

8. CITY OF OTTAWA ZONING BY-LAW 2008-250: OMNIBUS AMENDMENTS  
Q1 2019
- RÈGLEMENT GÉNÉRAL DE ZONAGE 2008-250: MODIFICATIONS  
D'ORDRE GÉNÉRAL Q1 2019

**PLANNING COMMITTEE RECOMMENDATIONS**

That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4.

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

That Council approve:

1. amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4, as amended by the following.
  - a. Document 1 – Location Maps, to add the map included as Attachment 1 to this motion (set out in supporting Document 1 below), and;
  - b. Document 3 – Zoning Details for review by Agriculture and Rural Affairs Committee be amended to add the following provisions on page 28 in the item dealing with on-farm diversified uses:
    - i. “Rezone the property municipally known as 4397 Carp Road from AG2 to AG2 [xxxr], as shown in Document 1.
    - ii. Amend Section 240 – Rural Exceptions by adding a new exception [xxxr] with provisions similar in intent to the following:  
  
In Column II – Applicable Zones add the text, “AG2[xxxr]”;  
and,

In Column V – Provisions add the text, “- the maximum size of an on-farm diversified use, limited to a place of assembly is 0.54 ha

- the calculation of the area of the on-farm diversified use, limited to a place of assembly includes the area of all buildings and land used for the on-farm diversified use, limited to a place of assembly
- the maximum area of a building or portion of a building used for an on-farm use, limited to a place of assembly is 480 square metres
- the maximum area used for all on-farm diversified uses on the lot is 0.54 ha
- the provisions in Section 79 (1)(b),(c),(d) and (e) do not apply”; and,

2. BE IT FURTHER RESOLVED THAT pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

#### RECOMMANDATIONS DU COMITÉ DE L'URBANISME

Que le Conseil approuve les modifications au Règlement de zonage général 2008-250 illustrées dans le document 1 et décrites en détail dans les documents 2 et 4.

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

Que le Conseil approuve

1. Les modifications au Règlement de zonage général 2008-250 illustrées dans le document 1 et décrites en détail dans les documents 3 et 4, dans sa version modifiée par ce qui suit.

- a. Approuve la modification du document 1 – Cartes de localisation par l'ajout de la carte en pièce jointe 1 de la motion (comme l'indique le document 1 à l'appui ci-dessous);
- b. IL EST EN OUTRE RÉSOLU QUE le document 3 – Détails du zonage soumis à l'examen du Comité de l'agriculture et des affaires rurales soit modifié par l'ajout de ce qui suit à la page 28, dans la section traitant des utilisations diversifiées sur terrain agricole :
  - i. « Changer le zonage de la propriété dont l'adresse municipale est le 4397, chemin Carp pour le faire passer de AG2 à AG2[xxxr], tel qu'il est indiqué dans le document 1.
  - ii. Modifier l'article 240 – Exceptions rurales par l'ajout d'une nouvelle exception [xxxr] dont les dispositions ont un effet analogue à celles qui suivent :

À la colonne II – Zone à laquelle elle s'applique, ajouter "AG2[xxxr]";

À la colonne V – Dispositions, ajouter "- la superficie où s'exerce une utilisation diversifiée sur terrain agricole limitée à un lieu de rassemblement ne doit pas dépasser 0,54 ha;

    - le calcul de la superficie où s'exerce une utilisation diversifiée sur terrain agricole limitée à un lieu de rassemblement comprend tous les bâtiments et terrains utilisés à cet effet;
    - la superficie d'un bâtiment ou de la partie d'un bâtiment servant à une utilisation diversifiée sur terrain agricole limitée à un lieu de rassemblement ne doit pas dépasser 480 m<sup>2</sup>;
    - la superficie servant à l'ensemble des utilisations diversifiées sur terrain agricole sur la parcelle ne doit pas dépasser 0,54 ha;

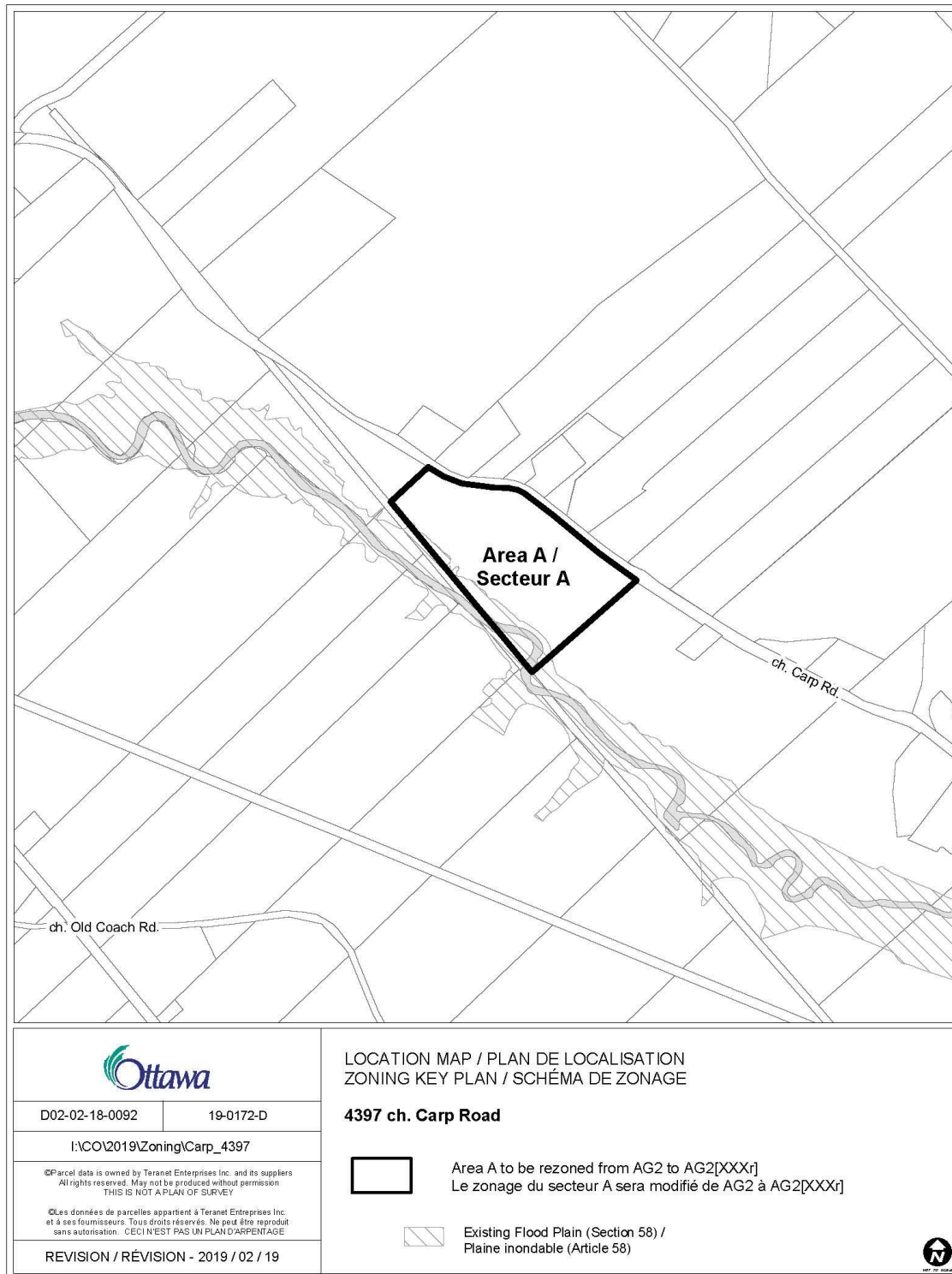
- les dispositions des alinéas 79(1)b), c), d) et e) ne s'appliquent pas" »;

