

2. VILLAGE ZONING
ZONAGE DES VILLAGES

COMMITTEE RECOMMENDATIONS AS AMENDED

That Council:

1. Approve amendments to Zoning By-law 2008-250 to change the zoning of lands within villages as shown in Document 1 and as detailed in Document 2; and
2. Approve amendments to the Carp Community Design Plan as shown in Document 3.
3. Approve that home-based business provision be added to DR1 Zone at 6667 Rideau Valley Drive South and that no further notice be provided pursuant to Section 34(17) of the Planning Act

RECOMMANDATIONS MODIFIÉES DU COMITÉ

Que le Conseil:

1. approuve les modifications au Règlement de zonage no 2008-250 visant à changer le zonage des terrains dans les villages, comme le montre le document 1 et l'explique le document 2; et
2. approuve les modifications au Plan de conception communautaire du village de Carp, comme le montre le document 3.
3. Approuver que la disposition relative aux entreprises à domicile soit ajoutée à la Zone DR1 du 6667, promenade Rideau Valley Sud et qu'aucun autre avis ne soit donné conformément à l'article 34(17) de la Loi sur l'aménagement du territoire.

DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 18 January 2013 (ACS2013-PAI-PGM-0008).
Rapport de la Directrice municipale adjointe, Urbanisme et Infrastructure, le 18 janvier 2013 (ACS2013-PAI-PGM-0008).
2. Extract of Draft Minutes, Agriculture and Rural Affairs Committee, 7 February 2013.
Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 7 février 2013.

Report to/Rapport au :

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

and Council / et au Conseil

January 18, 2013
18 janvier 2013

Submitted by/Soumis par: Nancy Schepers, Deputy City Manager/Directrice
municipale adjointe, Planning and Infrastructure/Urbanisme et Infrastructure

Contact Person / Personne ressource: *Lee Ann Snedden, Manager/Gestionnaire,
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CITY WIDE / À L'ÉCHELLE DE LA VILLE

Ref N°: ACS2013-PAI-PGM-0008

SUBJECT: VILLAGE ZONING

OBJET : ZONAGE DES VILLAGES

REPORT RECOMMENDATIONS

That the Agriculture and Rural Affairs Committee recommend Council:

1. Approve amendments to Zoning By-law 2008-250 to change the zoning of lands within villages as shown in Document 1 and as detailed in Document 2; and
2. Approve amendments to the Carp Community Design Plan as shown in Document 3.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil:

- 1. d'approuver les modifications au Règlement de zonage no 2008-250 visant à changer le zonage des terrains dans les villages, comme le montre le document 1 et l'explique le document 2; et**
- 2. d'approuver les modifications au Plan de conception communautaire du village de Carp, comme le montre le document 3.**

EXECUTIVE SUMMARY

Assumptions and Analysis

The Zoning amendments proposed in this report represent the completion of the Village Plan Review, a component of the Rural Review project. The proposed amendments will implement newly-approved policies and are intended to support compatible economic development in villages, reduce the need for minor variances and encourage growth and redevelopment in Village Core Areas.

The Rural Review is an umbrella term for a number of policy planning projects undertaken by the City that began in 2011 for the rural area. The Rural Review is being undertaken in order to fulfill obligations arising from Official Plan Amendment 76 (the Official Plan update in 2009) and to fulfill the directions of Committee and Council. Each of the projects is being undertaken to inform or update policies in preparation for the Official Plan update in 2013.

As a component of the Rural Review, City Council gave direction to staff that all Village Plans five years or older should be reviewed and updated. That work was completed on May 23, 2012 when Council approved amendments to the Community Design Plans for the villages of Greely and Carp, and the Constance Bay Community Plan. New policies in Volume 2C of the Official Plan, the Consolidated Villages Secondary Plan were also approved, affecting 20 villages.

The amendments will bring the Zoning By-law into conformity with the revised land use schedules in the Village Plans, implement the expanded home-based business provisions, modify the provisions for the Village Mixed-Use and Rural Commercial zones to bring them into conformity with the new policies, introduce new provisions to ease restrictions on legal non-complying lots, increase the flexibility of the parking provisions that apply in Village Mixed-Use zones and introduce a new Development Reserve subzone to permit limited lot creation.

Amendments are proposed to the land use schedules in the Village of Carp Community Design Plan to clarify the location of the northern edge of the Village boundary. The boundary shown in the current land use schedules is based on general information about the location of the boundary from 2003 whereas more precise information from 2008 should have been used.

Financial Implications

Funds to implement the public consultation strategy are available within Planning and Growth Management's existing budget.

Public Consultation/Input

The public consultation strategy was coordinated with staff in the Rural Affairs Office and included the development of web-pages on Ottawa.ca, an on-going email campaign including regular updates and project details, newspaper ads, distribution of 25,000 flyers to village residents, Public Information Sessions in each ward, and an additional session for Francophones in Ward 19 – Cumberland, for a total of five public information sessions. Bilingual staff were available at all five public information sessions.

Input from the public was constructive and resulted in errors being corrected or improvements being made to the proposed Zoning maps and new provisions. A summary of the public comments received and responses to them are contained in Document 4 – Consultation details.

RÉSUMÉ

Hypothèse et analyse

Les modifications de zonage proposées dans le présent rapport serviront à finaliser l'examen des plans de village, un élément du projet d'examen de la zone rurale. Les modifications proposées permettront de mettre en œuvre les politiques récemment approuvées et sont conçues afin de soutenir le développement économique dans les villages, de réduire la nécessité d'apporter des variations mineures et d'encourager la croissance et le réaménagement des centres des villages.

L'Examen rural est une expression générale englobant un certain nombre de projets d'orientation entrepris par la Ville à partir de 2011 dans le secteur rural. Cet examen est réalisé dans le but de satisfaire certaines obligations découlant de la Modification 76 au Plan officiel (la mise à jour du Plan effectuée en 2009) et de respecter les orientations du Comité et du Conseil. Chacun de ces projets est entrepris dans le but de documenter et de mettre à jour les politiques en préparation de la mise à jour de 2013 du Plan officiel.

En tant qu'élément de l'Examen rural, le Conseil a demandé au personnel que tous les Plans de village réalisés il y a cinq ans ou avant soient révisés et mis à jour. Ce travail s'est achevé le 23 mai 2012, date à laquelle le Conseil a approuvé les modifications au Plans de conception communautaire des villages de Greely et de Carp, et le plan communautaire de Constance Bay. Les nouvelles politiques contenues dans le Volume 2C du Plan officiel et le Plan secondaire unifié concernant les villages ont également été approuvées, touchant 20 villages.

Les modifications vont permettre de rendre le Règlement de zonage conforme aux annexes révisées d'utilisation du sol dans les Plans de village, de mettre en œuvre les dispositions élargies concernant les entreprises à domicile, de modifier les dispositions pour les zones d'utilisations polyvalentes de village et les zones rurales commerciales afin qu'elles soient conformes aux nouvelles politiques, d'introduire de nouvelles politiques afin d'assouplir les restrictions sur les parcelles non conformes, d'augmenter la flexibilité des dispositions concernant le stationnement qui s'appliquent aux zones d'utilisations polyvalentes de village et de mettre en œuvre une nouvelle sous-zone d'aménagement futur pour permettre une création de parcelles limitées.

Des modifications sont proposées aux annexes d'utilisation du sol dans le Plan de conception communautaire du village de Carp afin de préciser l'emplacement de la limite nord du Village. La limite indiquée dans l'annexe d'utilisation des sols actuelle est fondée sur l'information générale concernant l'emplacement de la limite, établie en 2003, alors que des renseignements plus exacts de 2008 auraient dû être utilisés.

Répercussions financières

Le budget existant d'Urbanisme et Gestion de la croissance dispose des fonds nécessaires à la mise en place d'une stratégie de consultation publique.

Consultation publique / commentaires

La stratégie de consultation publique a été coordonnée avec le personnel du Bureau des affaires rurales et comprenait l'élaboration de pages Web sur Ottawa.ca, une campagne par courriel en cours incluant des mises à jour régulières et les détails du projet, des annonces dans les journaux, la distribution de 25 000 dépliants aux résidents du village, des séances d'information publique dans chaque quartier, et une séance supplémentaire en français dans le quartier 19 – Cumberland, pour un total de cinq séances d'information publiques. Des membres du personnel bilingues étaient présents aux cinq séances d'information publique.

Les commentaires émis par les membres du public étaient constructifs et ont permis de corriger des erreurs ou d'apporter des améliorations aux cartes de zonage proposées et aux dispositions proposées. Le Document 4 - Détail de la consultation contient un résumé des commentaires du public et de la réponse qui leur a été fait.

BACKGROUND

City Council gave direction to staff that all Village Plans five years or older should be reviewed and updated in preparation for the 2013 Official Plan review. That work was completed on May 23, 2012 when Council approved amendments to the Community Design Plans for the villages of Greely and Carp, and the Constance Bay Community Plan. New policies in Volume 2C of the Official Plan, the Consolidated Villages Secondary Plan, affecting the following 20 villages were also approved:

Ashton	Galetta	Navan
Burritt's Rapids	Kars	Notre Dame des Champs
Carlsbad Springs	Kenmore	Osgoode
Cumberland	Kinburn	Sarsfield
Dunrobin	Marionville	Vars
Fallowfield	Metcalfe	Vernon
Fitzroy Harbour	Munster	

The most contemporary of the village plans, North Gower (2008) and Richmond (2010), were not included in the Village Review as these plans are less than five years old.

Zoning By-law amendments are needed in two general categories, as follows:

- i) Amendments are needed to implement the new policies and revised land use schedules for the 20 villages affected by the Consolidated Villages Secondary Plan included in Volume 2C of the Official Plan. Additional Zoning amendments are needed to implement updated policies in the Plans for Carp and Constance Bay; and
- ii) Amendments applying to all villages. During the course of the public consultations for the Village Plans, there was feedback received regarding Zoning-related issues that affect all villages. In order to address these issues there are Zoning amendments proposed that will affect all 26 villages, including Manotick, North Gower, Richmond and Greely.

Amendments to implement the revised land use schedules are shown in Document 1 – Zoning maps. Amendments to the text of the Zoning By-law are described in Document 2 – Details of recommended Zoning.

DISCUSSION

Amendments to implement new policies and revised land use schedules for the villages of Ashton, Burritt's Rapids, Carlsbad Springs, Cumberland, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Kars, Kenmore, Kinburn, Marionville, Metcalfe, Munster, Navan, Notre Dame des Champs, Osgoode, Sarsfield, Vars, Vernon

Amendments to implement revised land use schedules

Amendments are needed to implement the revised land use designations and land use schedules in the new Consolidated Villages Secondary Plan. Land use designations include policies that describe the general types of land uses that will be permitted in villages, such as Residential and Village Core Area. The land use schedules are maps that show where the land use designations are located and where the policies apply. The Zoning By-law implements these designations in detail, through lists of permitted uses and regulations about where buildings may be located.

The new land use schedules are intended to reflect the current land uses and every effort has been made to ensure that existing land uses are recognized in the new land use schedules and proposed Zoning amendments.

The majority of the amendments will rezone parcels of land from Village Mixed-Use to Village Residential or from Village Residential to Village Mixed-Use, in recognition of the existing land uses.

Amendments to implement new policies regarding home-based businesses

Amendments are needed to implement policies for the new Village Residential – Enterprise designation regarding home-based businesses. The new policies are intended to allow a slightly more intensive home-based business in certain areas of villages, such as locations along busier roads and in the vicinity of the Village Core Area. The proposed Zoning amendments will permit the number of non-resident, on-site employees to increase from one to two. In addition, the area of the dwelling that will be permitted to be occupied by a home-based business will increase from 54 square metres to 75 square metres, to a maximum of 45% of the area of the dwelling.

Amendments to implement new policies regarding residential care facilities

A residential care facility is an establishment that provides supervised or supportive in-house care for those who need assistance with daily living, and may also provide on-going medical or nursing care, counselling and social support

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services such as medical, counselling, and personal services.

The policies in the Consolidated Villages Secondary Plan direct that a new residential care facility will be permitted only under circumstances where certain criteria can be met. For this reason, residential care facilities will be deleted from the list of permitted uses in the VM – Village Mixed-Use Zones for those villages affected by the Consolidated Villages policies. New residential care facilities will only be permitted through a site-specific Zoning By-law amendment where it can be demonstrated that the criteria can be met.

The intent of these policies is to ensure that new residential care facilities are located in an appropriate context where the needs of the residents of the facility can be met. The criteria used to evaluate an application to permit a new residential care facility include:

Residential Care Facilities should, wherever possible, locate close to the Village Core;

Residential Care Facilities must not adversely impact adjacent land uses and must respect the character of the surrounding village or rural area;

The location of new and expanded Residential Care Facilities must meet the needs of their residents and the community and thus will be based on the availability of:

- a. Public transportation;*
- b. Community services;*
- c. Emergency services;*
- d. Medical services;*
- e. Social services;*
- f. Parks and recreation facilities; and*
- g. Accessibility for persons with disabilities.*

Rural Commercial Zone

A new Rural Commercial subzone RC12 is proposed that will permit a wide range of commercial uses similar to the Village Mixed-Use zone, including retail uses and automobile-related uses for the travelling public. This new subzone will affect lands in the villages of Cumberland, Metcalfe and Osgoode.

<i>Amendments that will affect all villages regarding legal non-complying lot sizes, parking requirements in Village Core areas, new provisions to permit slightly more intensive home-based businesses in certain areas of villages and a new DR – Development Reserve Zone for selected properties in certain villages</i>	
Legal non-complying lots – new lot width and lot area provisions for existing lots in a VM, V1, V2 or V3 Zones	The lot fabric in villages varies widely given that development has occurred over a long period of time prior to Zoning regulations being in place. As a result, it is difficult to assign subzones that will render the majority of lots compliant with lot area and lot width requirements. A general provision already exists for non-complying vacant lots in the VM, V1, V2 and V3 zones. An additional provision is needed to address historic development patterns for existing lots where a building is in existence on the lot. This general provision will render these lots compliant with lot width and lot area provisions, similar to the general provisions already in place for vacant lots. All other provisions of the Zoning By-law, setbacks from lot lines and maximum building heights for example, will continue to apply. This new provision will permit demolition of an existing building and reconstruction of a new building in a new location without the approval of the Committee of Adjustment for relief from the lot area or lot width requirements for the zone. However, the replacement building would need to comply with all other provisions in the By-law.
Home-based businesses in all villages in the Village Mixed-Use Zone	The Village Mixed-Use zone permits a variety of residential uses as well as a wide range of commercial uses. Currently, a home-based business is permitted in association with a residential use in a Village Mixed-Use Zone. As amendments are proposed to permit a slightly more intensive home-based business in residential areas adjacent to the busier Village Mixed-Use Zone, it was considered appropriate to permit a home-based business to be more intensive in the busier Village Mixed-Use context in all villages. The proposed Zoning amendments will permit the number of non-resident, on-site employees to increase from one to two. In addition, the area of the dwelling that will be permitted to be occupied by a home-based business will increase from 54 square metres to 75 square metres, to a maximum of 45% of the area of the dwelling.
New DR 3 – Development Reserve subzone 3 for villages	The Development Reserve Zone has been applied to vacant land within villages where it is anticipated development will occur in the future by Plan of Subdivision or in circumstances where the planned use of the land has not yet been

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	<p>determined. The DR zone permits a narrow range of uses that will not limit the future development of the land, such as an agricultural use. The DR subzones are intended to permit the existing use of the land, such as one detached dwelling. However, the construction of a new detached dwelling is currently not permitted in a DR zone.</p> <p>During the course of consultations with residents, it became apparent that the DR zone provisions could be modified to provide for the creation of a limited number of lots on a public road while still maintaining the general intent of the DR zone provisions. This would permit modest development on the land, such as the creation of a lot for a family member where that lot has frontage on a public road, while still reserving developable lands to the rear for future development. Not all lands currently in a DR – Development Reserve Zone will be rezoned to the new DR3 subzone. Only certain parcels of land have the necessary characteristics to permit the creation of a limited number of new lots through the consent process. These characteristics include adequate road frontage to permit the creation of a new lot while still preserving enough frontage for road access for future development and a parcel size large enough to accommodate the new lot on the severed parcel and a plan of subdivision on the retained parcel.</p> <p>The new DR3 subzone would be applied in the villages of Carp, Fitzroy Harbour, Kenmore, Marionville, Metcalfe, Navan, Osgoode, Vernon.</p>
Reduced parking space rates for some land uses in Village Core Areas	Typically, Village Core Areas developed prior to Zoning regulations being in force. As there were no parking requirements to comply with, parking areas were not typically provided and it was common for the building footprint to extend to the property line. Under these circumstances, it can be difficult to meet the parking requirements in the Zoning By-law, in particular when an existing use switches to a new use with a higher parking requirement. A new provision is proposed to alleviate this inability to comply with parking requirements. Where a use changes from one permitted use to another permitted use and the minimum number of parking

Amendments that will affect all villages regarding legal non-complying lot sizes, parking requirements in Village Core areas, new provisions to permit slightly more intensive home-based businesses in certain areas of villages and a new DR – Development Reserve Zone for selected properties in certain villages

spaces required for the new use is greater than the minimum number of spaces required for the previous use, no additional parking spaces will be required for the new use, as long as the building envelope remains unchanged. If an addition or entirely new construction is proposed, the parking requirements in the Zoning By-law would apply according to the area of the addition or new construction.

