 1 et décrites en détail dans le document 3.**
- 2. 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 13 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.**

**Que le Comité de l'urbanisme :**

- 3. recommande au Conseil d'approuver les modifications au Règlement de zonage 2008-250 illustrées dans le document 2 et décrites en détail dans le document 3.**
- 4. 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 13 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.**
- 5. recommande au Conseil d'étudier ce rapport à sa réunion du 13 septembre 2017, afin de répondre à une directive donnée au personnel par le Conseil le 12 juillet 2017.**



## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

### Site location

This Zoning By-law amendment proposal affects lands in the vicinity of watercourses that were impacted by the May 2017 flooding, as follows and as shown in Documents 1 and 2:

Rural Area Locations (to be considered by Agriculture and Rural Affairs Committee): properties along Loggers Way, Moorhead Drive, MacLarens Side Road, Northwoods Drive, Constance Bay area, Armitage Avenue, Leo Lane, Du Boise Lane, Armstrong Road and Morin Road; and

Urban Area Locations (to be considered by Planning Committee): properties along Grandview Drive, Britannia Beach area, Turnberry Road and Trim Road (Petrie Island).

### Applicant

City-initiated.

### Summary of proposed Zoning By-law amendment

The proposed amendment will relieve property owners of the need for minor variances if they are repairing or reconstructing buildings and structures damaged by the flooding that occurred in May 2017. The amendments will avoid the need for minor variances associated with rebuilding in a less flood-prone location on a lot, or as a result of small increases in building height to accommodate flood-proofing measures. Affected lands would be rezoned to apply the May 2017 Flood Relief Overlay, and a new Section 73 – Provisions for the May 2017 Flood Relief Overlay would be added to the Zoning By-law. Please see Documents 1, 2 and 3 for further details.

### Brief history of proposal

At its meeting on July 12, 2017, City Council passed a motion directing staff to undertake zoning amendments to provide relief to property owners affected by the May 2017 flooding.

## DISCUSSION

### Public consultation

Given these amendments are permissive in nature, and the intention of the amendments is to avoid delays to property owners that may be caused by the need for minor variance applications, these amendments were processed on an expedited timeline as provided for under Section 5.2.3 of the Official Plan and as supported in the *Planning Act*. Newspaper ads describing the proposed amendments were published in the EMC newspaper on August 3, 2017 and in Le Droit on August 4, 2017.

For this proposal's consultation details, see Document 3 of this report.

### ***Planning Act*, Provincial Policy Statement, 2014 and Official Plan policies**

Under Section 34(9) of the *Planning Act*, property owners who have an existing, legally-established building or structure located in the flood plain have a legal non-conforming right to rebuild in the same location and to the same building envelope as the existing building, if that building is in need of upgrading or repair. While policies in the Provincial Policy Statement, 2014 (PPS) and the Official Plan do not generally permit new construction to occur in the flood plain, it is understood that the *Planning Act* provides a legal non-conforming right to reconstruct an existing building, as long as the replacement building or structure is in the same location and is rebuilt to the same building envelope as the existing building.

In some instances, property owners who have existing, legally-established buildings located in the flood plain that were damaged by flooding, may wish to rebuild at a higher elevation on the lot. Flood-proofing measures may also require that the building be slightly higher than the existing building. Both of these scenarios reduce flood risk, and represent good planning, however neither is permitted as a legal non-conforming right. Property owners would be required to apply for a minor variance, a process that would add time and expense to the reconstruction/recovery process following the flood.

### **Planning rationale**

The amendments expand a property owners legal non-conforming right to rebuild an existing building or structure, and represent good planning, as they will permit reconstruction in a less flood-prone location and will accommodate a flood-proofed building. Staff have consulted with the Mississippi Valley and Rideau Valley Conservation Authorities with regard to the proposed provisions. It is noted that property

owners must receive approval for permits from the relevant conservation authorities, in accordance with the policies of those conservation authorities, before building permits may be issued. The provisions will remain in effect for a period of three years, at which time they will be repealed.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

The amendments proposed in this report will provide relief to rural property owners who were affected by the May 2017 flooding. The amendments will avoid the need for a minor variance application for reconstruction of an existing building or structure in a different location on a lot located in the flood plain.

### **COMMENTS BY THE WARD COUNCILLORS**

Councillor Monette, Councillor Taylor and Councillor Blais are in full support of the proposed amendments.

Councillor El-Chantiry provided the following comments: "The proposed zoning amendments will provide relief to property owners affected by the May 2017 flooding as directed by Council. The amendments will expand the legal non-conforming rights of property owners, support reconstruction of existing buildings and structures in a lower risk location on the lot, and will facilitate flood-proofing measures. The amendments will apply only to replacement buildings and structures. I am in full support of the report."