2. IL EST EN OUTRE RÉSOLU QU'aucun nouvel avis ne soit donné en vertu du paragraphe 34(17) de la Loi sur l'aménagement du territoire.

#### DOCUMENTATION/DOCUMENTATION

1. Document 1 – Location Map 1I – 4397 ch. Carp Road  
Document 1 – Carte de localisation 1I – 4397 ch. Carp Road
2. Report from the Director, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated February 4, 2019 (ACS2019-PIE-EDP-0001)  
Rapport du Directeur, Développement Économique et Planification à long terme; Direction générale de la planification, de l'infrastructure et du développement économique daté le 4 février 2019 (ACS2019-PIE-EDP-0001)
3. Extract of draft Minutes, Planning Committee, February 14, 2019  
Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 14 février 2019
4. Extract of draft Minutes, Agriculture and Rural Affairs Committee, February 22, 2019  
Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 22 février 2019

Document 1– Location Map 1I – 4397 ch. Carp Road



**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
February 14, 2019 / 14 février 2019**

**and / et**

**Agriculture and Rural Affairs Committee / Comité de l'agriculture et des affaires  
rurales  
February 22, 2019 / 22 février 2019**

**and Council / et au Conseil  
February 27, 2019 / 27 février 2019**

**Submitted on February 4, 2019  
Soumis le 4 février 2019**

**Submitted by  
Soumis par:  
John Smit,  
Director/Directeur,  
Economic Development and Long Range Planning/ Développement Économique  
et Planification à long terme,  
Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

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**Ward:** CITY WIDE / À L'ÉCHELLE DE LA VILLE      **File Number:** ACS2019-PIE-EDP-0011

**SUBJECT:** City of Ottawa Zoning By-law 2008-250: Omnibus Amendments  
Q1 2019

**OBJET:** Règlement général de zonage 2008-250: Modifications d'ordre  
général Q1 2019

#### **REPORT RECOMMENDATIONS**

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

## **RECOMMANDATIONS DU RAPPORT**

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

## **EXECUTIVE SUMMARY**

### Assumption and Analysis

This report recommends amendments to modify certain provisions and to correct minor errors in the City of Ottawa Zoning By-law. These amendments have been combined in an Omnibus Zoning By-law report as a means of efficiently modifying the by-law.

### Public Consultation

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

## **RÉSUMÉ**

### Hypothèse et analyse

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

### Consultation publique

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

## **BACKGROUND**

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

### Provincial Policy Statement

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

## Official Plan

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

## DISCUSSION

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

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
228 Hannah Street	Add restaurant as a permitted use as it was erroneously removed during the local commercial study and would only be permitted if located within a building that had other permitted uses. The restaurant use was permitted as a principal use prior to the Local Commercial Study.
Add park to TD Zones	Add park as a permitted use to all TD zones, as it was an oversight that it was not included as of right in the zones when they were created.
Section 143	Amend the threshold for indoor garbage storage from six residential units to five. This change would better serve the intent, which is to specify garbage storage standards for buildings whose waste management is not otherwise regulated as an "apartment building" through the Solid Waste By-law.
Amenity area location	Required at grade amenity area may only be provided in a rear yard. Certain designs and layouts where the amenity

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	area is provided in both an interior yard and a rear yard meets the intent of this requirement. As such, an amendment is needed to permit amenity area to be located in the combination of a rear and interior yard, provided it is a contiguous area.
Schedules 195 and 310	The above-mentioned schedules no longer apply. As such, they should be deleted.
Clause 193 (2)(b)	Clarification is needed as to what is meant by floor level. The term floor level was meant and intended to mean ground level.  Replace the text, "ground level" with the text, "ground floor"
Accessory Buildings for PUDs	The maximum size and height of an accessory building for a PUD needs to be increased to allow for garbage buildings and bike storage. At present the maximum of 55m <sup>2</sup> is not sufficient to provide these desirable accessory uses.
Exception 2463	References to a holding symbol need to be removed as the holding symbol was lifted by By-law 2018-201 and no holding symbol applies.
55 Daly Street	An amendment is needed to apply consistent zoning for the lands used by the Ottawa Mission. This will regularize the present use.
Exception 1826	Exception 1826 lists criteria for lifting of the hold. An amendment is needed to add the registered plan number