These reductions will facilitate development in Village Mixed-Use Zone by recognizing the existing conditions and physical constraints on lots where development occurred prior to parking regulations being in force.

Additional amendments are proposed that would permit shared parking arrangements and flexibility regarding the location of a driveway accessing a parking lot in a VM-Village Mixed-Use zone.

<i>Amendments that will affect all villages regarding legal non-complying lot sizes, parking requirements in Village Core areas, new provisions to permit slightly more intensive home-based businesses in certain areas of villages and a new DR – Development Reserve Zone for selected properties in certain villages</i>	
Rural Commercial Zone	<p>The new policies regarding the Village Commercial designation give direction regarding the range of uses that will be permitted in the RC - Rural Commercial Zone. The policies direct that a warehouse use will also be permitted in the Rural Commercial Zone. A warehouse is defined as:</p> <p><i>Warehouse means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager.</i></p> <p>A display and sales area associated with the warehouse would also be permitted. A display and sales areas is defined as:</p> <p><i>Display and sales area means an area of a building which is:</i></p> <ul style="list-style-type: none"> <i>(1) accessory to a permitted use in that building;</i> <i>(2) primarily used for the display of samples, patterns or other goods, and;</i> <i>(3) wherein orders are taken for merchandise which is stored in bulk in part of that building for future delivery to its customers.</i> <p>In order to encourage growth and redevelopment in the Village Core Area, direction is also given in the Consolidated Villages Secondary Plan policies to limit the maximum size of an individual occupancy for a use in the Rural Commercial Zone to 2500 square metres. This maximum will be added to the Rural Commercial Zone provisions.</p> <p>Given the beneficial nature of the preceding provisions, it is proposed to apply these provisions to all villages.</p>
Village Mixed-Use Zone	<p>In order to encourage a walkable Village Core with clusters of small-scale retail uses, the new policies for Village Core Areas in the Consolidated Villages Secondary Plan direct that the gross leaseable floor area of an individual occupancy of a retail use will be limited to a maximum of 2500 square metres. This maximum will be added to the Village Mixed-</p>

Amendments that will affect all villages regarding legal non-complying lot sizes, parking requirements in Village Core areas, new provisions to permit slightly more intensive home-based businesses in certain areas of villages and a new DR – Development Reserve Zone for selected properties in certain villages

Use Zone provision for these villages.
Given the beneficial nature of the preceding provisions, it is proposed to apply these provisions to all villages.

Summary of Zoning amendments for Constance Bay

Zoning amendments are proposed to correct an error regarding the location of the boundary between a Village Mixed-Use Zone and an adjacent Village Residential Zone in the vicinity of Constance Bay Road and McConnell Lane. The intent of the Village Mainstreet land use designation in the Constance Bay Community Plan was not properly implemented in the Zoning By-law. These amendments are shown in Document 1 – Zoning maps.

Summary of Zoning amendments for Carp

Amendments are needed to properly implement the boundaries of the Village Core designation in the vicinity of Rivington Street. An error regarding the boundary of the designation was corrected during the review of the Carp Community Design Plan. The amended Zoning boundaries will properly implement the land use designations in the land use schedule and will result in land that is designated Village Core being rezoned from Village Residential to Village Mixed-Use. These amendments are shown in Document 1 – Zoning maps.

Amendments to the Carp Community Design Plan

Policy 2.2 of the Carp Community Design Plan (CDP) specifies that the Carp Hills will form the northerly boundary of the Village. The most precise determination of the location of the boundary of the Carp Hills is implemented in the Zoning By-law and is represented by the boundary of the EP – Environmental Protection Zone along the northerly edge of the Village. During the recent update to the Plan, incorrect mapping information was inadvertently used to represent the northern boundary of the Village. This error was not noticed until the Village land use schedule was overlaid with the Zoning map. The boundary of the Village should follow the boundary of the EP-Environmental Protection zone along the northerly edge of the Village. Amendments are proposed to ensure the Village boundary shown in the land use schedules of the Plan coincides with the boundary of the EP – Environmental Protection zone along the northern boundary of the Village. These amendments are shown in Document 3 – Amendments to the Carp Community Design Plan.

RURAL IMPLICATIONS

The proposed amendments will affect lands within the 26 villages in the rural area. The implications of the proposed amendments are explained in the discussion section of this report.

CONSULTATION

The public consultation strategy was coordinated with staff in the Rural Affairs Office and included the following components:

Notification of the commencement of the Village Zoning project was provided on ottawa.ca and in The Ottawa Citizen and LeDroit newspapers. Dates of public open houses were advertised in local newspapers in the rural area. An e-mail campaign was carried out with the assistance of the Rural Affairs Office. Information regarding the Village Zoning project was also available on the Rural Connections web-site, a web-site maintained by the Rural Affairs Office. 25,000 flyers were delivered to Village residents including the dates of the public information sessions and general information about the Village Zoning project, directing to ottawa.ca for further information. Public Information Sessions were held, one information session for each ward and an additional session for Francophones in Ward 19 – Cumberland, for a total of five public information sessions. Bilingual staff were available at all five public information sessions.

Input from the public was constructive and resulted in errors being corrected or improvements being made to the proposed Zoning maps and new provisions.

COMMENTS BY THE WARD COUNCILLORS

Staff worked with the Rural Ward Councillors throughout the course of the Village Zoning project. Each of the Councillors was individually briefed at the onset of the project. The consultation schedule and draft amendments were provided to the Councillors as early as possible to allow opportunity for comment and revision. Councillors have provided comments throughout the process and these comments have been responded to on an on-going basis.

LEGAL IMPLICATIONS

These zoning amendments are required to implement new policies arising out of the most recent review of the Village Plans. There are no legal implications associated with this report.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications associated with this report.

FINANCIAL IMPLICATIONS

Funds to implement the public consultation strategy are available within Planning and Growth Management's existing budget.

ACCESSIBILITY IMPACTS

There are no accessibility implications associated with the report recommendations.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

TECHNOLOGY IMPLICATIONS

There are no technology implications associated with this report.

TERM OF COUNCIL PRIORITIES

The report recommendations implement the newly-approved Consolidated Villages Secondary Plan Policies in Volume 2C of the Official Plan and complete the Village Plan Review component of the Rural Review. The report recommendations will contribute to economic prosperity, healthy and caring communities and to improved governance, planning and decision-making.

APPLICATION PROCESS TIMELINE STATUS

The application was not processed by the "On Time Decision Date" established for the processing of Zoning By-law amendments. Additional time was needed due to the number and complexity of the issues involved and the number of properties affected by the amendments.

SUPPORTING DOCUMENTATION

- Document 1 Zoning maps
- Document 2 Details of recommended Zoning
- Document 3 Amendments to Carp Community Design Plan
- Document 4 Consultation details

DISPOSITION

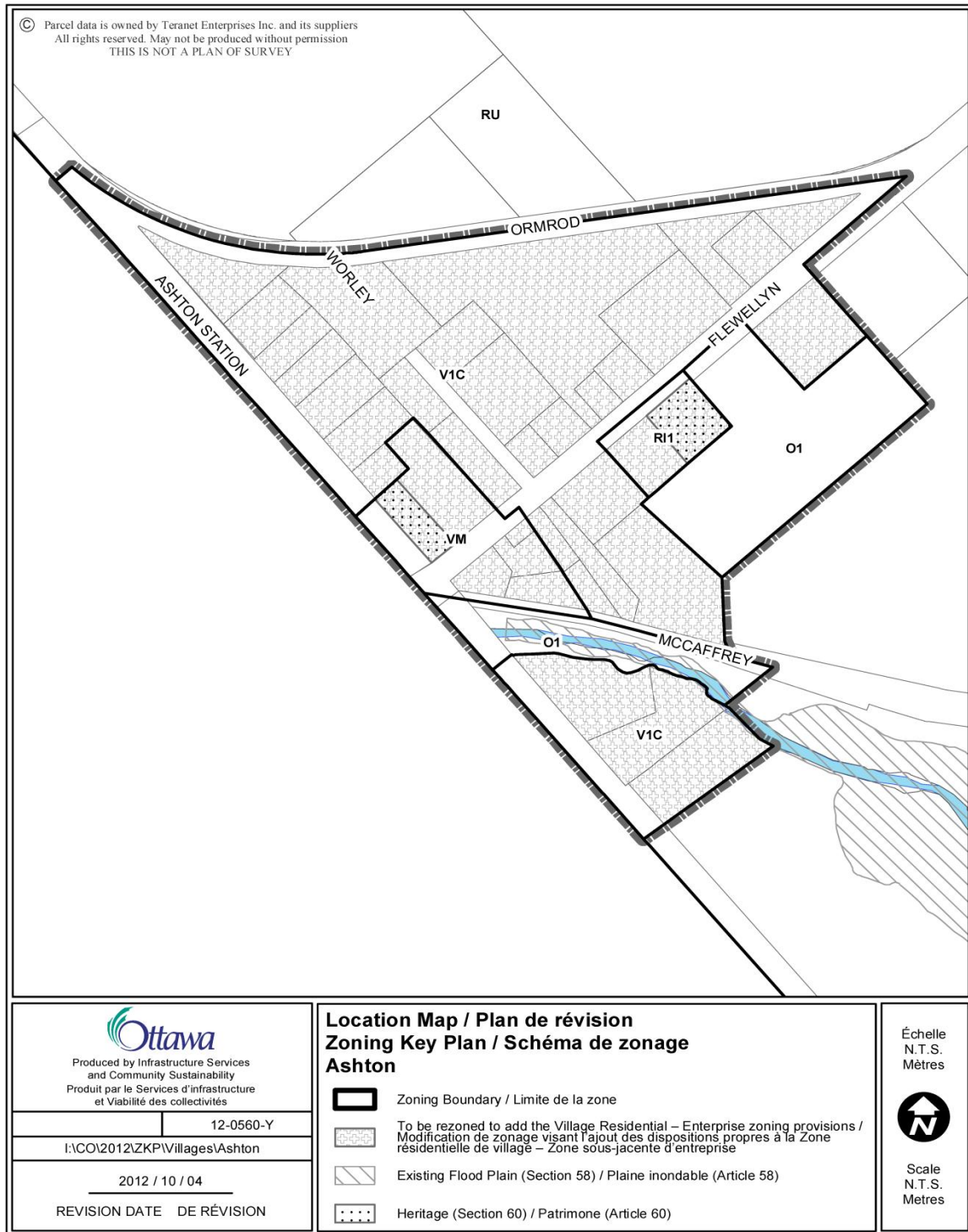
City Clerk's Branch, Council and Committee Services to notify Ghislain Lamarche, Program Manager, Assessment, Financial Services Branch (Mail Code: 26-76) of City Council's decision.

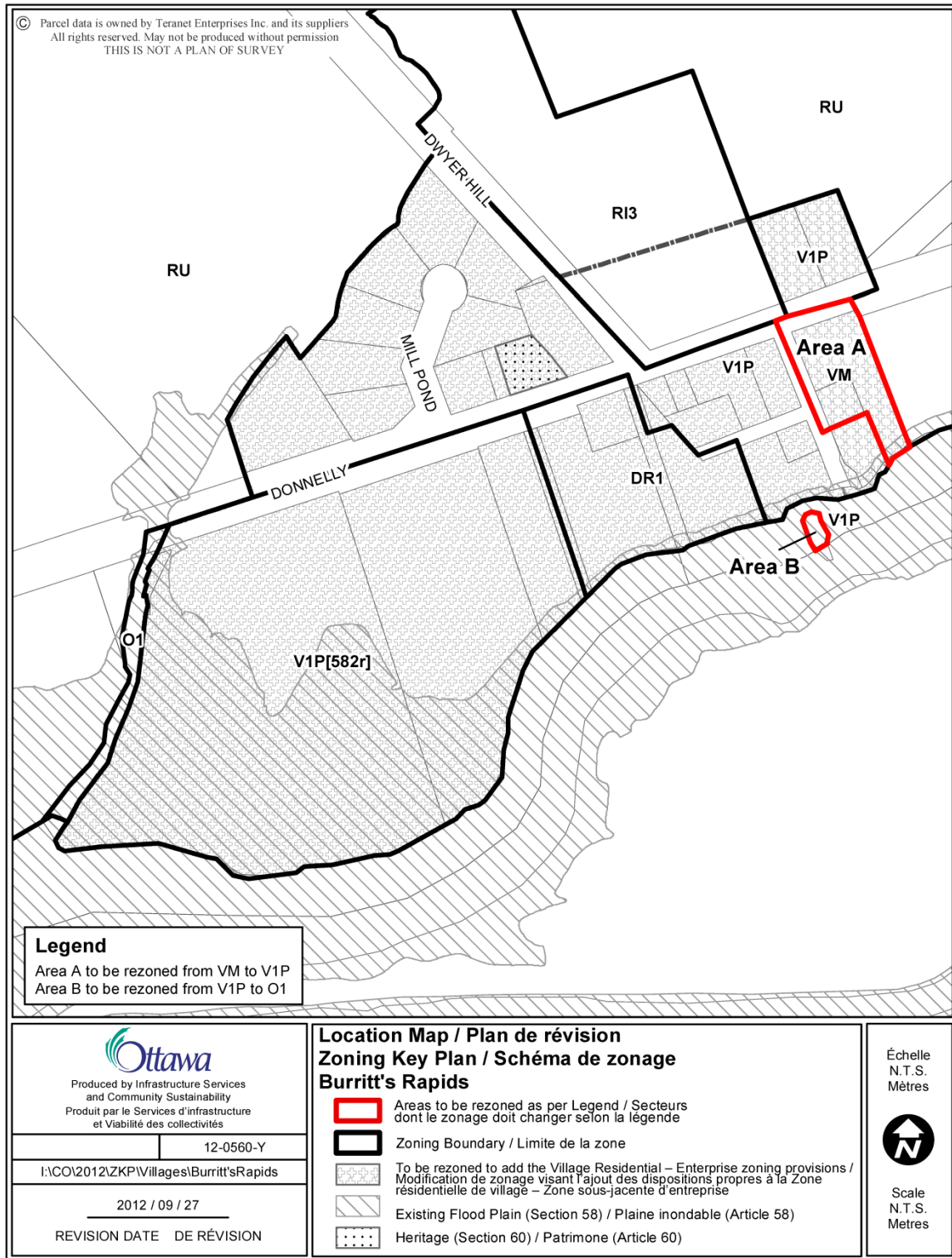
Planning and Growth Management Department to prepare the implementing By-law, forward to Corporate Development and Environmental Law Branch and undertake the statutory notification.