### **LEGAL IMPLICATIONS**

There are no legal implications associated with adopting 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 direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility impacts associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

SE1- Improve the client experience through established service expectations

## **APPLICATION PROCESS TIMELINE STATUS**

This rezoning is City-initiated and is not subject to the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Maps for review by Agriculture and Rural Affairs Committee

Document 2 Zoning Maps for review by Planning Committee

Document 3 Zoning Details

Document 4 Consultation Details

## **CONCLUSION**

The proposed amendments will provide relief to property owners affected by the May 2017 flooding. The amendments will expand the legal non-conforming rights of property owners, support reconstruction of existing buildings and structures in a lower risk location on the lot, and will facilitate flood-proofing measures. The amendments are in conformity with the PPS and Official Plan, as they will apply only to replacement buildings and structures. The proposed amendments will be repealed on September 13, 2020.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify 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.

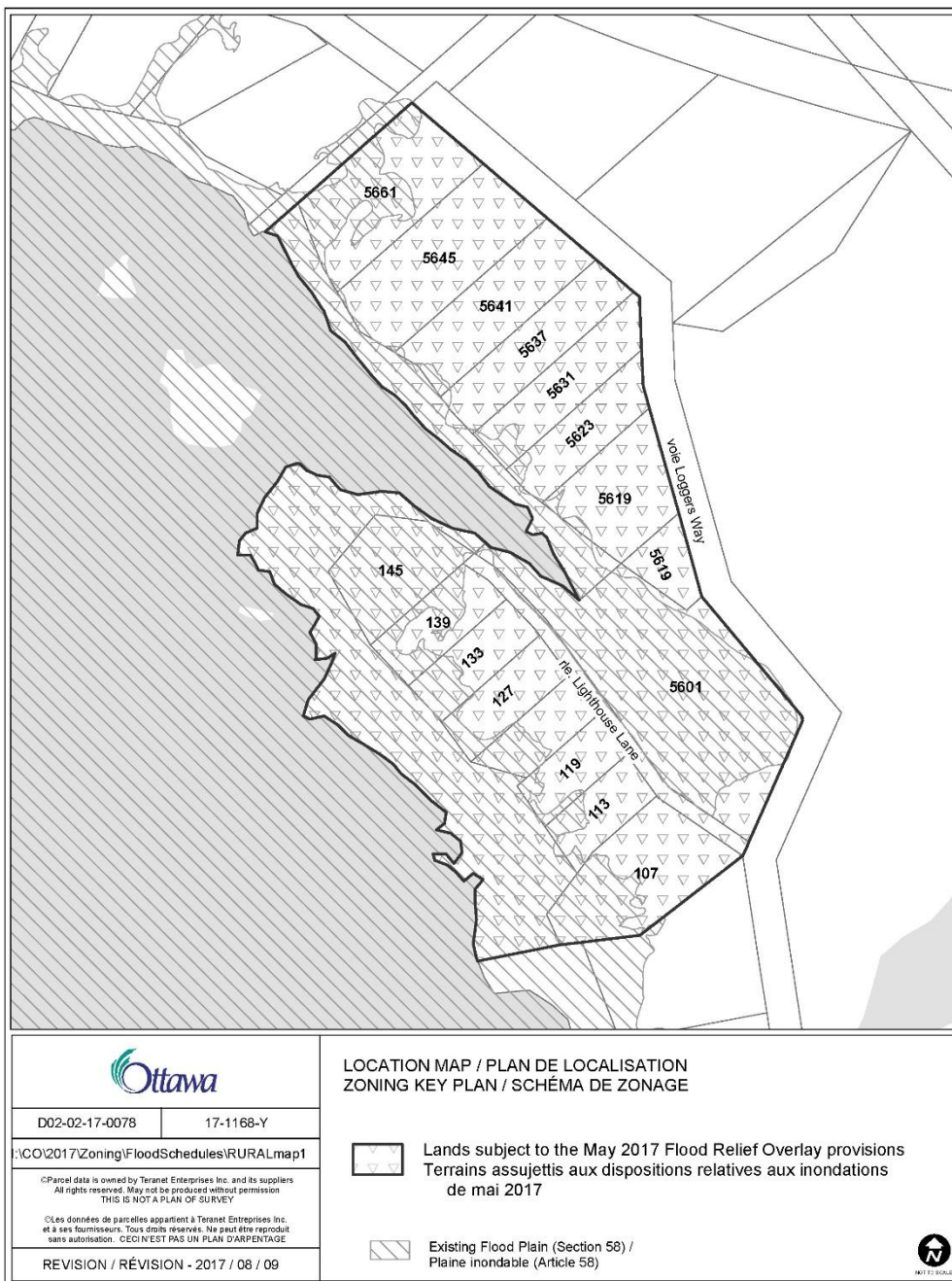
Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