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	to more clearly identify where certain provisions are to apply. (PLAN 4M1470)
Exception 2311	Provisions in this exception refer to wrong section of the by-law. The intent of the provisions remains the same, but refer to an incorrect section. An amendment will correct any error related to incorrect cross referencing.
Part of 780 Baseline Road  MAP	An anomaly has resulted from a portion of the property municipally known as 780 Baseline Road not being zoned correctly when By-law No. 2008-250 was enacted. The missed portion should be the same zone as the majority of the property, as it was in the previous Nepean Zoning By-law.
Exception 2408 - Optimiste Park – 3 year extension of a temporary Zoning By-law to permit a Farmer's Market	The Farmer's Market was moved from St. Charles Church property at 135 Barrette Street to Optimiste Park at 43 Ste. Cecile Street to make way for redevelopment of the St. Charles property, and is coming due to the end of the three year term. As the St. Charles property is still a minimum of two years away from completion, it is reasonable to extend permission for the Optimiste Park Farmer's Market for an additional 3 year temporary term.
Flood Plain Mapping Update for part of 4025 Strandherd Drive.	Flood Plain Mapping Update for part of 4025 Strandherd Drive.
Exception 894	Table 165B should be 164B. Section 165 is reserved for future use and has no provisions within it. By changing the number it would be consistent with the previous zoning and direct to a section in the by-law that was meant to apply.

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

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Coach Houses Clarification of Clause 141(5)(c)	Coach Houses Clarification of Clause 141(5)(c) as it applies to Coach Houses so that Clauses (i), (ii) and (iii) are consolidated into one provision such that it would read as follows:  On a lot that is less than 0.4 hectares in area, located within Area D on Schedule 1, and not serviced by both a public or communal water system and public or communal wastewater system; or
Carp Corridor	As part of a Zoning By-law amendment resulting from the Carp Corridor Study, changes were made to the RC zones that make up much of the Carp Corridor. While the changes reflect the desired direction for the Carp Corridor Study, those changes had an impact on other RC zoned properties elsewhere in the city. An amendment is needed to ensure that the regulations that were specifically designed for the Carp Corridor do not apply in areas where they were never meant to apply.
600 Kerwin Road	The EP2 subzone should have been assigned to this lot, given it was a permitted use under the former zoning by-law, and there was an agricultural use in existence on the lot. As such an amendment is needed to rezone the property from EP3 to EP2, which will allow for the

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	agricultural use to continue.
RU Surplus Severance	An update is needed to Subsection 227(6) as OPA 150 updated the number of severances possible, to two.
Amendments to permit on-farm diversified uses in zones where an agricultural use is permitted  Correcting an error in the definition of Agricultural use	<p>According to the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, on-farm diversified uses are uses that are secondary to the principal agricultural use of a property, and are limited in area. On-farm diversified uses include, but are not limited to, home-based businesses, veterinary clinics, small restaurants, bakeries, retail stores and retail food stores, micro-breweries, micro-distilleries, agri-tourism uses, and uses that produce value-added agricultural products. Except for home-based businesses and small agri-tourism uses, the Zoning By-law does not currently permit on-farm diversified uses. An amendment is proposed to permit an on-farm diversified use, limited to a place of assembly, in zones where an agricultural use is permitted.</p> <p>This amendment is an interim step to provide farmers with an immediate opportunity to run an additional small business on their farm. A zoning study is planned for later in 2019 to expand the range of on-farm diversified that are permitted. It is noted that a change in use of a building may require alterations to meet the requirements for the new use under the Ontario Building Code. The Zoning By-law does not permit a use unless it is serviced with municipal or private services that are approved by the City of Ottawa or its delegate. Site Plan Control would apply to</p>

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	<p>on-farm diversified uses.</p> <p>In accordance with the Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, provisions are proposed to limit the maximum area of an on-farm diversified use, limited to a place of assembly, to 2% of the total lot area of the lot to a maximum of 1 ha. Outdoor storage, landscaped areas, berms, well and septic systems, parking and access roads associated with the place of assembly, as well as any home-based businesses on the property would be included in the calculation of the maximum area. An additional provision would limit the area of the building in which the place of assembly is located to 150 square metres.</p> <p>The specific limits on the size of home-based businesses in Section 128 – Home-based businesses in RU and AG Zones would continue to apply.</p> <p>An additional amendment is proposed to correct an error in the definition of "Agricultural use". A reference to medical marihuana production facilities appears after the second last line of the definition rather than after the last line of the definition. The proposed amendment would correct this error.</p>
Permitting the keeping of a maximum of ten hens in the Rural Residential Zone on 0.8 ha or larger	The AG- Agricultural and RU- Rural Countryside zones include provisions to permit the keeping of small number of hens on lots 0.8 ha or larger, in association with a detached dwelling. These provisions are intended to permit residents to keep hens, as long as their lot is large

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	enough to accommodate the use without undue impact on adjacent property owners. It is proposed to expand these provisions to apply to large lots in the Rural Residential zone. Consistent with the provisions for RU and AG zones the provisions would permit ten hens on lots 0.8 hectare or larger, in association with a detached dwelling.