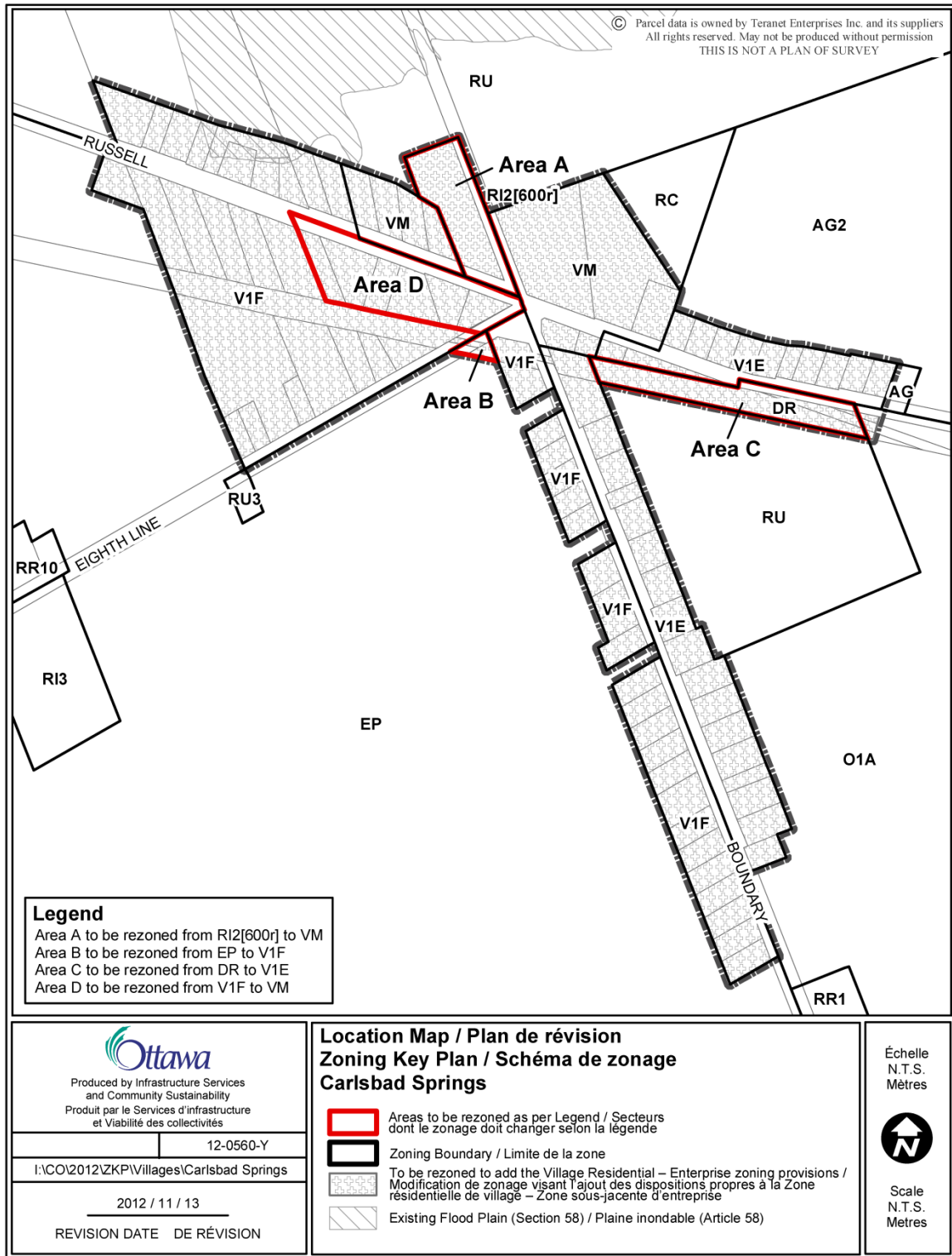
Corporate Development and Environmental Law Branch to forward the implementing By-law to City Council.

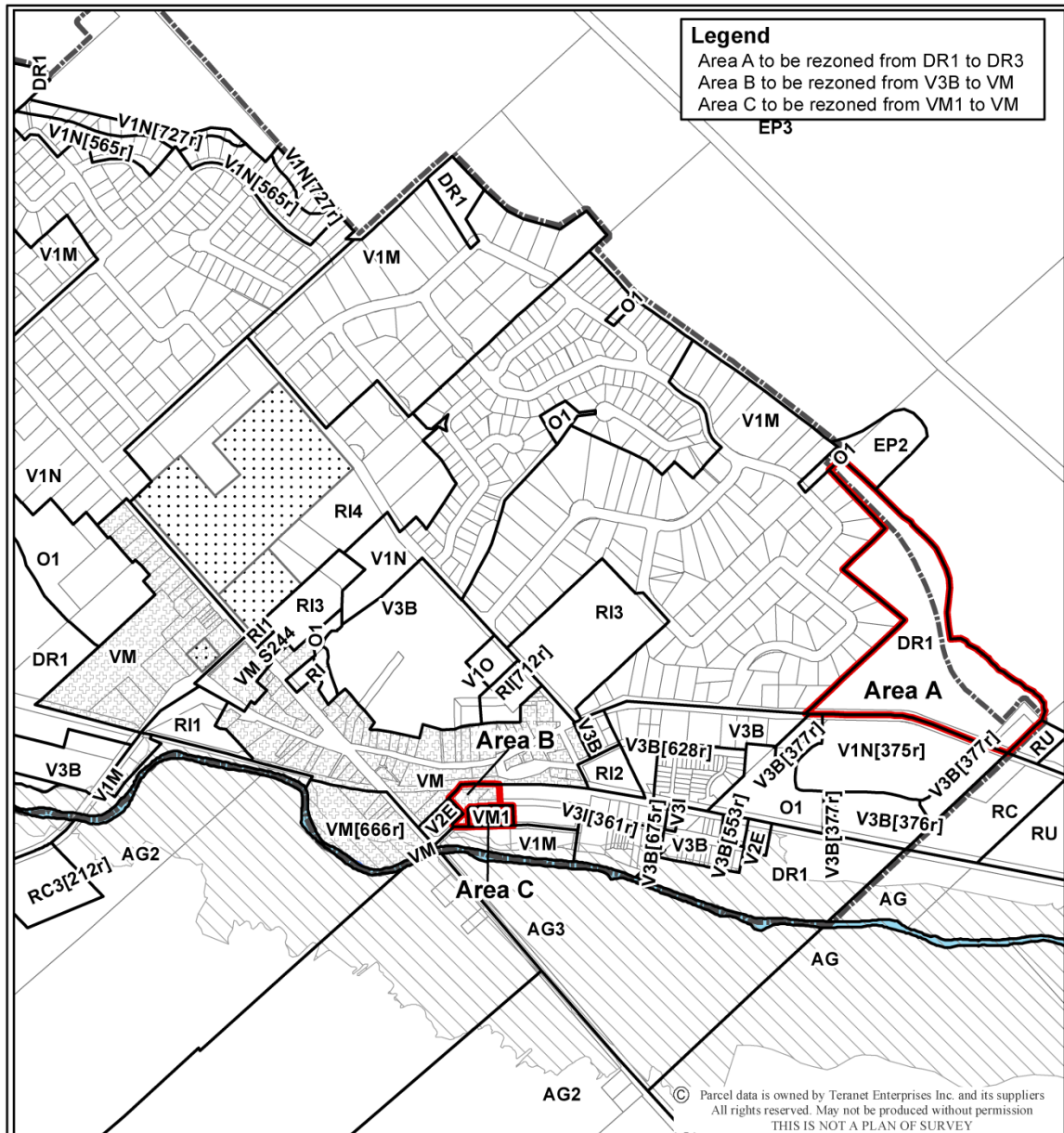
ZONING MAPS

DOCUMENT 1









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Produit par le Services d'infrastructure
et Viabilité des collectivités

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REVISION DATE DE RÉVISION

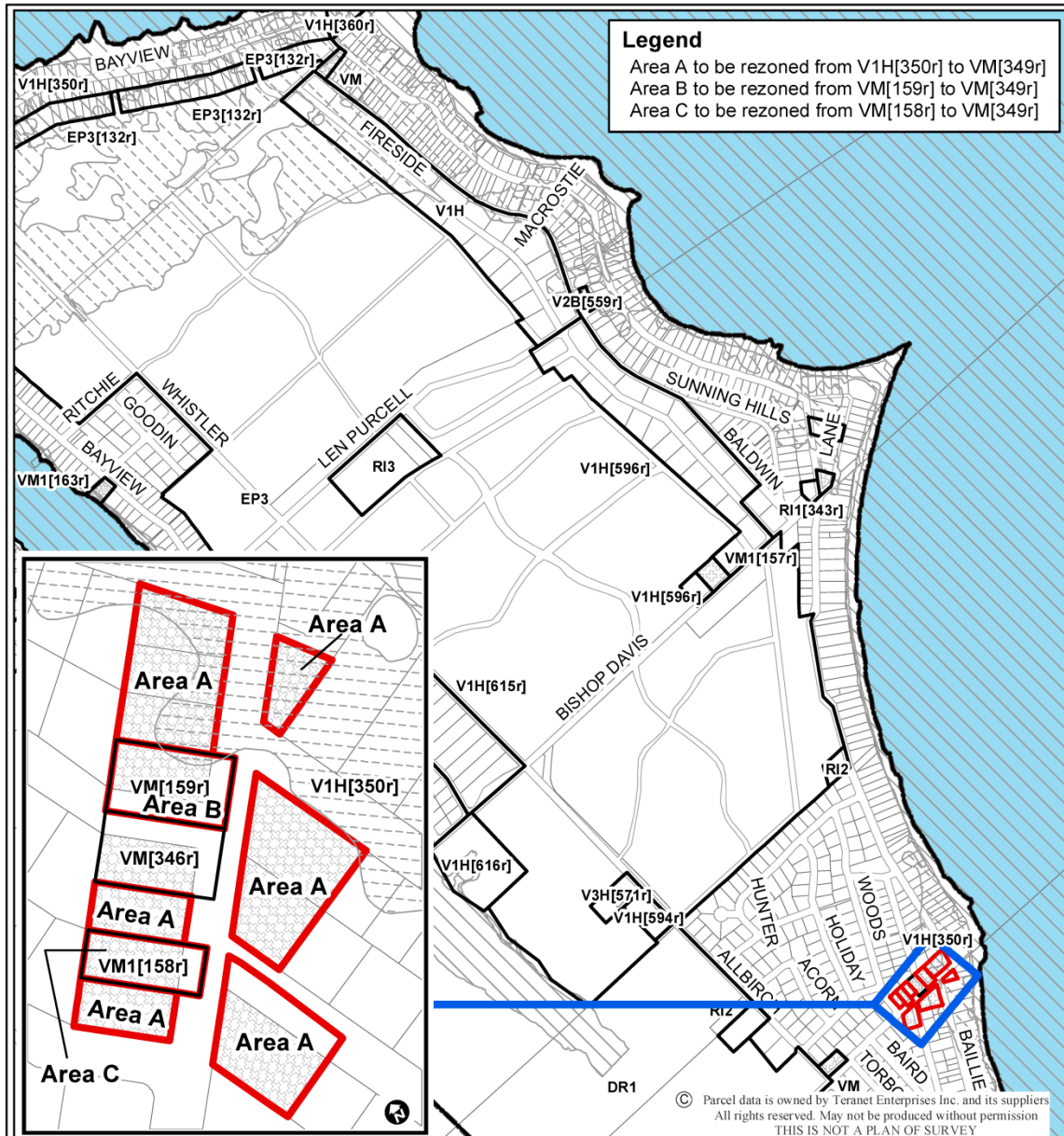
**Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Carp**

- Areas to be rezoned as per Legend / Secteurs dont le zonage doit changer selon la légende
- Zoning Boundary / Limite de la zone
- Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
- To be rezoned to add the Village Residential – Enterprise zoning provisions / Modification de zonage visant l'ajout des dispositions propres à la Zone résidentielle de village – Zone sous-jacente d'entreprise
- Heritage (Section 60) / Patrimoine (Article 60)

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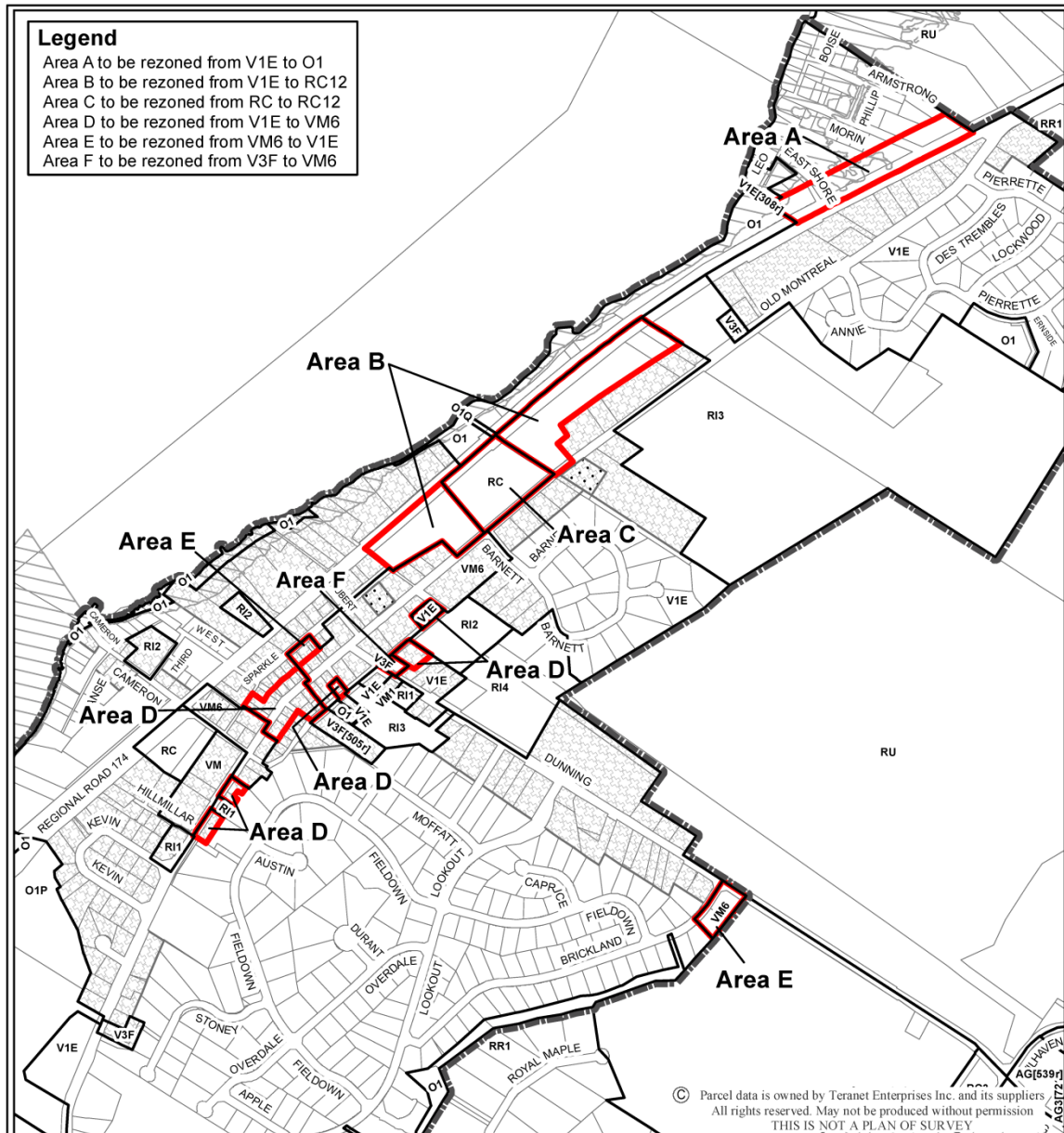
REVISION DATE DE RÉVISION

**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 Constance Bay**


- Areas to be rezoned as per Legend / Secteurs dont le zonage doit changer selon la légende
- Zoning Boundary / Limite de la zone
- To be rezoned to add the Village Residential – Enterprise zoning provisions / Modification de zonage visant l'ajout des dispositions propres à la Zone résidentielle de village – Zone sous-jacente d'entreprise
- Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
- Flood Plain - Area Specific Provisions (Section 58) / Plaine inondable - Dispositions propres à des emplacements (Article 58)