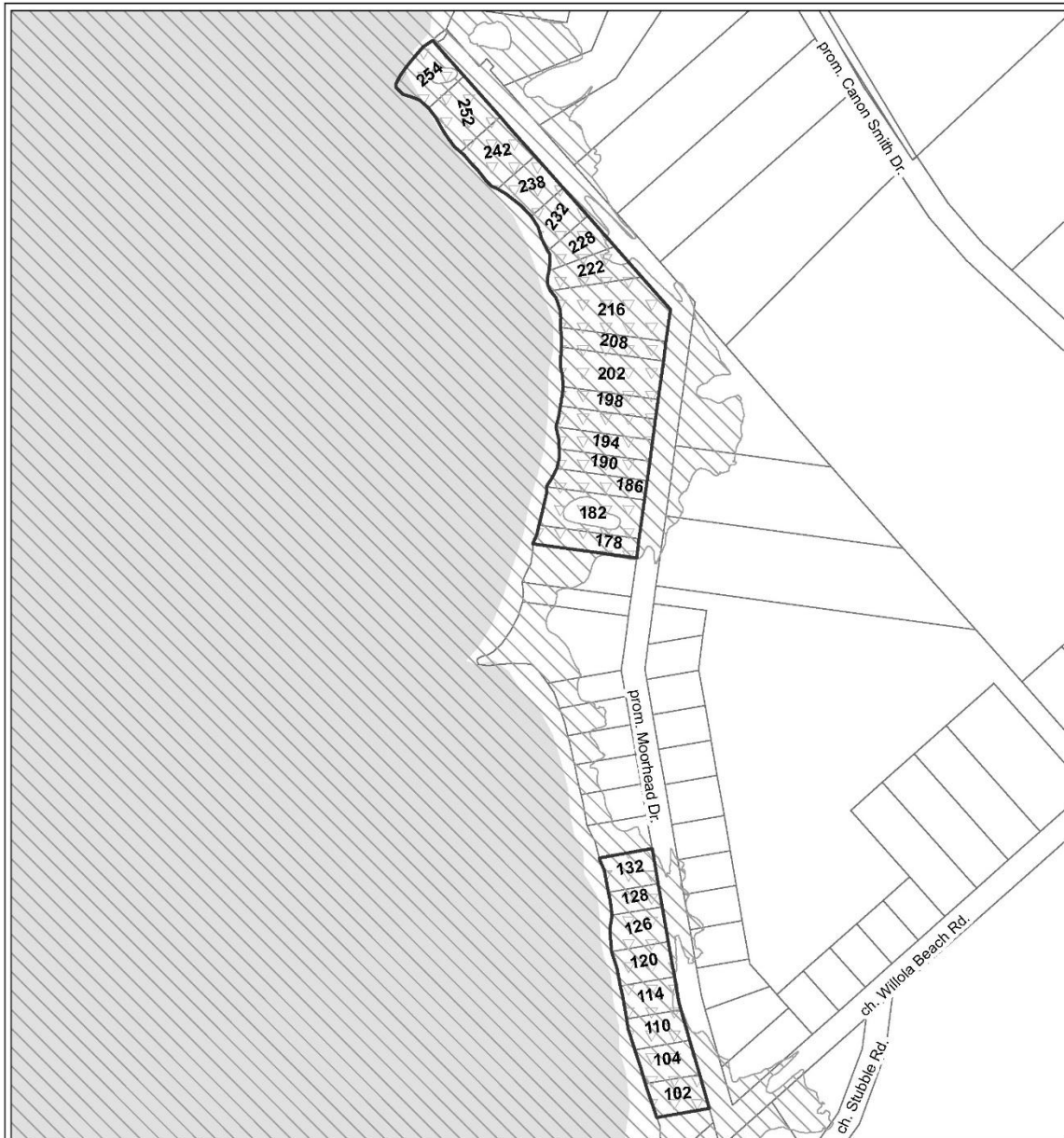
Planning Operations Branch, Planning Services to undertake the statutory notification.


**Document 1 – Zoning Maps for review by Agriculture and Rural Affairs Committee**

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)


These Zoning Maps show the location of properties affected by the May 2017 flooding in the rural area of the city. These properties will be subject to the May 2017 Flood Relief Overlay provisions outlined in Document 3.