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

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Section 136	Section 136 This provision refers to the maximum number of units able to be attached (eight), the provisions need to be modified to address back-to-back townhouses, and should refer to the number of units in a row, rather than the maximum number of units in the building.
Warehouses and Municipal Works Yards	An amendment is needed to permit warehouses in conjunction with storage yards where municipal works yards store salt, sand and equipment. This amendment will update existing exceptions and add exceptions to

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	lands where Municipal Works Yards are located.
Small batch brewery	<p>In recent years, with the growing interest in microbreweries and brew pubs in Ottawa, the term has caused confusion. Entrepreneurs seeking to open a commercial microbrewery and checking the zoning have discovered too late that "small batch brewery" actually means something else entirely.</p> <p>It is proposed to change the term throughout the Zoning By-law, without changing the definition or any of the zoning regulations applying to the use, from "small batch brewery" to the more descriptive and intuitive "personal brewing facility."</p>
Section 99(3), Storefront Industry floor area limits	Section 99(3) establishes maximum floor areas for storefront industry in various zones, and goes on to specify that these maximums apply to the combined area of the industrial use plus associated restaurant or retail store component. Since a storefront industry by definition may include a retail food store component, Section 99(3) is proposed to be amended to include any retail food store component within that calculation.
Section 54, definition of Total Floor Area	<p>The Storefront Industry amendment in May of 2018 brought rules governing the maximum total floor area of a storefront industry, but did not define the term "total floor area."</p> <p>Shortly thereafter, the Phase 1 R4 Zoning Review introduced a definition of "total floor area" that relates</p>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	to an entire building, particularly through reference to exterior walls, but causes confusion when applied to part of a building such as a single commercial unit in a strip mall.

### **Provincial Policy Statement**

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

### **RURAL IMPLICATIONS**

Rural implications are explained in Documents 3 and 4.

### **CONSULTATION**

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

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

This is a city-wide report – not applicable.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the recommendations contained within this report.

### **RISK MANAGEMENT IMPLICATIONS**

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

## **ASSET MANAGEMENT IMPLICATIONS**

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

## **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **ENVIRONMENTAL IMPLICATIONS**

There are no direct environmental implications.

## **TERM OF COUNCIL PRIORITIES**

This report addresses the following Term of Council Priority:

SE1 – Improve the client experience through established service expectations.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Maps

Document 2 Zoning Details for review by Planning Committee

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

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

Document 5 Consultation Details

## **DISPOSITION**

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

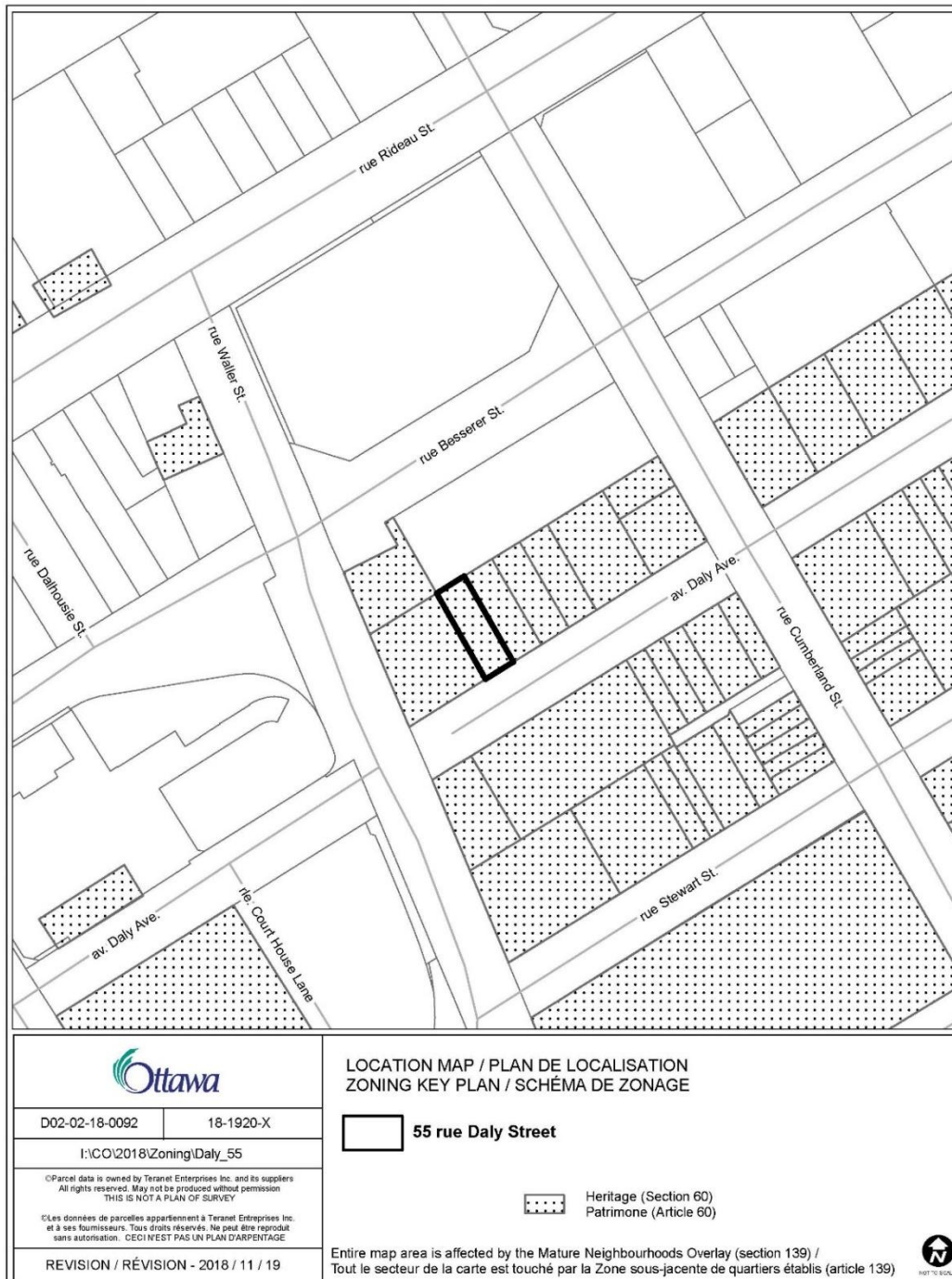
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