Échelle
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 Mètres

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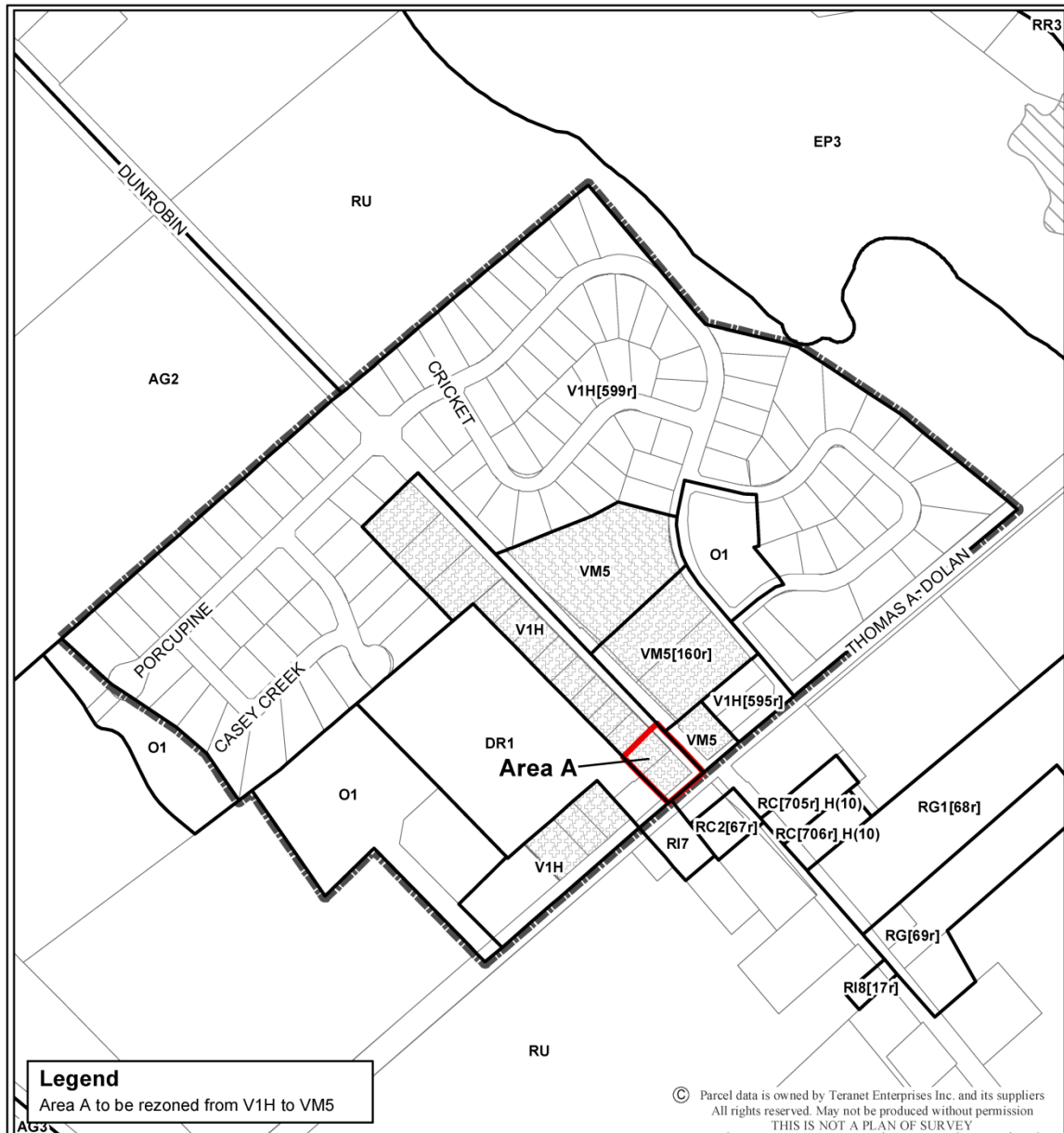
**Location Map / Plan de révision
 Zoning Key Plan / Schéma de zonage
 Cumberland**

-  Areas to be rezoned as per Legend / Secteurs dont le zonage doit changer selon la légende
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-  Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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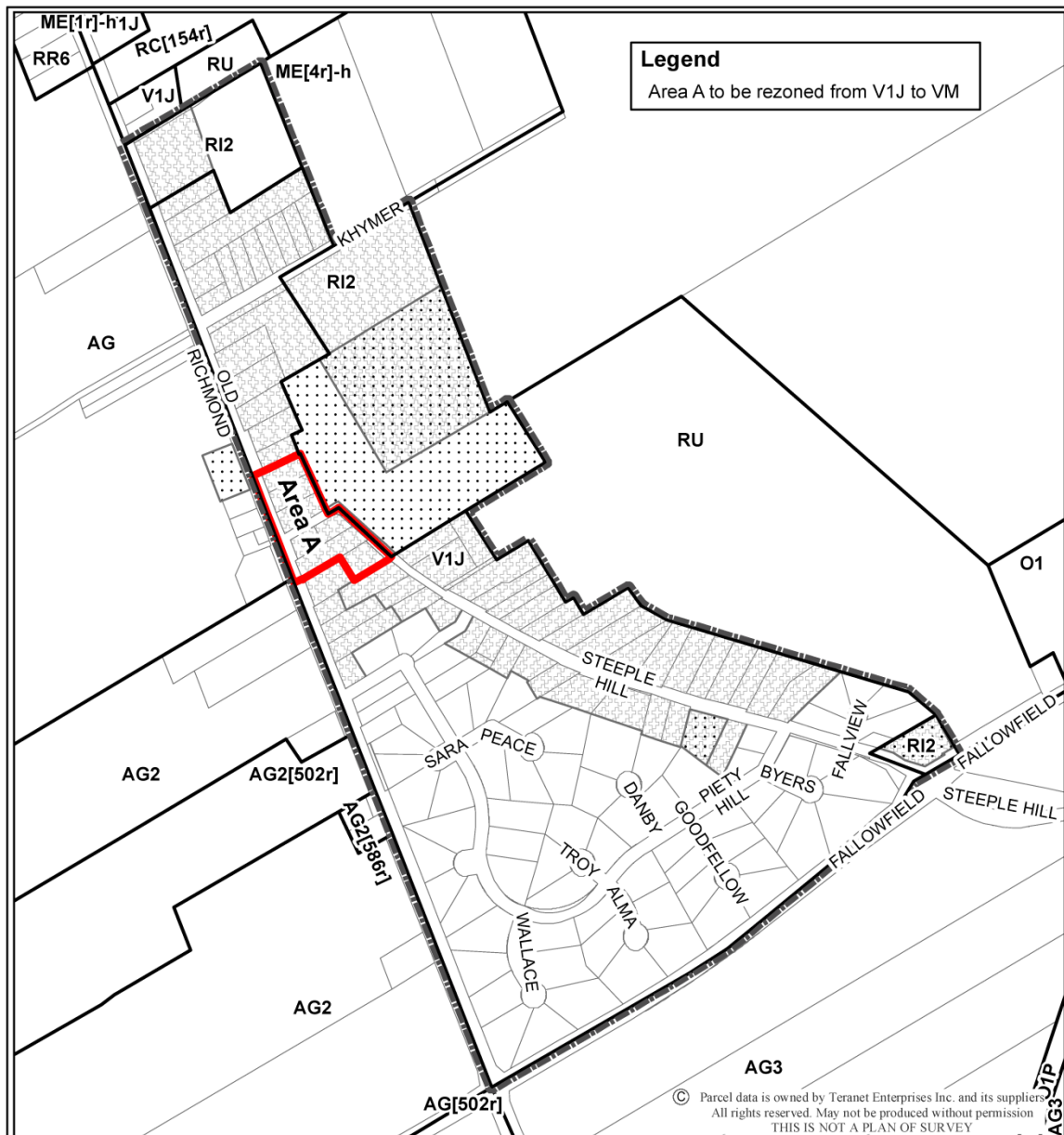
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

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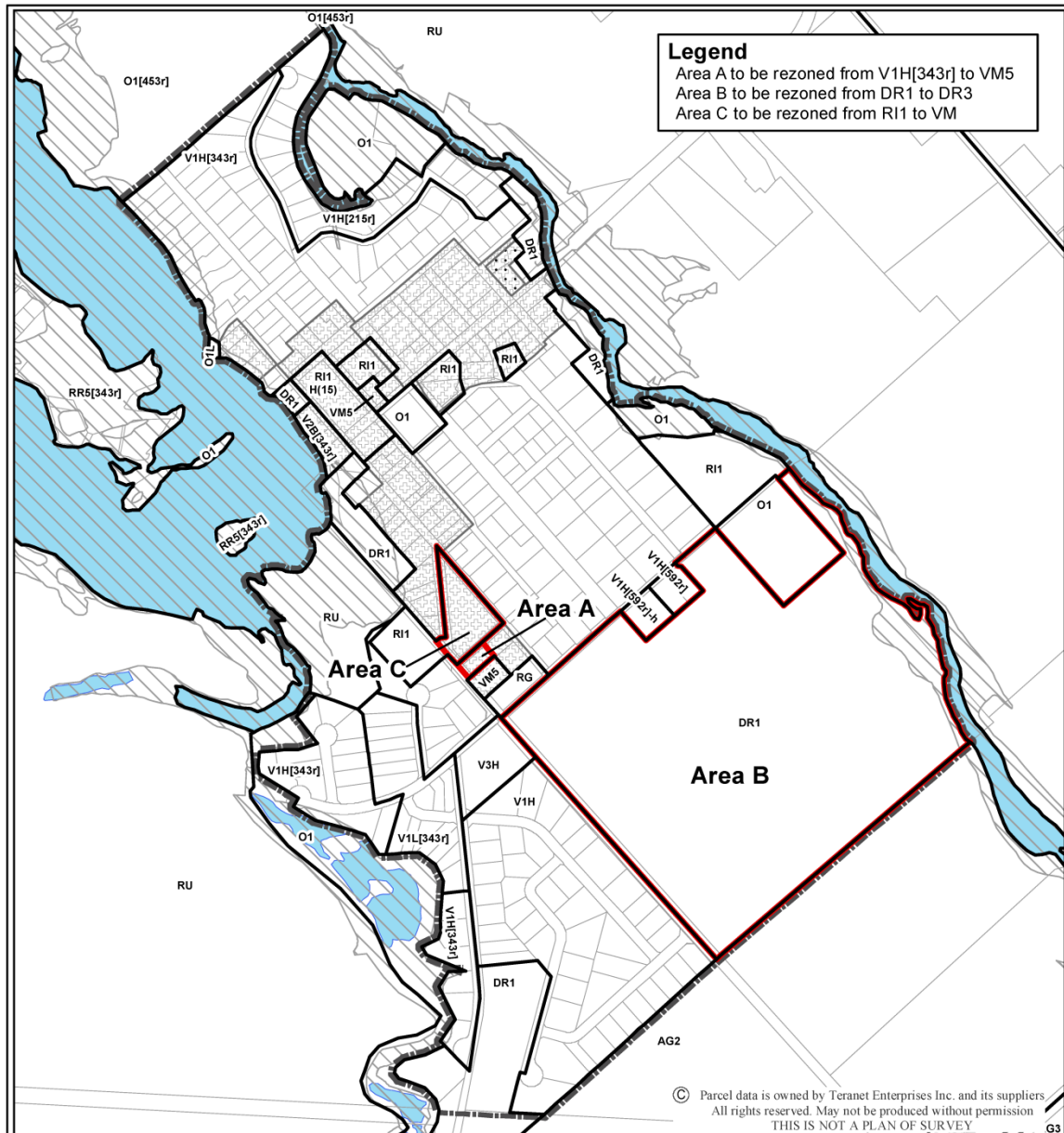
Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Fallowfield

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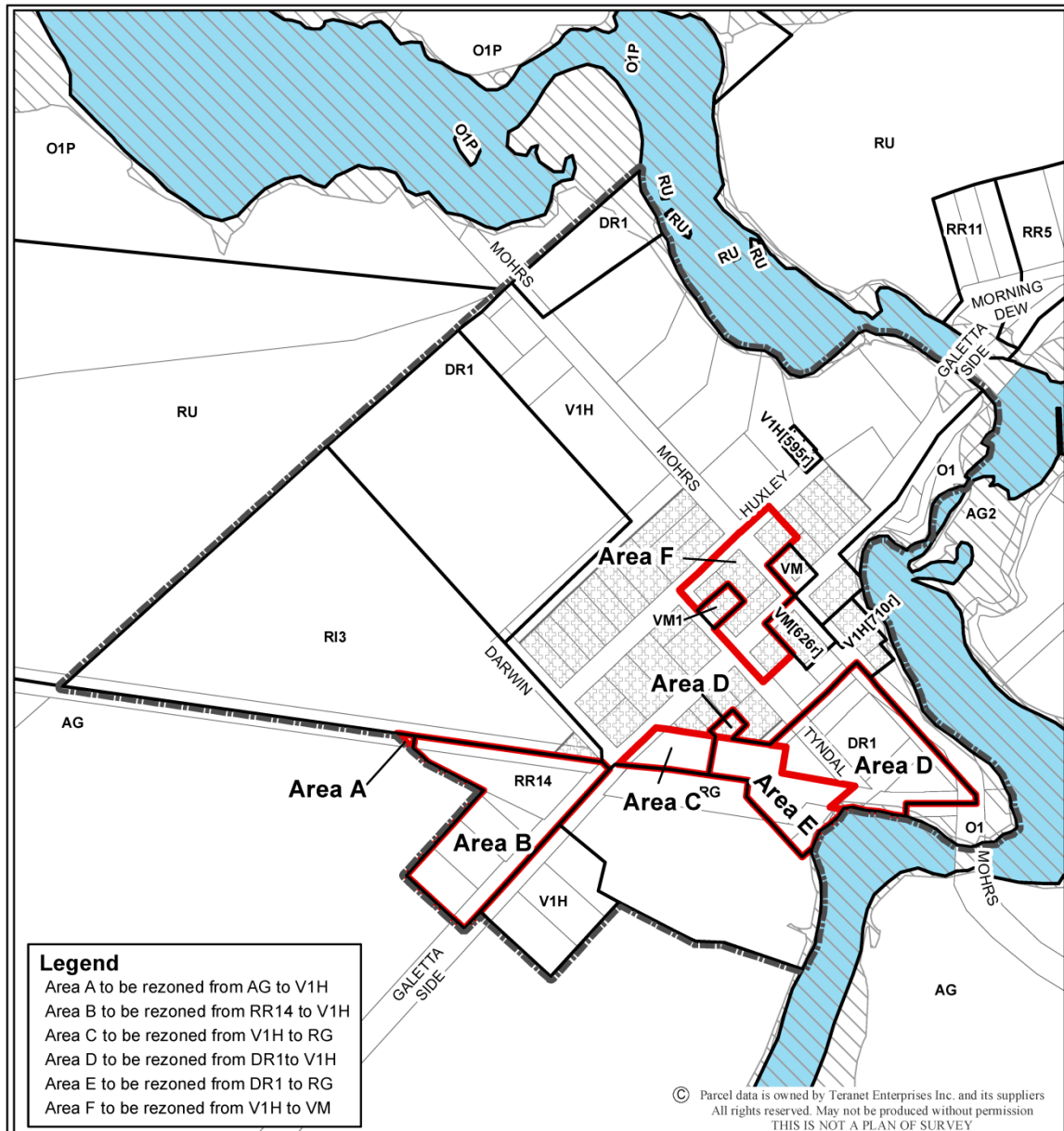
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 Fitzroy Harbour**