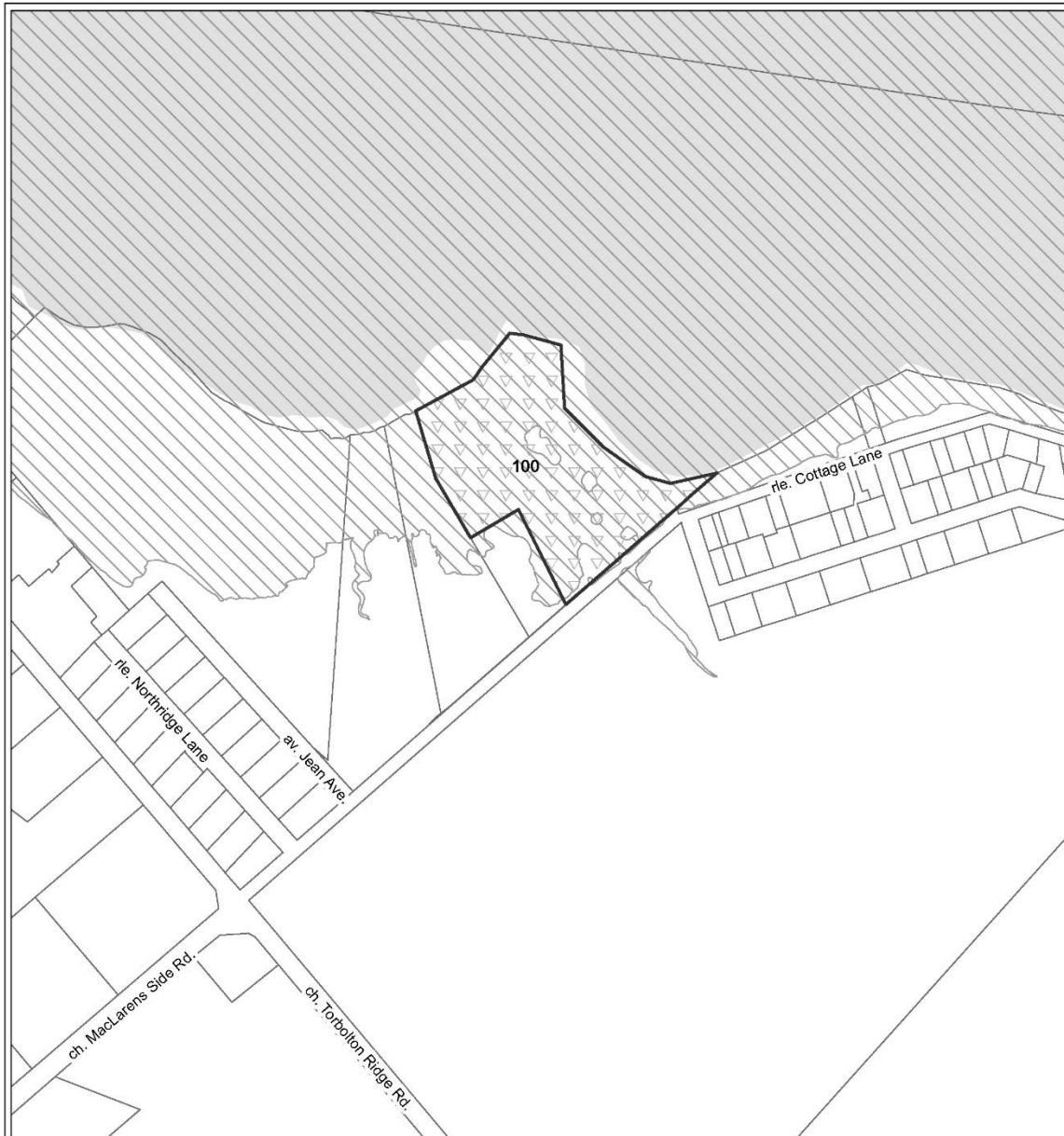
	
D02-02-17-0078	17-1168-Y
F:\CO\2017\Zoning\FloodSchedules\RURALmap2	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>	
<small>©Les données de parcelles appartiennent 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 - 2017 / 08 / 10	





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


**Lands subject to the May 2017 Flood Relief Overlay provisions**  
**Terrains assujettis aux dispositions relatives aux inondations de mai 2017**