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

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

Document 1 – Location Maps

1A



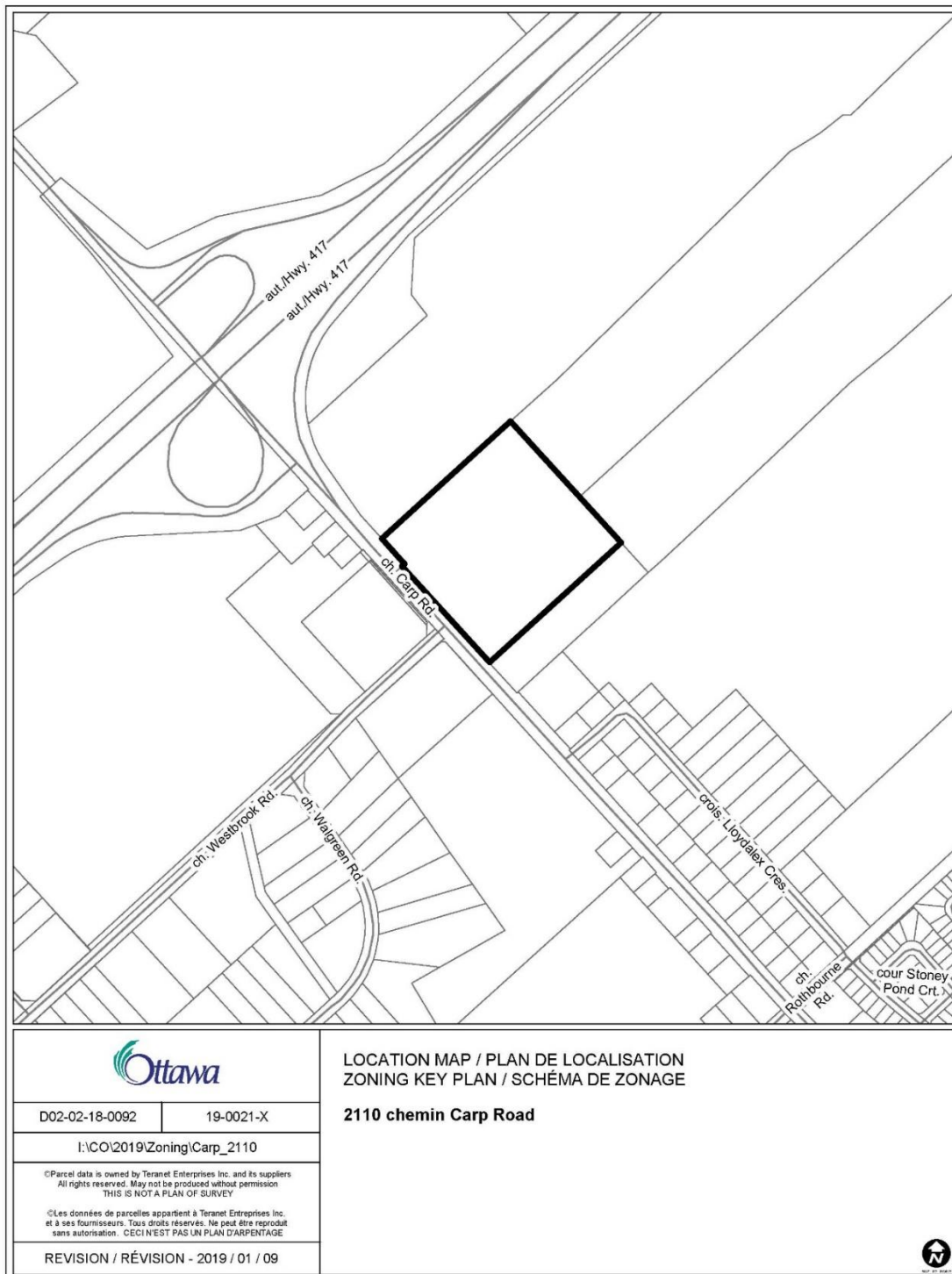
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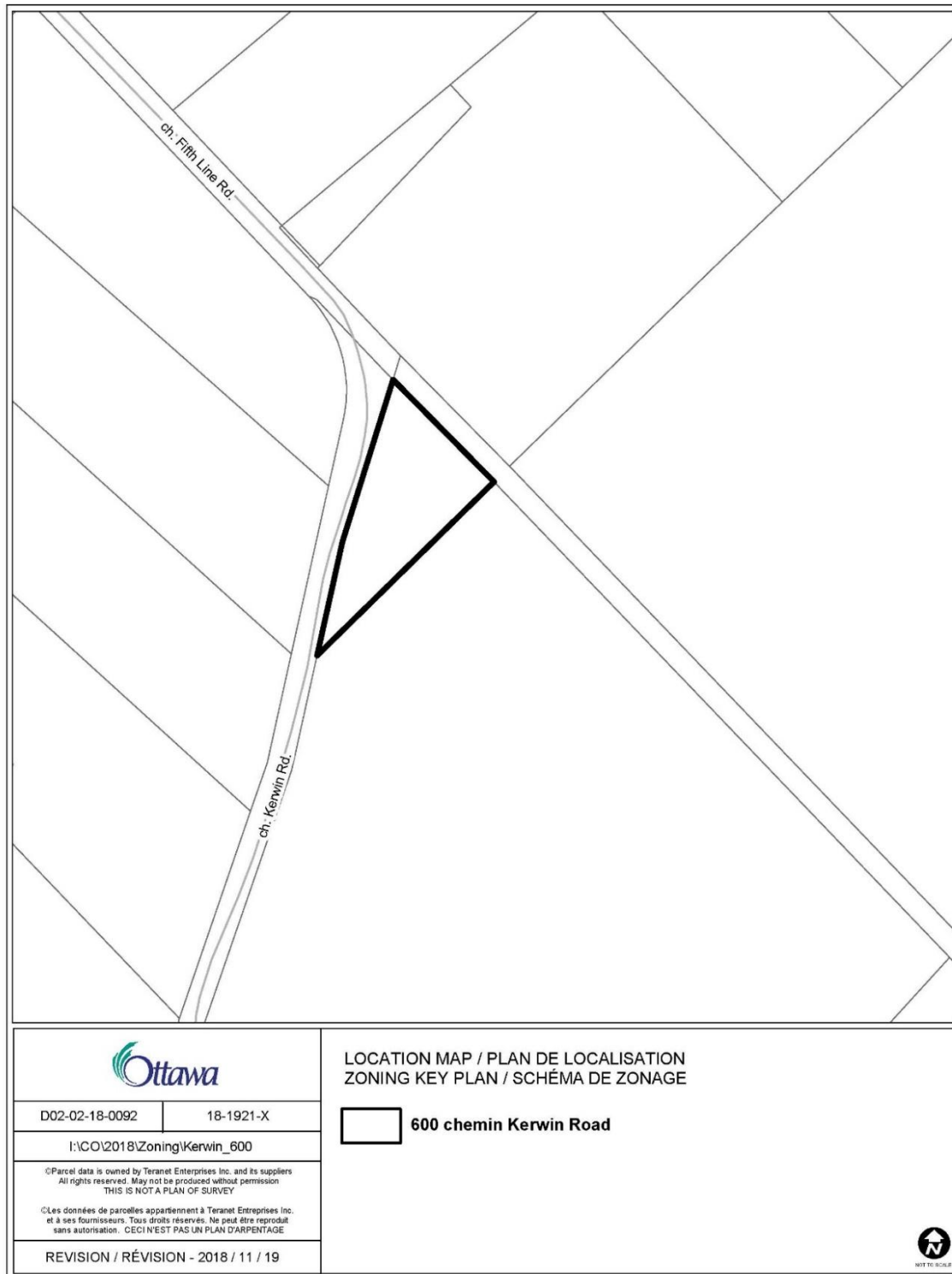