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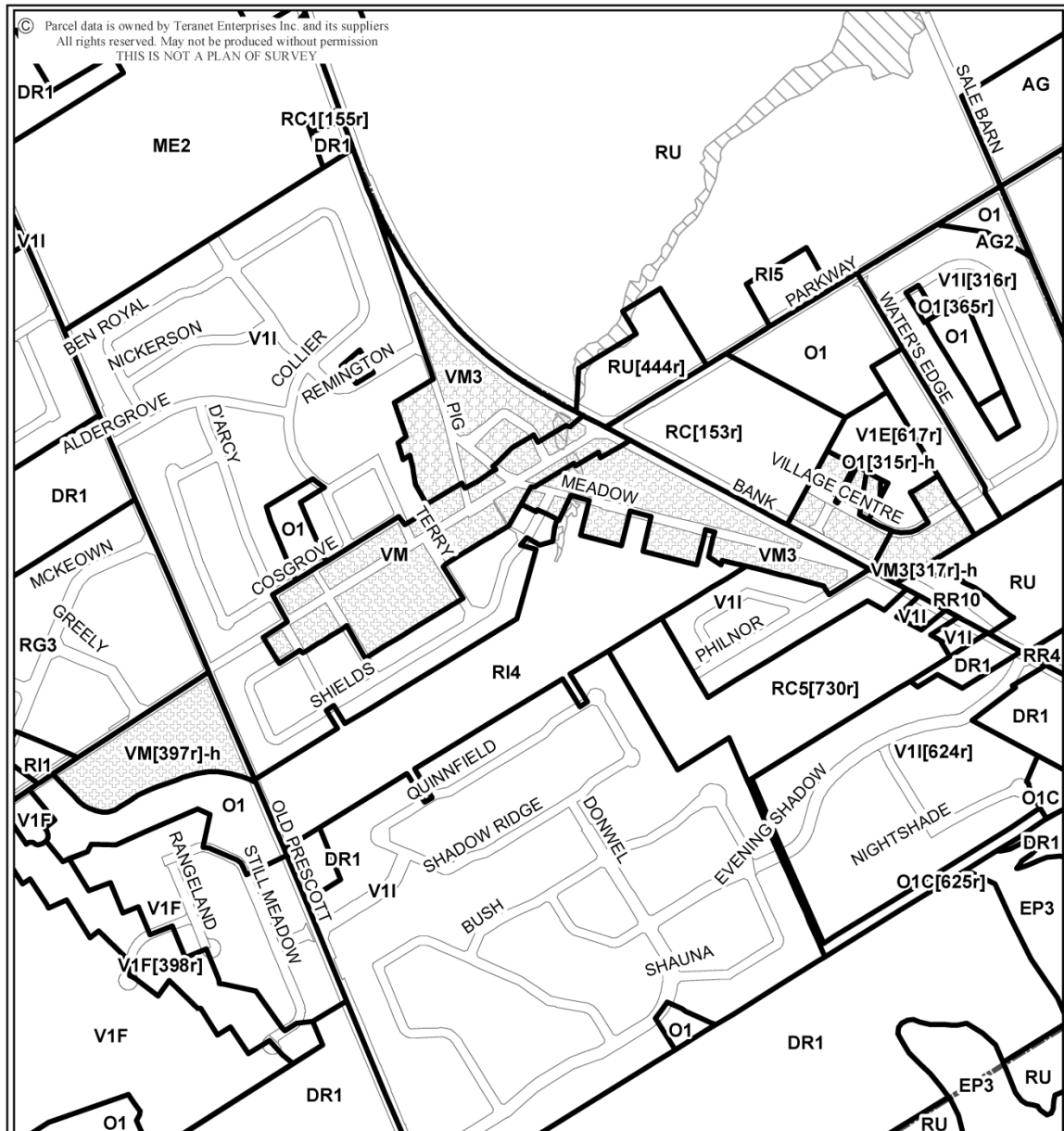
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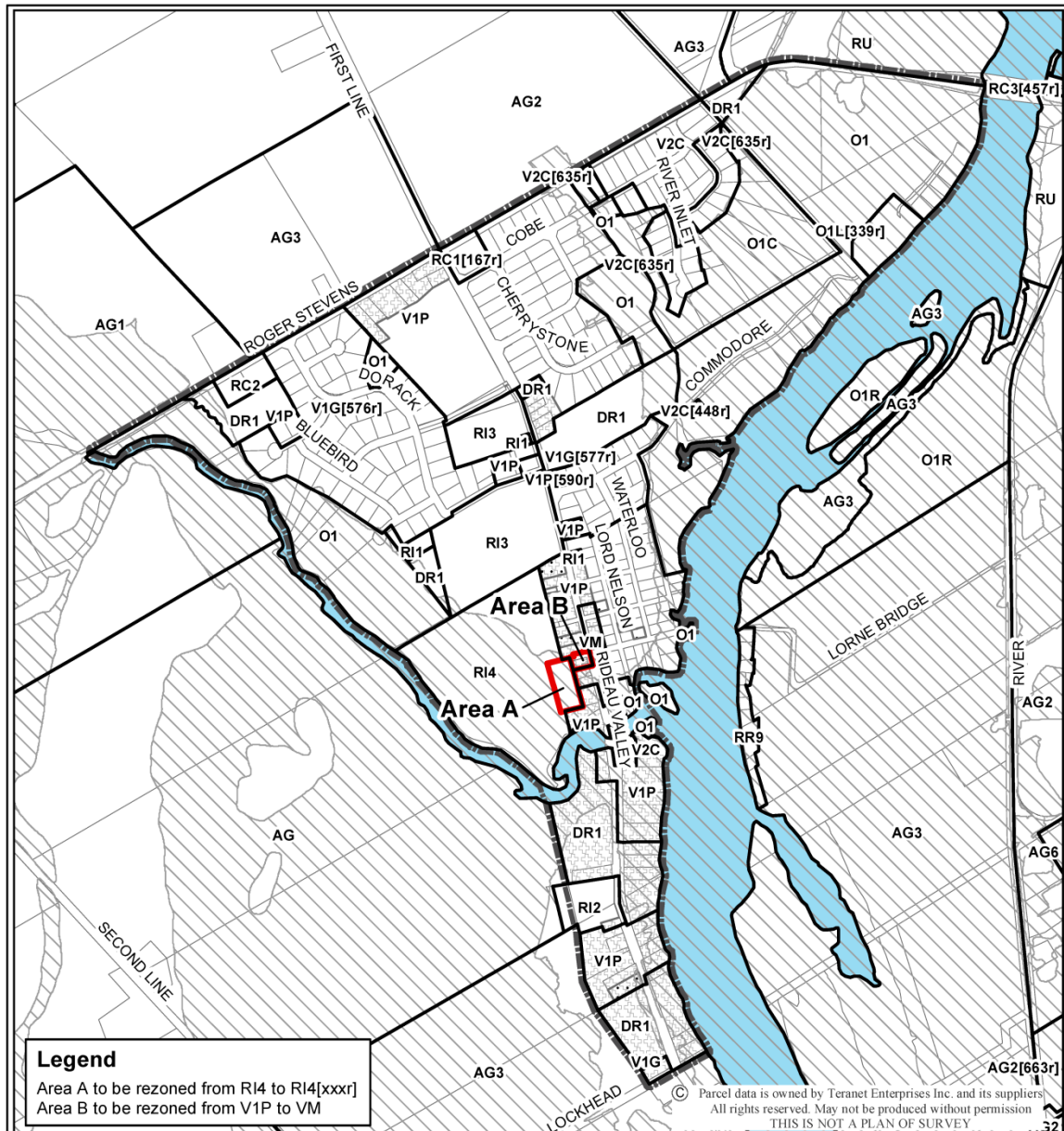
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Zoning Key Plan / Schéma de zonage
Greely

-  Zoning Boundary / Limite de la zone
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Legend
 Area A to be rezoned from RI4 to RI4[xxxxr]
 Area B to be rezoned from V1P to VM

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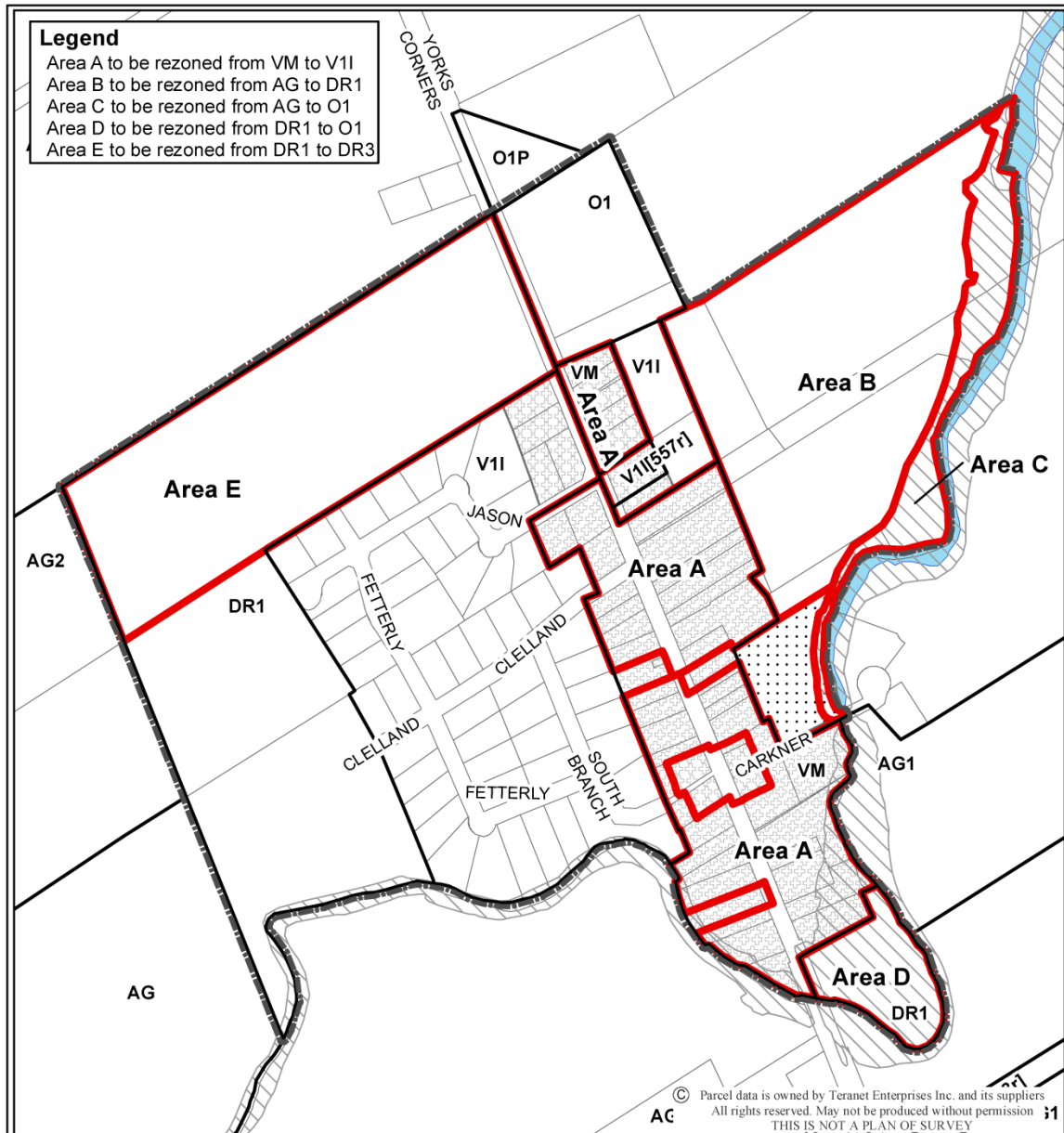
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Zoning Key Plan / Schéma de zonage
Kars

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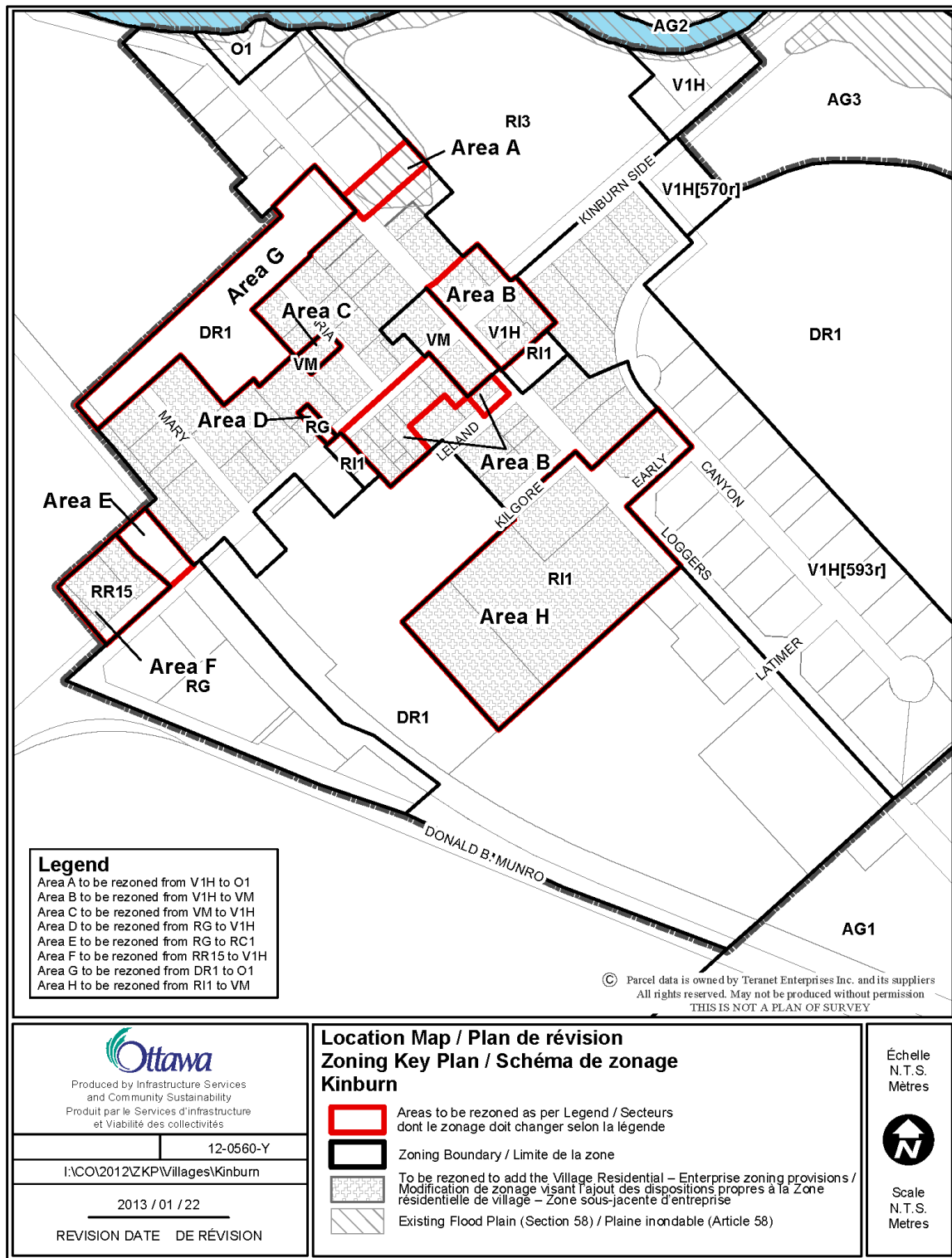
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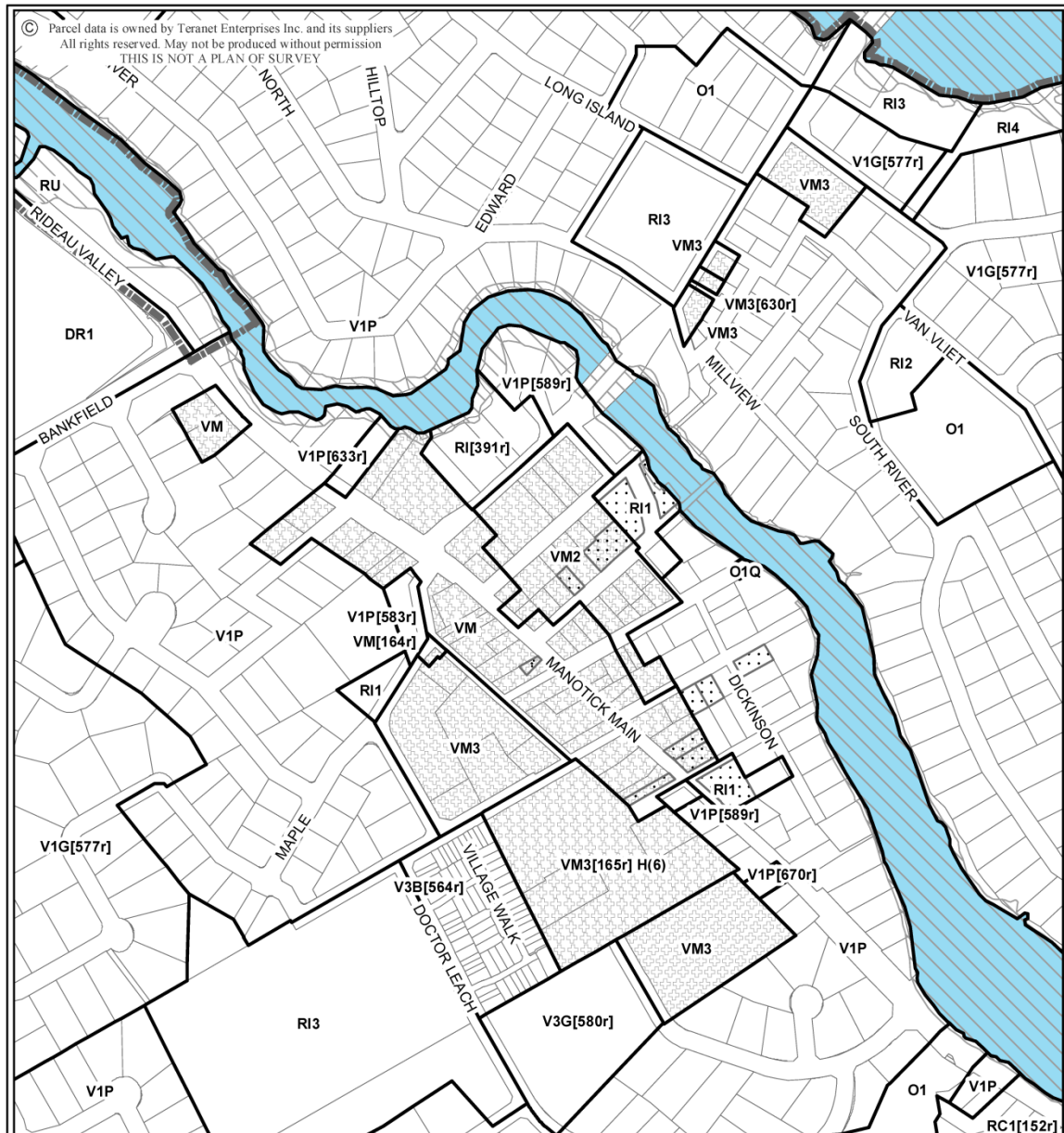
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Zoning Key Plan / Schéma de zonage
Kenmore**