**Existing Flood Plain (Section 58) /**  
**Plaine inondable (Article 58)**






  
NOT TO SCALE

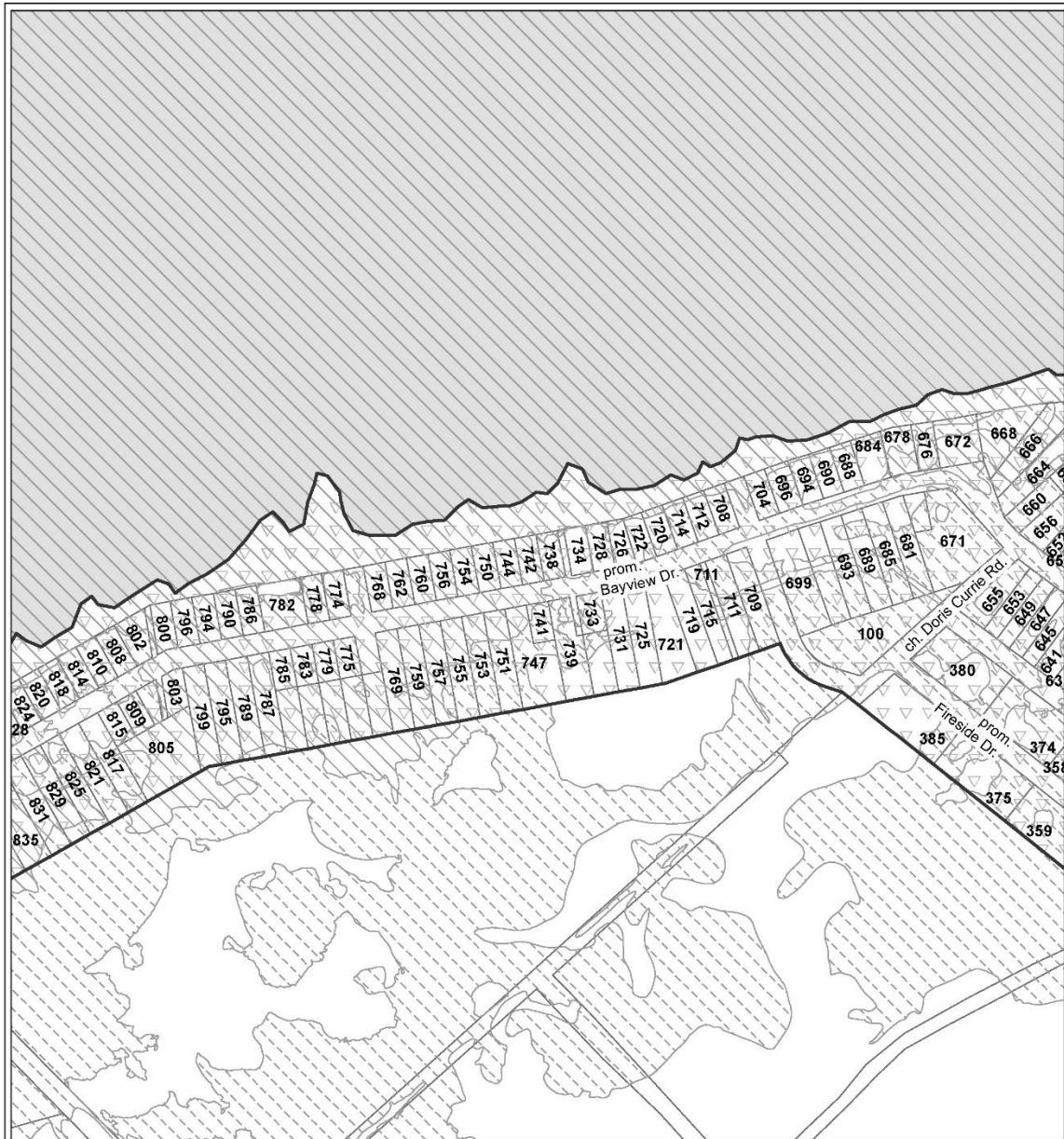





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
F:\CO\2017\Zoning\FloodSchedules\RURALmap3			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>			
<small>©Les données de parcelles 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 - 2017 / 08 / 10		 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
			 NOT TO SCALE