**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 1  
27 FEBRUARY 2019**

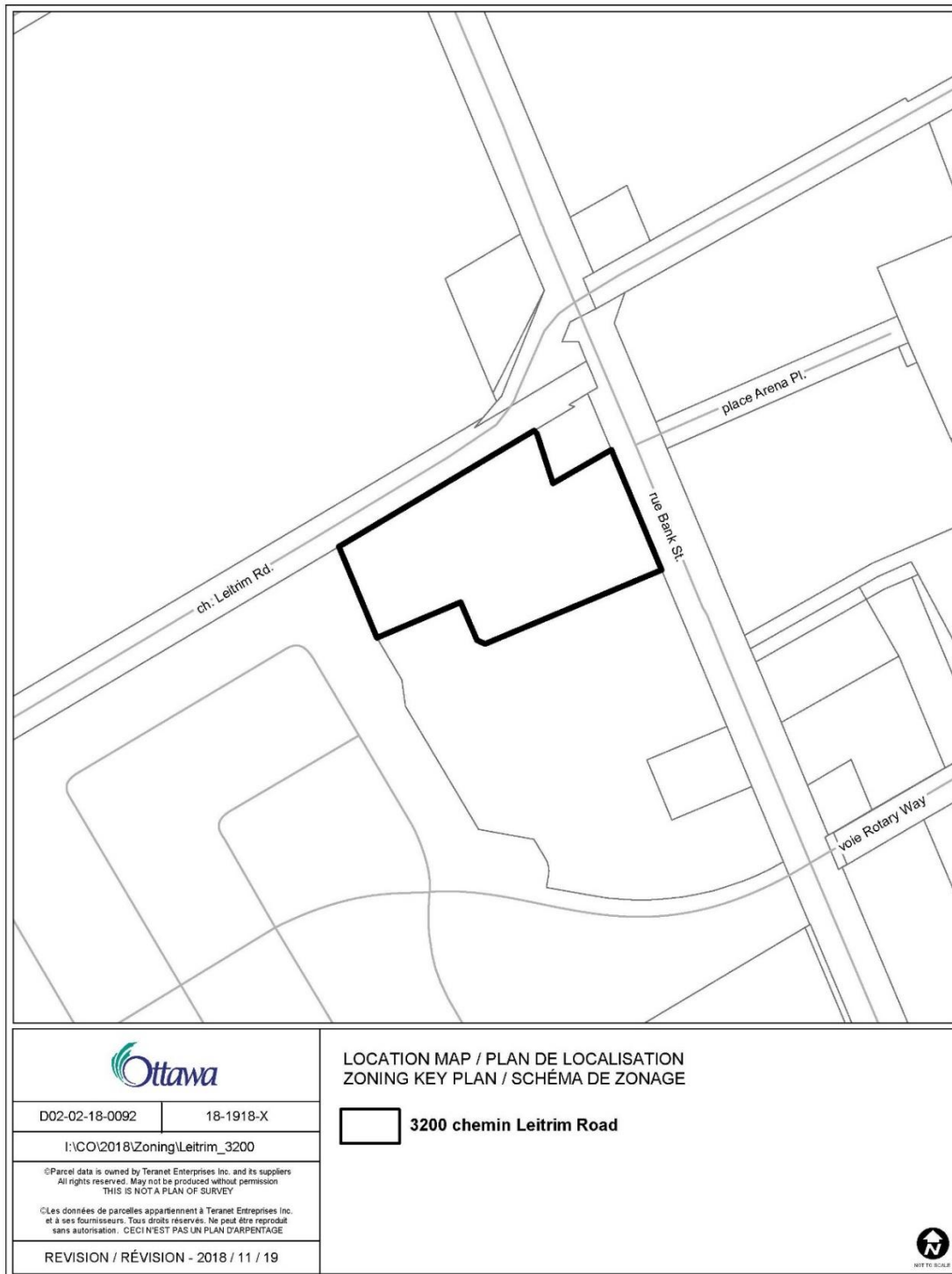
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**COMITÉ DE L'AGRICULTURE  
ET DES AFFAIRES RURALES  
RAPPORT 1  
LE 27 FÉVRIER 2019**