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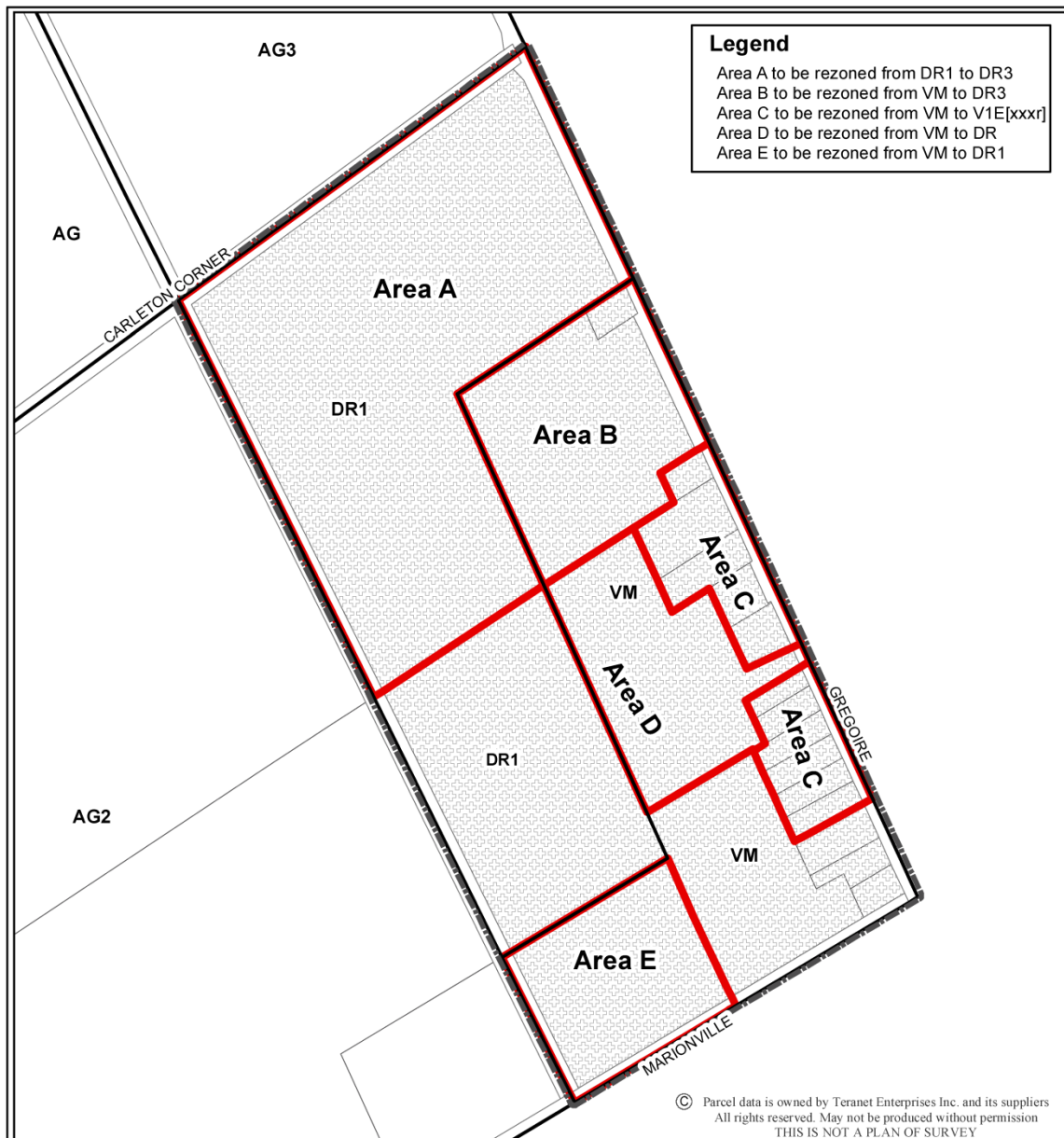
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Zoning Key Plan / Schéma de zonage
Manotick**

-  Zoning Boundary / Limite de la zone
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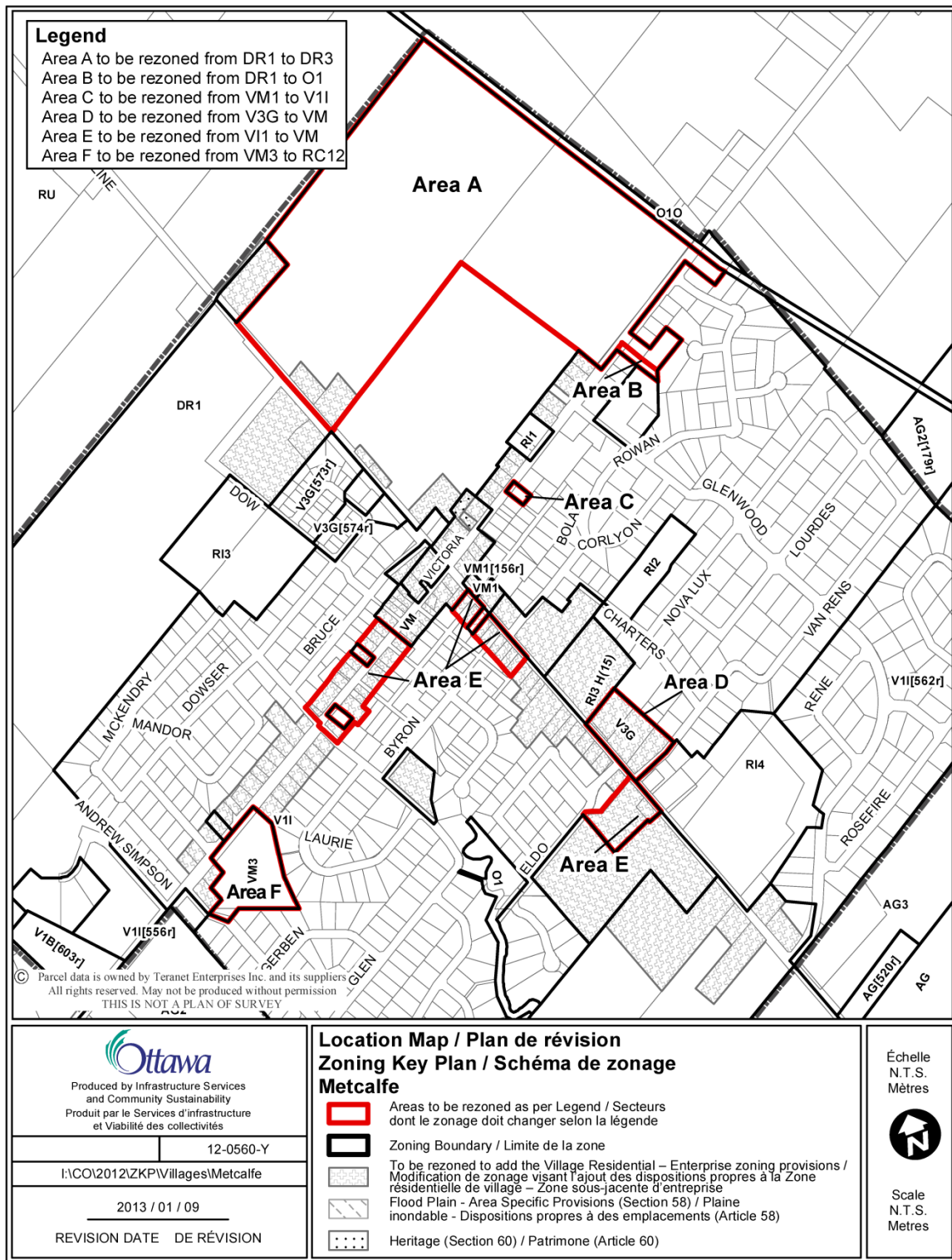
Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Marionville

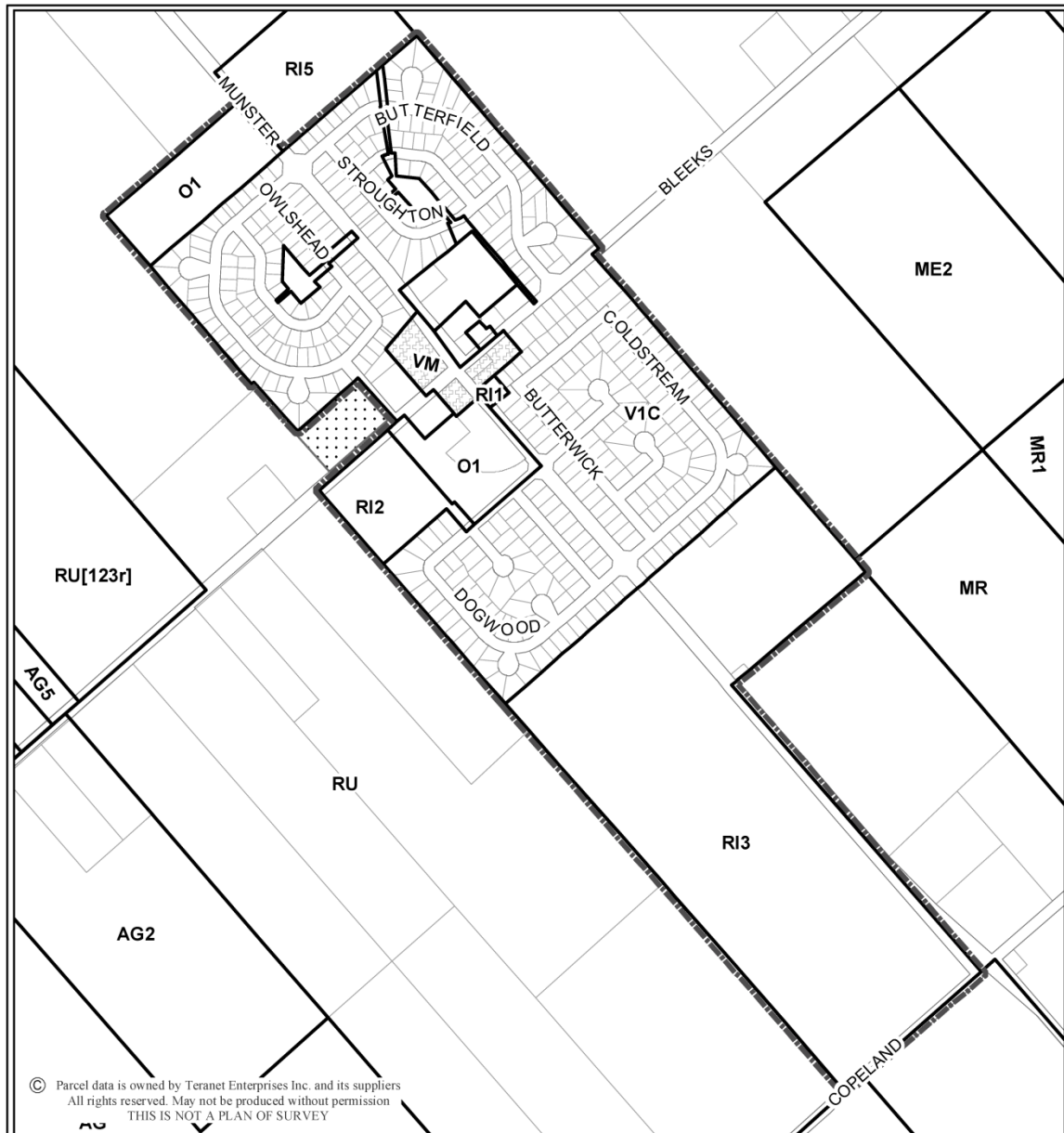
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**Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Munster**

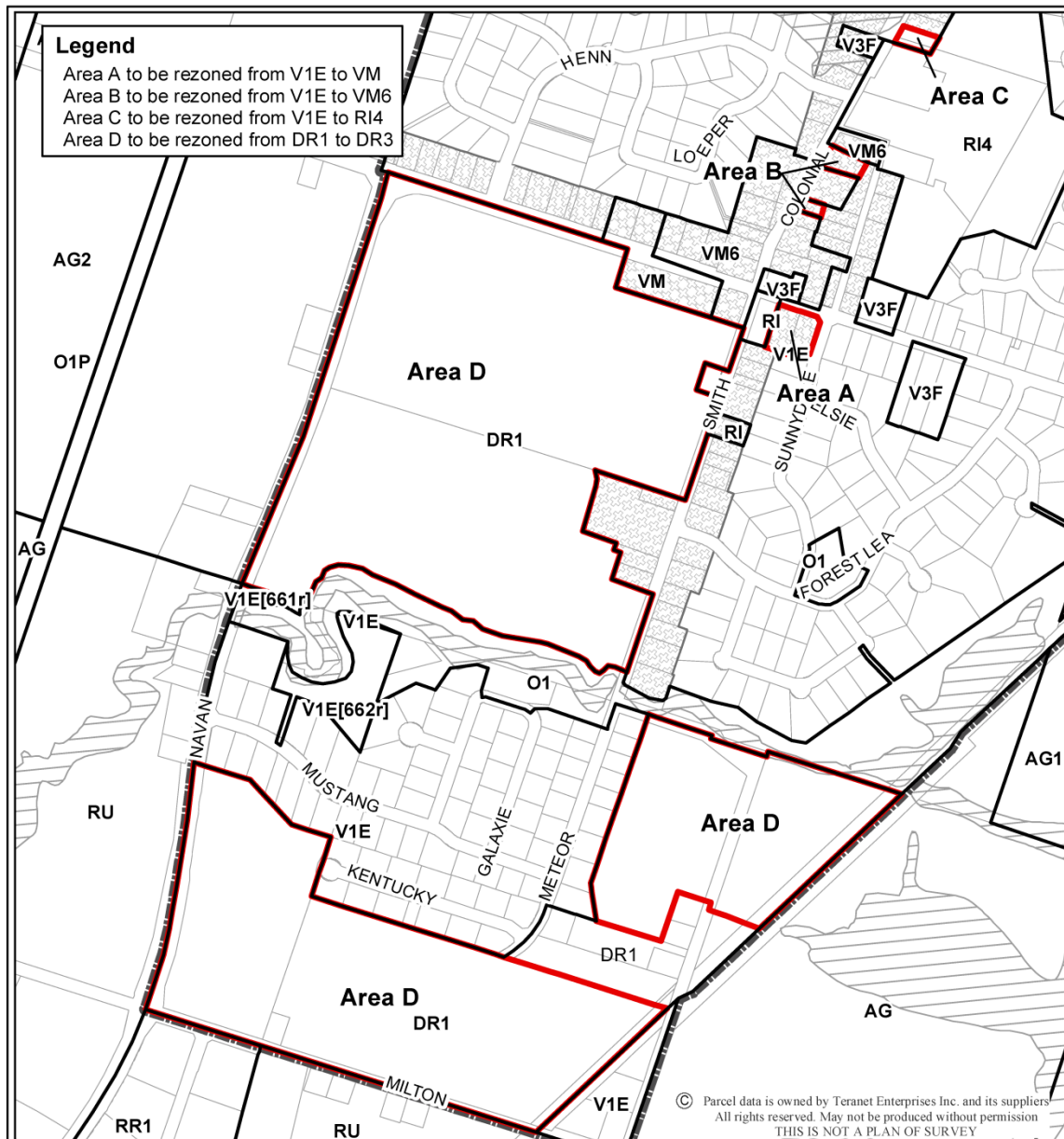
Zoning Boundary / Limite de la zone

To be rezoned to add the Village Residential – Enterprise zoning provisions /
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**Location Map / Plan de révision
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 Navan**