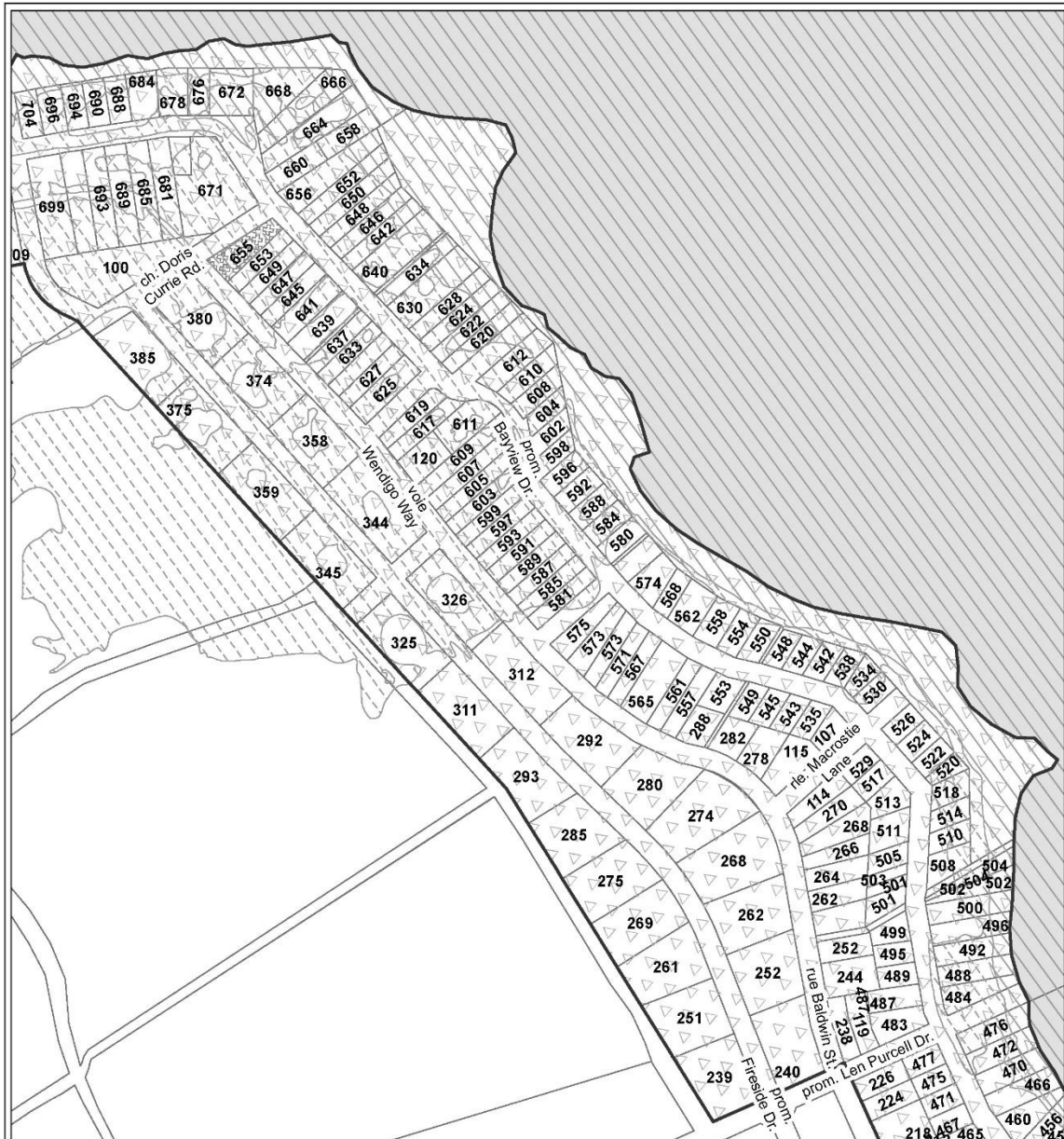






		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y	 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
I:\CO\2017\Zoning\FloodSchedules\RURALmap4			
<small>©Parcel data 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>		 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)  Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CEI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2017 / 08 / 10		 <small>NOT TO SCALE</small>	





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017\Zoning\FloodSchedules\RURALmap5			
<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 - 2017 / 08 / 10		 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)
		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	 <small>NOT TO SCALE</small>



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017\Zoning\FloodSchedules\RURALmap5			
©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 Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2017 / 08 / 10			
		Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 NOT TO SCALE



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y	 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
I:\CO\2017\Zoning\FloodSchedules\RURALmap7			
©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		 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE N'EST PAS UN PLAN D'ARPENTAGE			
REVISION / RÉVISION - 2017 / 08 / 10		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
		 NOT TO SCALE	








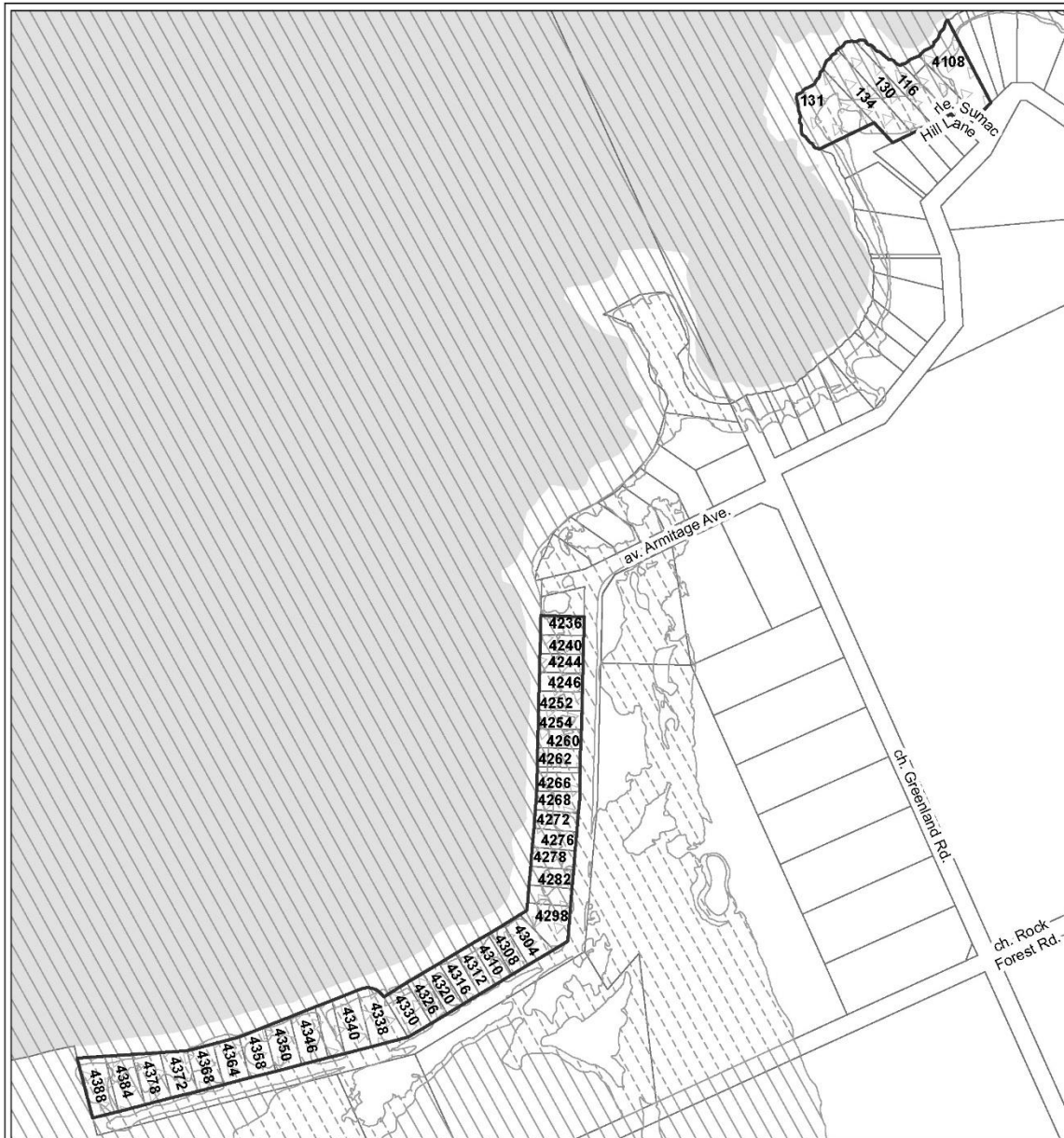
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y	 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
I:\CO\2017\Zoning\FloodSchedules\RURALmap8			
<small>©Parcel data 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>		 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
<small>©Les données de parcelles appartient à Teranet Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2017 / 08 / 10		 NOT TO SCALE	