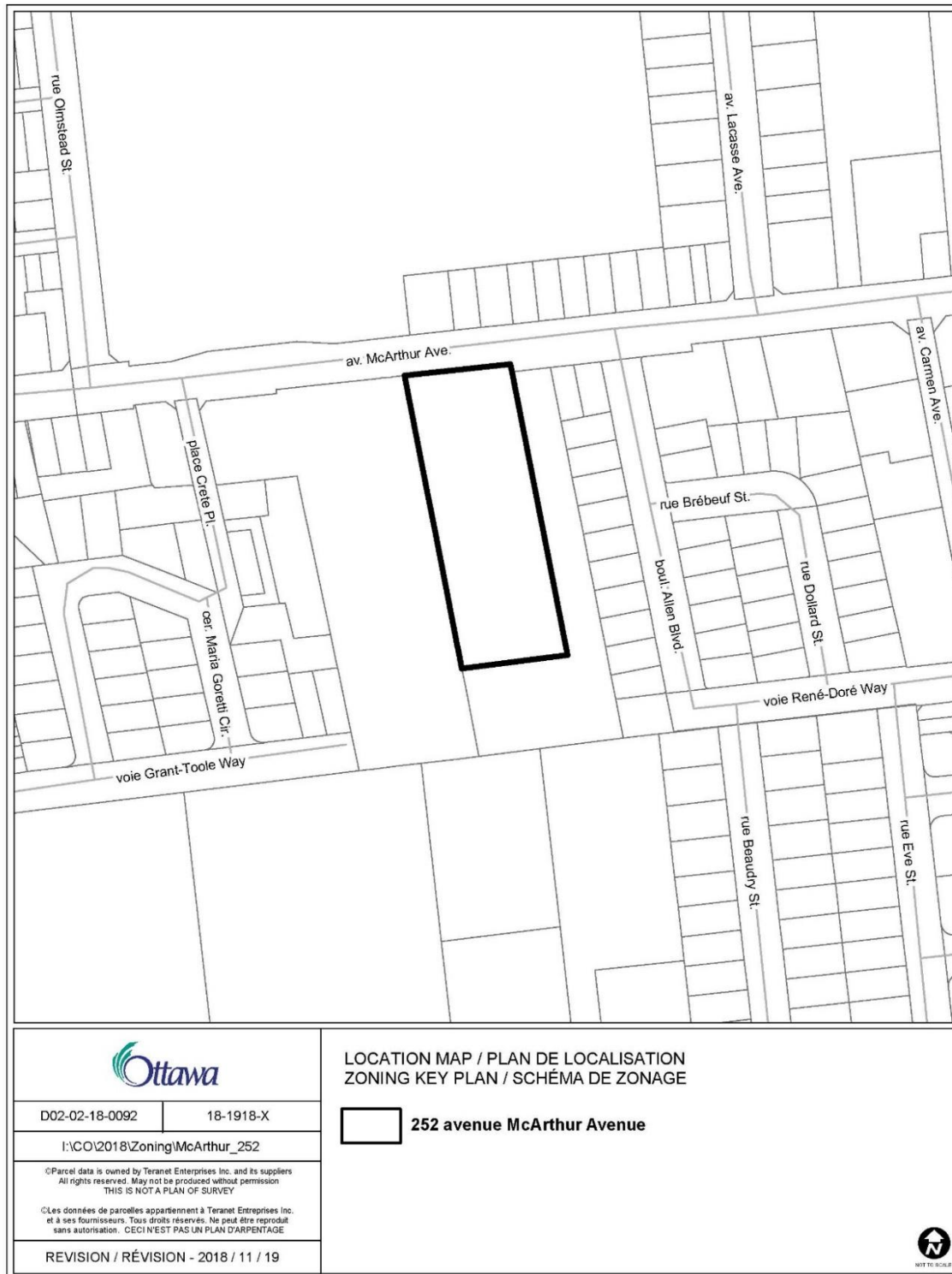
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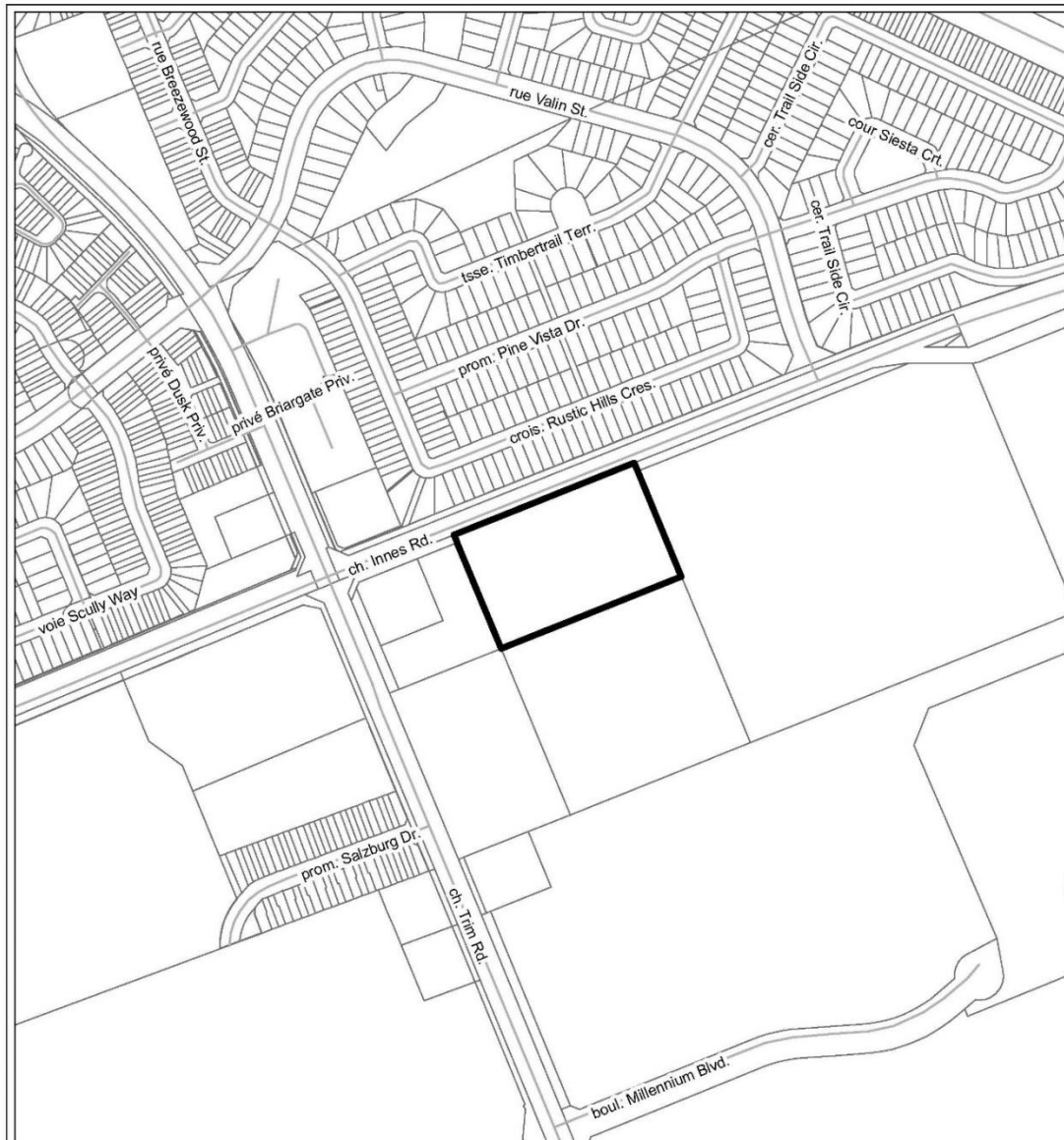
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1G



