

Document 1 – Amendments to the Site Plan Control By-law

The Site Plan Control By-law 2014-256 is hereby amended as set out below:

In Section 2, by replacing 2(1)(a) with “ ‘automotive establishment’ means one or more of the following land uses as defined by the Zoning By-law: automobile body shop, automobile dealership, automobile rental establishment, automobile service station, heavy equipment and vehicle sales, rental and servicing, or parking garage.”;

And by replacing 2(1)(b) with “ ‘Development Zone of Influence’ means the Development Zone of Influence shown in Annex 17 of the Official Plan for the City of Ottawa,” and renumber it following the alphabetical sequence.

And by replacing 2(1)(g) with “ ‘General Manager’ means the General Manager of the Planning, Infrastructure, and Economic Development Department of the City of Ottawa, or his or her designate.”;

And by inserting “Site Plan Control Inner Area” means area as shown in Schedule C of this By-law.” after 2(1)(g);

Under 3.1(1) by replacing “that area” with “the Sandy Hill Special Site Plan Control Area”.

Under 4(1) by deleting all text under 4(1)(a) and 4(1)(b) and replacing with the following:

- (a) “a residential use building that contains a townhouse dwelling approved through a Plan of Subdivision; or
- (b) a residential use building other than identified in Subsection 4(1)(a) that:
 - i. is not on a lot wholly or partially zoned Environmental Protection (EP) or a subzone thereof, unless written permission is obtained from the General Manager;
 - ii. is not located within a Mobile Home Park;
 - iii. is not part of a planned unit development;
 - iv. is not on a lot located within the Development Zone of Influence, unless written permission is obtained from the General Manager; and
 - v. is four storeys or less;

- vi. when on a lot located within the Site Plan Control Inner Area, as shown on Schedule C:
 - A. is serviced by municipal drinking water and sanitary sewer systems;
 - B. contains a maximum of three dwelling units or oversize dwelling units, or a maximum of six rooming units and no dwelling units or oversize dwelling units;
 - C. has a gross floor area of no more than 600 square metres; and
 - D. has no more than three outdoor parking spaces; or
- vii. when on a lot located outside the Site Plan Control Inner Area, as shown on Schedule C:
 - A. is serviced by municipal drinking water and sanitary sewer systems;
 - B. contains a maximum of six dwelling units or oversize dwelling units, or a maximum of six rooming units and no dwelling units or oversize dwelling units;
 - C. has a gross floor area of no more than 600 square metres; and
 - D. has no more than seven outdoor parking spaces; or
- viii. when on a lot serviced by private individual services:
 - A. contains a maximum of three dwelling units or oversize dwelling units, or a maximum of six rooming units and no dwelling units or oversize dwelling units; and
 - B. has no more than seven outdoor parking spaces; and”

Under 4(1)(c)i by deleting “to waive this Subclause”.

Under 4(1)(c)ii by replacing all text with the following:

“ii. is not on a lot located within:

- A. a Design Priority Area, or
- B. the Development Zone of Influence, unless written permission is obtained from the General Manager;”

Under 4(1)(c)iii by replacing all text with the following:

“Does not exceed a gross floor area of:

- A. 600 square metres when serviced by municipal drinking water and sanitary sewer systems;
- B. 300 square metres when serviced or partially serviced by private individual services; or
- C. 300 square metres when un-serviced;”

Under 4(1)(c)iv by replacing “contain” with “establish”;

And by inserting “Amusement park”, “Campground”, “Cemetery”, “Crematorium”, “Funeral home”, and “Marine facility” under 4(1)(c)iv in alphabetical order:

And by deleting “Medical marihuana production facility” under 4(1)(c)iv;

Under 4(1)(c)v. by deleting all text and replacing with “The associated parking area does not exceed nine spaces.”

In Section 5, under 5(1)(c), by deleting “to waive this Subclause”;

Under 5(1)(f)ii, by deleting “to waive this Subclause”;

Under 5(1)(f)iii, by replacing “300 square metres” with “600 square metres”;

Under 5(1)(i), by replacing “A park within an approved Plan of Subdivision” with “A park associated with an approved plan or site plan.”

Under 5(1)(j), by inserting “or other planning applications are required for the establishment of the coach house.”