		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017\Zoning\FloodSchedules\RURALmap9			
<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. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2017 / 08 / 10			
		Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 <small>NOT TO SCALE</small>



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017\Zoning\FloodSchedules\RURALmap10			
©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			
REVISION / RÉVISION - 2017 / 08 / 10			
		 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		 Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 NOT TO SCALE



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017\Zoning\FloodSchedules\RURALmap11			
<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 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 - 2017 / 08 / 10			
		[Symbol: Box with inverted triangles] Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		[Symbol: Diagonal lines /] Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
		[Symbol: Diagonal lines \] Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 <small>NOT TO SCALE</small>





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
I:\CO\2017Zoning\FloodSchedules\RURALmap12			
<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. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>			
REVISION / RÉVISION - 2017 / 08 / 10		[Triangle pattern] Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		[Diagonal lines pattern] Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)	
		[Horizontal lines pattern] Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 <small>NOT TO SCALE</small>



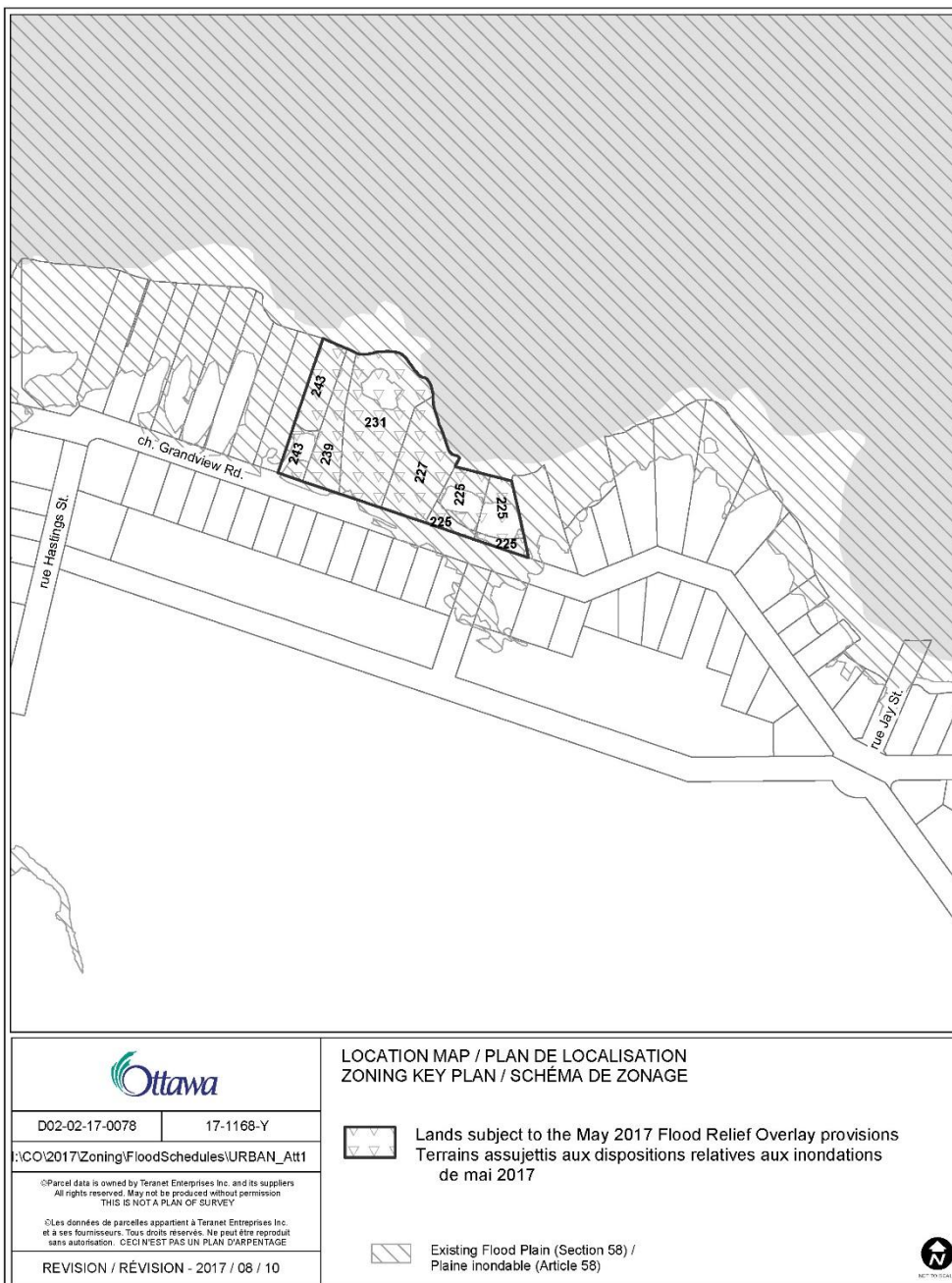
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y	Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
I:\CO\2017\Zoning\FloodSchedules\RURALmap13			
<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 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 - 2017 / 08 / 10		<small>NOT TO SCALE</small>	