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Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Notre Dame des Champs


Zoning Boundary / Limite de la zone

To be rezoned to add the Village Residential – Enterprise zoning provisions /
 Modification de zonage visant l'ajout des dispositions propres à la Zone
 résidentielle de village – Zone sous-jacente d'entreprise

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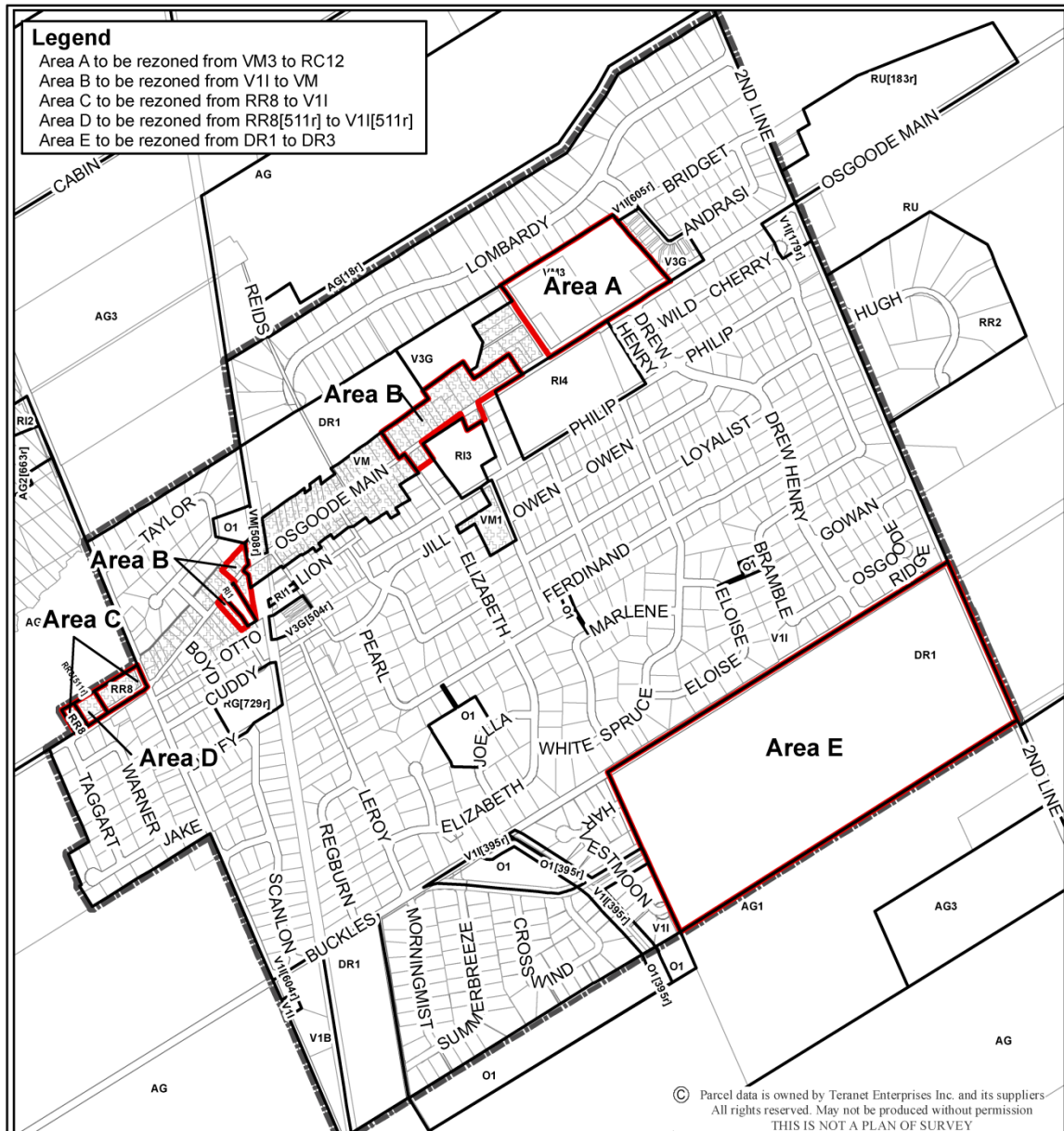
**Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
North Gower**

-  Zoning Boundary / Limite de la zone
-  To be rezoned to add the Village Residential – Enterprise zoning provisions /
Modification de zonage visant l'ajout des dispositions propres à la Zone
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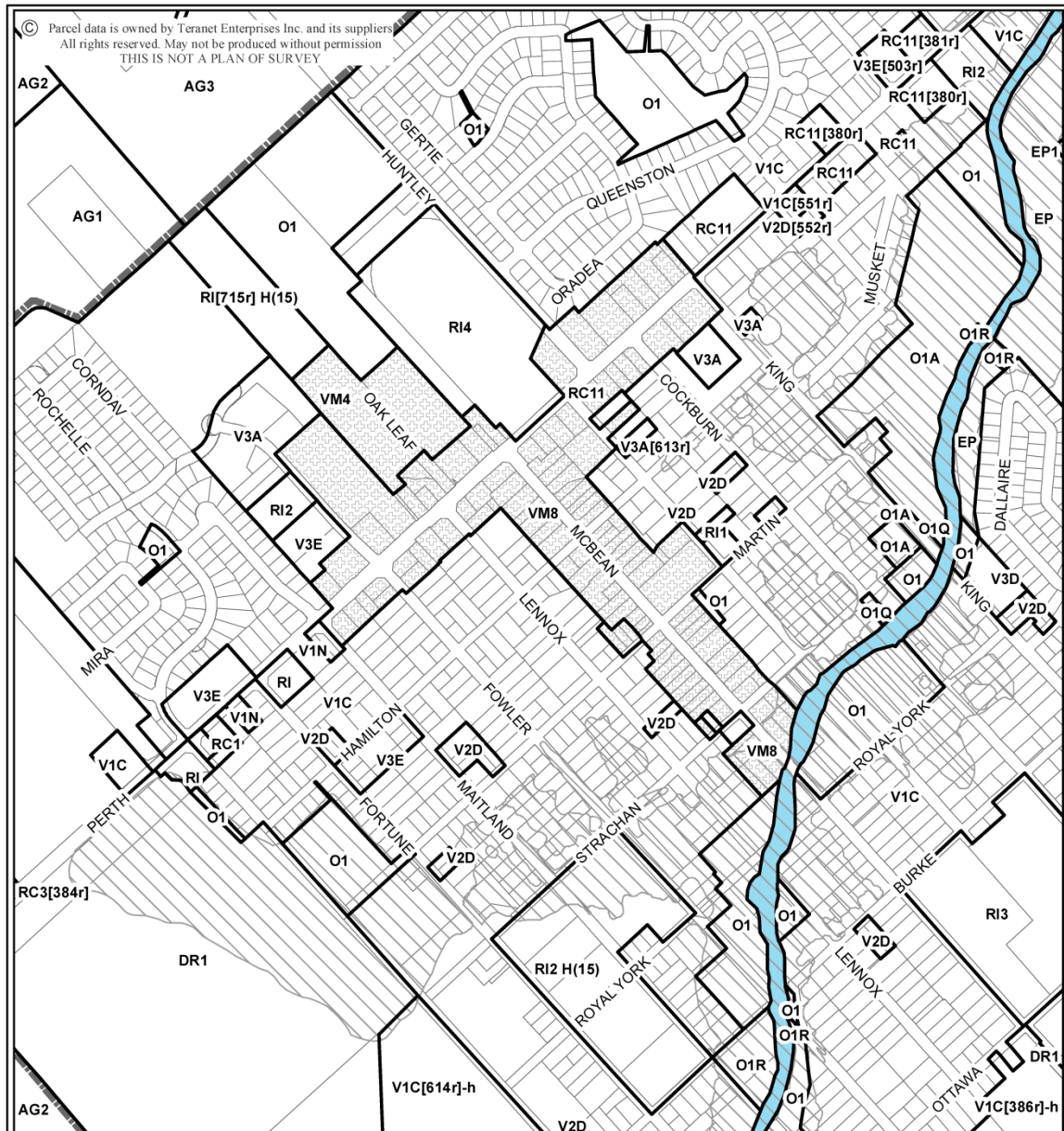
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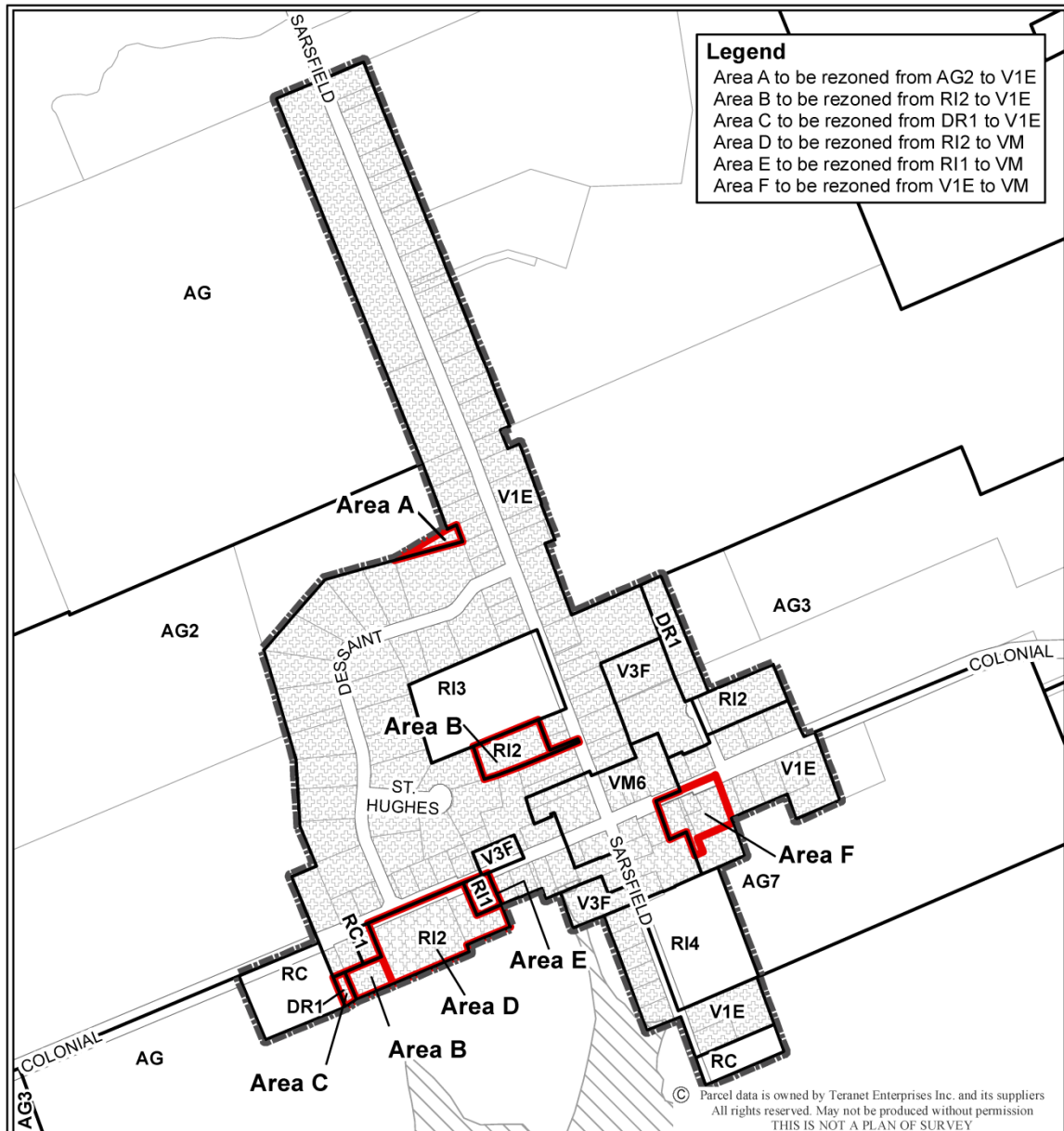
**Location Map / Plan de révision
Zoning Key Plan / Schéma de zonage
Richmond**

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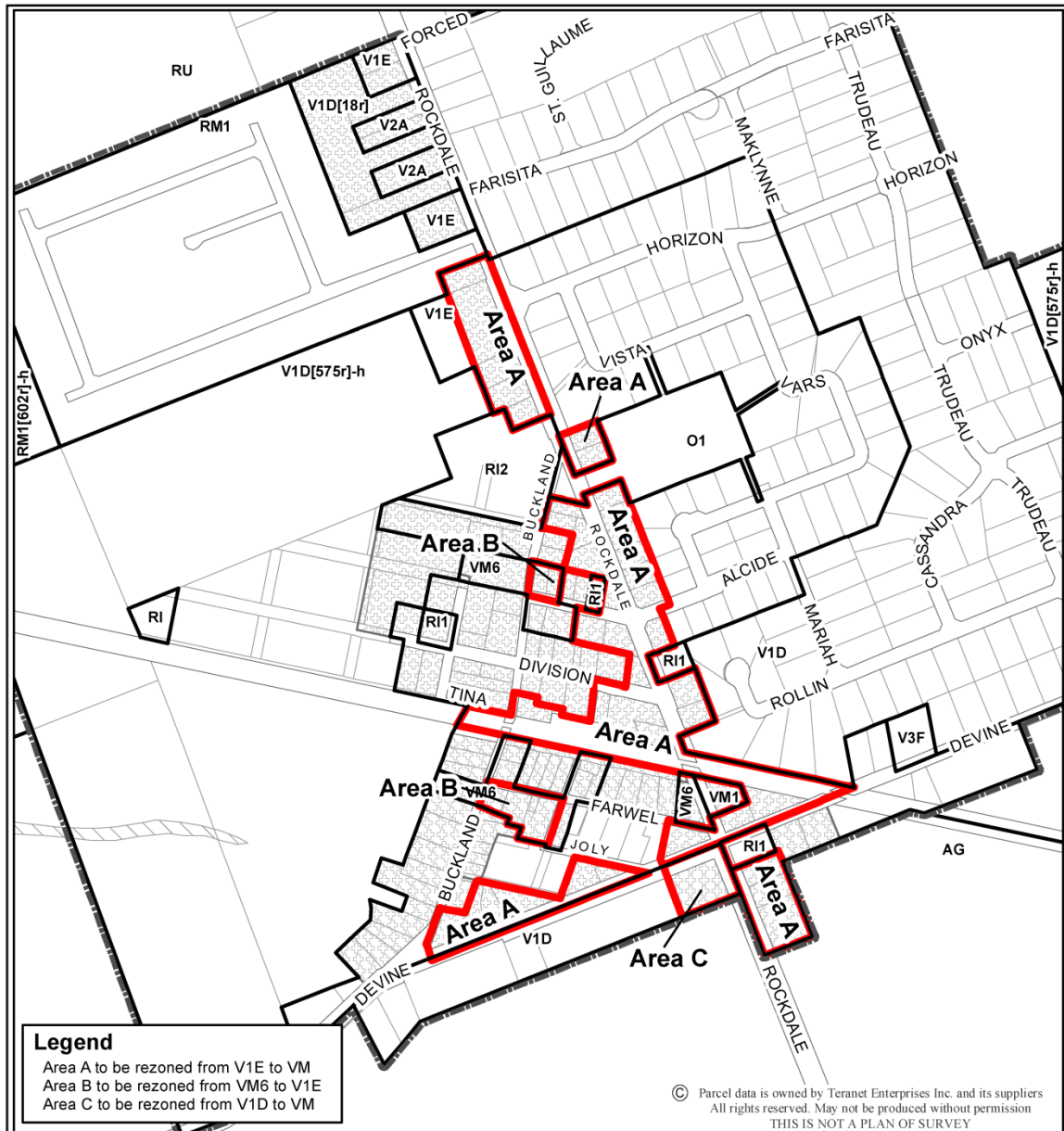
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 Sarsfield**