Under 5(2)(a) and (b) by replacing all text with the following:

“A residential use building:

- i. where the addition enlarges a semi-detached or townhouse dwelling, the size of the addition does not exceed 30% of the

existing gross floor area of the unit; and

ii. where a site plan control or approval of townhouses through a Plan of Subdivision:

A. was never undertaken:

1) provided that the total number of dwelling units or rooming units, total gross floor area, and the number of parking spaces is undertaken in accordance with clause 4(1)(b); or

B. was previously undertaken:

1) the size of the addition does not exceed 30% of the existing gross floor area, to a maximum of 300 square metres;

2) the addition is undertaken in accordance with clauses from 4(1)(b)i through 4(1)(b)v inclusively and 7(1)(a);

3) the addition of any outdoor parking spaces is no more than three spaces; and”

Under 5(2)(d) by replacing all text with:

“A building other than a building described in clauses 5(2)(a) and 5(2)(b):

i) where the total gross floor area of the existing building:

A. is 460 square metres or less, and the size of the addition does not exceed 100% of the existing gross floor area, to a maximum of 140 square metres;

B. is more than 460 square metres, and the size of the addition does not exceed 30% of the existing gross floor area, to a maximum of 600 square metres;

ii) the addition does not accommodate the establishment on the lot of a new use as listed under Section 4(1)(c)iv, or expand a drive-through facility on the lot;

- iii) the building is not on a lot located within the Development Zone of Influence, unless written permission is obtained from the General Manager; and
- iv) no more than three additional parking spaces are added.”

And by renumbering 5(2)(d) to 5(2)(c) sequentially.

Under 5(3)(a) and 5(3)(b) by replacing all text with “dwelling units or rooming units are added to a residential building or converted to a group home, and after the alteration the building complies with Subsection 4(1)(b);”

Under 5(3)(c) by inserting “the establishment of the coach house is in accordance with 5(1)(j);” after “A coach house is added to the building”, and by renumbering 5(3)(c) to 5(3)(b).

Under 5(3)(d) by inserting “non-residential” before “building” and by inserting “other” after “add”.

And by replacing all text under 5(3)(d)ii with: “The alteration does not result in the establishment of a new use as listed under Section 4(1)(c)iv or expand a drive-through facility”;

And by replacing all text under 5(3)(d)iii with “the building is not on a lot located within the Development Zone of Influence, unless written permission is obtained from the General Manager; and”

And by replacing all text under 5(3)(d)iv with: “The addition of any associated parking spaces does not add more than nine spaces.”

Under 5(3) by inserting a new Subsection 5(3)(d):

“the result is a building containing both residential and non-residential uses, provided that:

- i. the uses are entirely contained within the existing building;
- ii. The alteration does not result in the establishment of a new use as listed under Section 4(1)(c)iv or expand a drive-through facility;
- iii. after the alteration, the building contains:

- A. no more than three dwelling units with a total gross floor area of 300 square metres or less, and the rest of the building being non-residential uses; or
 - B. no more than 300 square metres total gross floor area of non-residential uses with the rest of the building being residential uses;
- iv. the building is not on a lot located within the Development Zone of Influence, unless written permission is obtained from the General Manager; and
 - v. no new parking spaces have been added.”

Under 5(4), by replacing all text with “The establishment or enlargement of a surface parking area does not add more than nine spaces.”

In Section 7, under 7(1)(a), by replacing “4(1)(c), 5(2)(b), and 5(2)(d), 5(4)” with “under Subsections 5(2) and 5(3)”;

In Section 9, by deleting all text under 9(10).

In Section 11, by deleting all text and replacing with the following:

“A letter of undertaking may be provided as an alternative to a site plan control agreement where:

- (a) easements or conveyances are not required to be made to the City after issuance of the building permit;
- (b) special measures for the protection of existing private trees, including a requirement for the submission of a tree compensation deposit, and the submission of a post construction tree evaluation report are not required;
- (c) the owner is not required to enter into other related development agreements with the City after the issuance of the building permit;
- (d) special conditions have not been imposed that require an agreement for purposes of enforcement and notification of subsequent owners of the conditions; and
- (e) the total amount of securities to be provided to the City does not

exceed \$200,000.”

In Section 12, by replacing “Schedule A forms part of this by-law” with “Schedules A, B, and C form part of this by-law;”

In Schedule A, by deleting “bed and breakfast”, “day care”, “medical Marijuana production facility”, “place of assembly”, and “utility line”;

And by inserting “amusement park”, “building”, “campground”, “cemetery”, “coach house”, “crematorium”, “duplex dwelling”, “dwelling unit”, “funeral home”, “linked-detached dwelling”, “marine facility”, “park”, “parking lot”, “three-unit dwelling”, in alphabetical order;

After Schedule B by adding the following map “Site Plan Control Inner Area” as Schedule C of this By-law.