Document 2 – Zoning Maps for review by Planning Committee

For an interactive Zoning map of Ottawa visit [geoOttawa](http://geoOttawa)



These Zoning Maps show the location of properties affected by the May 2017 flooding in the urban area of the city. These properties will be subject to the May 2017 Flood Relief Overlay provisions outlined in Document 3.





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
H:\CO\2017\Zoning\FloodSchedules\URBANmap2			
<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 appartiennent 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 - 2017 / 08 / 10			
		[Diagonal lines] Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	
		[Dotted pattern] Heritage (Section 60) Patrimoine (Article 60)	
		[Horizontal lines] Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
			 <small>NOT TO SCALE</small>



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		
F:\CO\2017\Zoning\FloodSchedules\URBANmap3			
<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 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 - 2017 / 08 / 10			
		 Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017	 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
			 <small>NOT TO SCALE</small>



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017
F:\CO\2017\Zoning\FloodSchedules\URBANmap4			
<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>			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
<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>			
REVISION / RÉVISION - 2017 / 08 / 10		 <small>NOT TO SCALE</small>	



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-17-0078	17-1168-Y		Lands subject to the May 2017 Flood Relief Overlay provisions Terrains assujettis aux dispositions relatives aux inondations de mai 2017
F:\CO\2017\Zoning\FloodSchedules\URBANmap5			
<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 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 - 2017 / 08 / 10		 <small>NOT TO SCALE</small>	



### **Document 3 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for the lands subject to the May 2017 Flood Relief Overlay provisions shown in Documents 1 and 2:

1. Rezone the lands shown in Documents 1 and 2 – Zoning Maps by applying the May 2017 Flood Relief Overlay;
2. Amend Part 2 – General Provisions of the Zoning By-law by adding a new Section 73 – Provisions for the May 2017 Flood Relief Overlay, as follows:

“Provisions for the May 2017 Flood Relief Overlay (Sec. 73)

73. The following provisions for the May 2017 Flood Relief Overlay apply to lots subject to the provisions of Section 58 – Flood Plain Overlay and Section 69 – Setback from Watercourses. While maintaining the intent of Section 58 and Section 69 regarding safety from hazards associated with flooding and unstable slopes and protecting the environmental quality of watercourses and waterbodies, these provisions are intended to permit the reconstruction of a building damaged by the May 2017 floods in a less flood-prone location on a lot.

- (1) despite the provisions of Section 58 and Section 69 and the yard setbacks and maximum building height provisions of the underlying zone, reconstruction of a detached dwelling and associated permitted projections and accessory buildings in existence as of May 1, 2017 is permitted in accordance with the location and building envelope approved in permits issued by the Conservation Authority;
- (2) for buildings and structures subject to Section 58 (1), (2) and (3), the gross floor area of the replacement detached dwelling, and associated permitted projections and accessory buildings must not exceed the gross floor area of the buildings and the area of the permitted projections in existence as of May 1, 2017;
- (3) despite Section 73 (2), an addition to a building subject to Section 58 (1), (2) and (3) is permitted subject to it not exceeding an amount equal to 20 per cent of the gross floor area of the building or 20 metres square whichever is less;
- (4) despite Section 73 (2), an accessory building or structure subject to Section 58 (1), (2) and (3), or an addition to an accessory building or structure subject to Section 58 (1), (2) or (3), is permitted subject to the accessory building or

structure not exceeding a gross floor area of 50 square metres and a height of one storey;

- (5) decks and other permitted projections associated with the replacement building are subject to Section 65 – Permitted Projections into Required Yards, and Section 69 does not apply to the deck or permitted projection;
- (6) accessory buildings and structures are subject to Section 55 – Accessory Buildings and Structures, and Section 69 does not apply to the accessory building or structure;
- (7) the detached dwelling must be flood-proofed according to standards required by the Conservation Authority;
- (8) despite Section 73(1) buildings and structures existing as of May 1, 2017 that are within the May 2017 Flood Relief Overlay that are not subject to Section 58 or Section 69 must comply with the underlying zone provisions, except for the maximum building height provision when approval of a permit from the Conservation Authority has been granted for the replacement building or for repairs to the existing building;
- (9) Section 73, in its entirety, is repealed on September 13, 2020.”

**Document 4 – Consultation Details**

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments in Section 5.2.3 of the Official Plan. Newspaper ads were published in the EMC newspapers on August 3 and in Le Droit on August 4.