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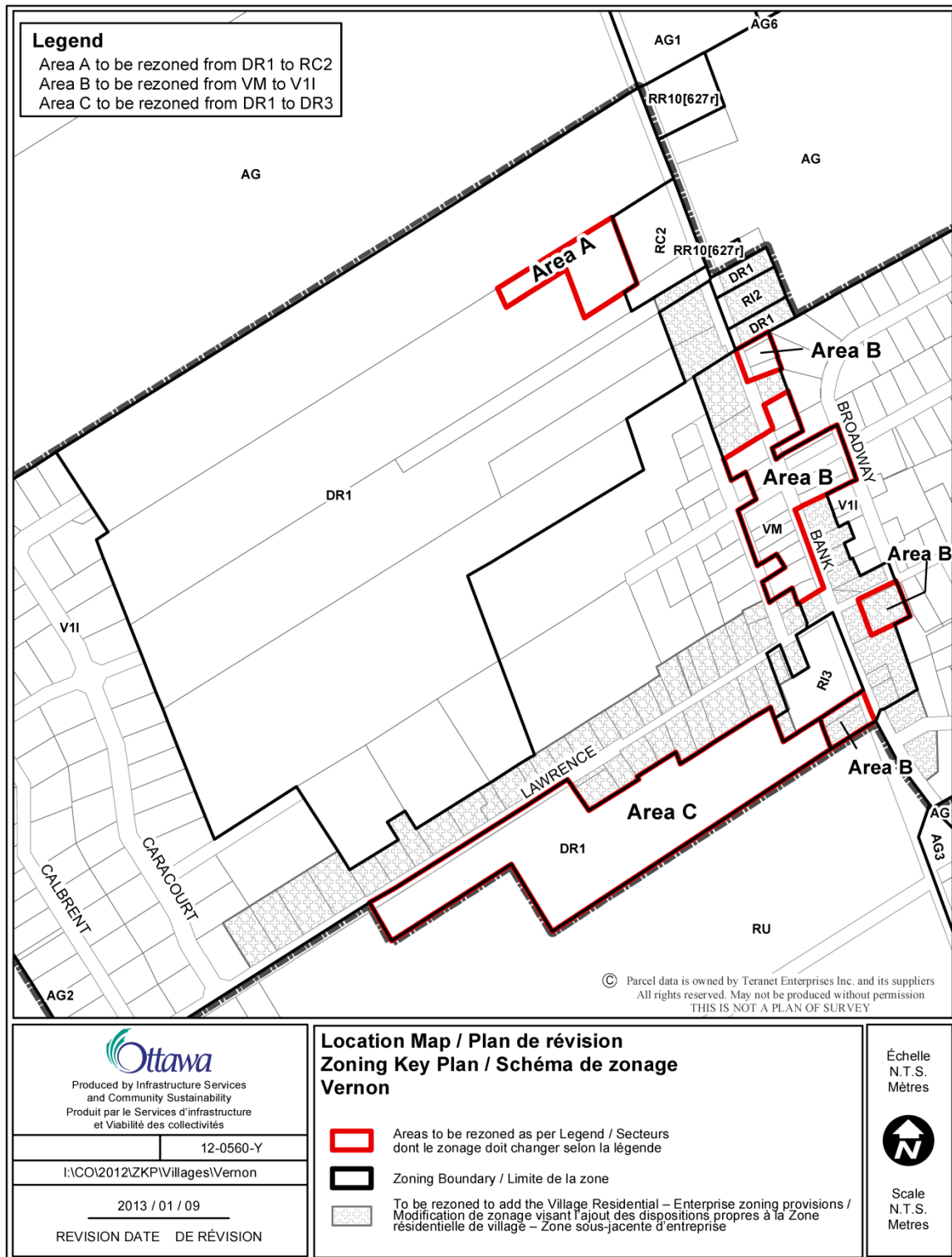
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DETAILS OF RECOMMENDED ZONING

DOCUMENT 2

Proposed Changes to the Comprehensive Zoning By-law

1. Amend the Zoning Map to rezone the lands shown in Document 1 according to the directions given in the maps;
2. Add a new Section regarding home-based businesses, by adding language similar in intent to the following:

On lots zoned V1 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density and the VM – Village Mixed-Use zones that are subject to the Village Residential overlay/suffix, the following regulations apply to home-based businesses:

- (1) Section 127 applies, except for subsections (2), (3) and (9).
 - (2) Section 127(14) applies, with modifications such that 127 (2), (3) and (9) do not apply.
 - (3) Any number of home-based businesses are permitted in the dwelling unit, secondary dwelling unit, rooming unit, garage and accessory buildings to a cumulative maximum of 75 m².
 - (4) In the case of subsection (3) the cumulative total is for all home- based businesses within the principal dwelling unit, garage and accessory buildings combined, with a separate cumulative total applicable to the secondary dwelling unit, and not for the principal dwelling unit, garage, accessory buildings and secondary dwelling unit combined. If within a dwelling unit or secondary dwelling unit, the cumulative size of all home-based businesses per dwelling unit or secondary dwelling unit must not exceed 45% of the unit's gross floor area or 75 m² whichever is the lesser; and if within a rooming unit, no maximum size limit applies, but the home-based business must take place solely within the rooming unit and not within any communal area within the building.
 - (5) Despite the unlimited number of businesses permitted, a maximum of two, on-site, non-resident employees are permitted per principal dwelling unit.
3. Amend Section 229 regarding residential care facilities to implement the intent of the Consolidated Villages Secondary Plan policies by adding language similar in intent to the following,
 - (g) a residential care facility is a permitted use in the VM – Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick.
 4. Amend Section 229 regarding the Village Mixed-Use zone by adding language similar in intent to the following,
 - (h) the total area occupied by a separate non-residential occupancy shall not exceed a gross leasable floor area of 2,500 m².
 5. Amend Section 217 (1) regarding the Rural Commercial zone by adding warehouse as a permitted use;

6. Amend Section 217 (1) regarding the Rural Commercial zone by adding language similar in intent to the following,
(e) the total area occupied by a separate occupancy shall not exceed a gross leasable floor area of 2,500 m².

7. Amend Section 218 regarding the Rural Commercial zone by adding language similar in intent to the following:

RC12 SUBZONE – Villages of Cumberland, Metcalfe and Osgoode

(11) In the RC12 subzone:

(a) The following uses only are permitted:

- amusement centre
- animal care establishment
- animal hospital
- artist studio
- automobile rental establishment
- automobile dealership
- automobile service station
- bank
- bar
- car wash
- catering establishment
- cinema
- community garden, *see Part 3, Section 82*
- day care
- detached dwelling
- dwelling unit
- emergency service
- funeral home
- gas bar
- heavy equipment and vehicle sales, rental and servicing
- hotel
- instructional facility
- library
- medical facility
- municipal service centre
- museum
- office
- park
- parking lot
- place of assembly
- post office
- recreational and athletic facility
- restaurant
- retail store
- retail food store
- service or repair shop

small batch brewery, *see Part 3, Section 89*
theatre
training centre
warehouse

- (b) Subsections 217 (1)(c) and 217 (3) do not apply
- (c) Retail sale of automobiles as an accessory use to an automobile service station or gas bar must not exceed an amount equal to 10% of the lot area.
- (d) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
- (e) Zone provisions are set out in Table 218D below.

TABLE 218D - RC12 SUBZONE PROVISIONS

I ZONING MECHANISMS

II PROVISIONS

(a) Minimum lot area (m ²)	1350
(b) Minimum lot width (m)	20
(c) Minimum front yard setback (m)	6
(d) Minimum Interior side yard setback (m)	
(i) abutting a residential use or zone	6
(ii) all other cases	3
(e) Minimum Corner side yard setback (m)	6
(f) Minimum Rear yard setback (m)	7.5
(g) Maximum Height (m)	11

(h) Landscaping of yards

-required front and corner side yards to be soft landscaped, except for driveways crossing the front or corner side yard leading to a parking space

(i) Outdoor storage

-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting residential zones

8. Amend Section 93 (1) by adding the RC-Rural Commercial zone to the list of zones affected by the one lot for zoning purposes provisions.
9. Amend Section 3 regarding non-conformity and non-compliance by adding language similar in intent to the following:
 - (5) Development is permitted on a village lot existing as of June 25, 2008 and which is legally non-complying with respect to lot width or lot area provided:
 - (a) the proposed use is a use permitted in the zone in which the lot is located,
 - (b) the proposed use does not contravene any other zone provisions,
 - (c) the lot is zoned V1, V2, V3 or VM, and

(d) despite Section 3(1) in a V1, V2, V3 or VM zone a secondary dwelling unit is permitted on a lot that is legally non-complying for lot width or lot area.

10. Amend Section 133 regarding secondary dwelling units by deleting subsection (3) and replacing it with the following:

(3) A secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width or lot area, except when the lot is located in a V1, V2, V3 or VM zone as per Section 3(5).

11. Amend the statement regarding the purpose of the DR-Development Reserve Zone preceding Section 237 by adding the following to the end of the statement,
(4) permit limited lot creation on existing public streets in villages that will not preclude future development options in the DR3 – Development Reserve Subzone 3.

12. Amend Section 238 regarding the Development Reserve zone by adding language similar in intent to the following:

DR3 SUBZONE

(3) In the DR3 Subzone, the following use is also permitted subject to the use being located on a public street existing as of June 25, 2008:

detached dwelling

TABLE 237A– DR3 ZONE PROVISIONS

I	II
Zoning Mechanisms	
Zone Provisions	
(a) Minimum Lot Width (m)	20
(b) Minimum Lot Area (m ²)	4000
(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Rear Yard Setback (m)	7.5
(e) Minimum Interior Side Yard Setback (m)	3.0
(f) Minimum Corner Side Yard Setback (m)	7.5
(g) Maximum Height (m)	11

13. Amend the General Provisions regarding parking in Section 100 by adding the VM – Village Mixed-Use zone to subsections (2) and clause (3)(a) in order to apply these permissive provisions to the Village Mixed-Use zone.
14. Amend the Zone Related provisions in Table 101 regarding minimum parking space rates by adding language similar in intent to the following:

VM Zone

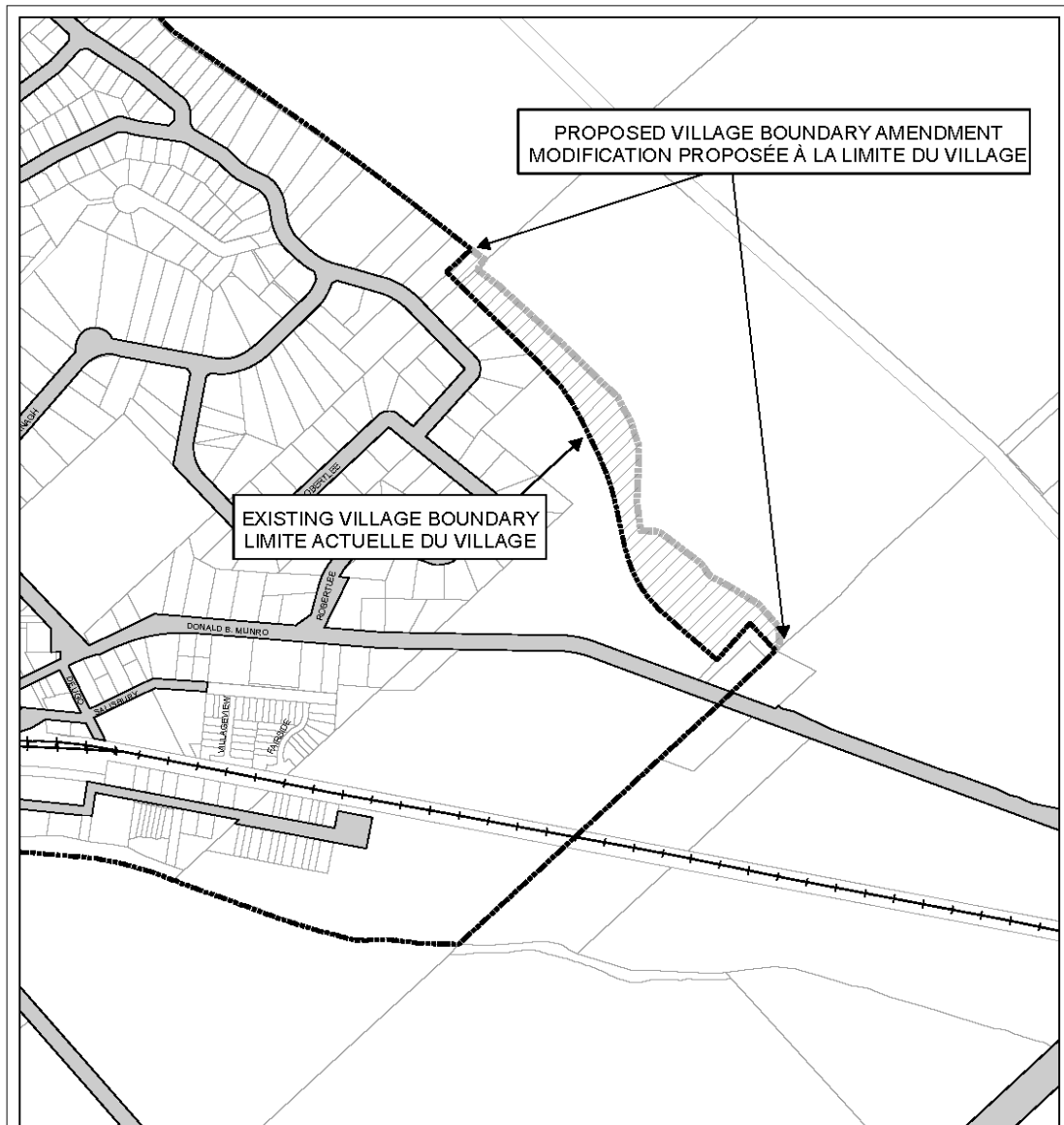
In a Village Mixed-Use Zone where a use changes from one permitted use to another permitted use and the minimum number of parking spaces required for the new use is greater than the minimum number of spaces required for the previous use, no additional

parking spaces are required for the difference between what the previous use required and what the new use requires under this by-law, as long as the building envelope remains unchanged; for all other situations parking requirements are as per the use - related parking rates in Table 101.

15. Amend Table 240 - Rural exceptions by adding a new exception R14 [xxxxr] to apply to the lands shown on the zoning map in Document 1 for Kars, which will have the effect of adding a retail use limited to a flea market as an additional permitted use.
16. Amend Table 240 – Rural exceptions by adding a new exception V1E[xxxxr] to apply to the lands shown on the zoning map in Document 1 for Marionville, which will have the effect of applying additional provisions as follows: front yard setback – 6 metres

AMENDMENTS TO THE CARP COMMUNITY DESIGN PLAN

DOCUMENT 3



Produit par le Service de l'urbanisme, du transport, des services
et de l'environnement, Direction des approbations des demandes
d'aménagement et d'infrastructure, Division de l'évaluation des
demandes d'aménagement, Outils-Cadre Cartographique et Graphique



Produit par le Service de l'urbanisme, du transport, des services
et de l'environnement, Direction des approbations des demandes
d'aménagement et d'infrastructure, Division de l'évaluation des
demandes d'aménagement, Outils-Cadre Cartographique et Graphique

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Scale - N.T.S. / Echelle N.A.E.

**Amendment to
Carp Community Design Plan
Schedules A - F**

**Modification aux annexes A - F
du Plan de conception
communautaire de Carp**



AREA OF PROPOSED VILLAGE BOUNDARY AMENDMENT/
SECTEUR DE LA MODIFICATION PROPOSÉE À LA LIMITE DU VILLAGE



CONSULTATION DETAILS

DOCUMENT 4

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. Components of the notification and consultation process included: an email campaign with the Rural Affairs Office; web-pages on Ottawa.ca; newspaper ads in rural newspapers, The Ottawa Citizen and Le Droit; 25,000 flyers were mailed to all Village households; and, a total of five public information sessions were held in late October in the four rural Wards.

PUBLIC COMMENTS

The majority of the comments received involved requests for additional information or for further explanation of the proposed amendments. Minor errors on the zoning maps were corrected as a result of feedback received from the public.

SUMMARY OF PUBLIC INPUT

The proposed amendments were well-received. Errors and omissions on zoning maps were corrected as a result of public input.

PUBLIC INFORMATION SESSION COMMENTS - October 18 (Ward 20), October 22 (Ward 19 - English), October 24 (Ward 19 - French), October 25 (Ward 21) and October 29 (Ward 5).

The proposed amendments were well-received. Errors and omissions on the zoning maps were corrected as a result of comments received at the Public Information Sessions.

COMMUNITY ORGANIZATION COMMENTS

The Manotick Village and Community Association had concerns regarding the proposed parking space reductions for the VM-Village Mixed-Use zone. However, upon receiving clarification regarding the details of the proposed amendments they no longer had any concerns. General information regarding the proposed amendments was requested from several community associations and this information was provided.