1H



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0092	18-1918-X	 <b>Part of / partie de 5300 chemin Innes Road</b>	
I:\CO\2018\Zoning\Innes_5300			
<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>			
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REVISION / RÉVISION - 2018 / 11 / 19			



**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 1  
27 FEBRUARY 2019**

**145**

**COMITÉ DE L'AGRICULTURE  
ET DES AFFAIRES RURALES  
RAPPORT 1  
LE 27 FÉVRIER 2019**

**Document 2 – Zoning details for review by Planning Committee**

Amendments are proposed with the general intention of the following:

Amendments for review by Planning Committee	
I Item	II Zoning details
228 Hannah Street	Amend Exception 1100 of Section 239, Urban Exceptions by adding the following text to Column V, “-subsection 141(2) does not apply to a restaurant, take out.”
Add park to TD Zones	Amend subsection 195(1), by adding “park” as a permitted use.
Section 143	Amend Section 143(1)(b)(iii) by deleting the word "six" and replacing it with the word "five."
Amenity area location	Amend Table 137 by replacing the text, “-abut the rear lot line, unless the lot has access to a rear lane.”, with the text, “-be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane.”
Schedules 195 and 310	Amend Part 17, Schedules, by deleting Schedules 195 and 310.
Clause 193 (2)(b)	Amend Clause 193(2)(b) by replacing the text, “ground level” with the text, “ground floor”.
Accessory Buildings for PUDs	Amend section 131 by adding a new subsection with the following:  (x) Despite section 55, where a communal accessory building is for garbage or bicycles the maximum permitted height is 4.5m and the maximum size is 200m <sup>2</sup> .

Amendments for review by Planning Committee	
I Item	II Zoning details
Exception 2463	Amend Exception 2463 of section 239, Urban Exceptions by deleting the following text from column IV, "An outdoor commercial patio is not permitted until the holding symbol is removed."
55 Daly Street	Rezone the lands shown on Document 1A from R4T S69 to GM5 S69
Exception 1826	Amend Column V of Exception 1828, of section 239, Urban Exceptions by replacing the text "164" with the text, "177, 4M-1470".
Exception 2311	Amend Column V of exception 2311, of Section 239, Urban Exceptions by replacing the text, "-subsections 159(9), 159(9.1), 159(10), and 159(10.1) do not apply" with the text, "-subsections 161(11), 161(11.1), 161(12), and 161(12.1) do not apply".
Part of 780 Baseline Road	Rezone the lands shown on Document 1B from R1FF to GM.
Exception 2408 - Optimiste Park – 3 year extension of a temporary zoning by-law to permit a Farmer's Market	Amend Column V of exception 2408, of Section 239, Urban Exceptions by replacing the text, "2020" with the text, "2023".
Flood Plain Mapping Update for part of 4025 Strandherd Drive.	Amend the floodplain overlay as shown on Document 1C.
Exception 894	Amend Column V of exception 894, of Section 239, Urban

Amendments for review by Planning Committee	
I Item	II Zoning details
	Exceptions by replacing the text, "165B" with the text, "164B".

**Document 3 – Zoning details for review by Agriculture and Rural Affairs  
Committee**

Amendments are proposed with the general intention of the following:

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
Coach Houses Clarification of 142(5)(c)	Amend Clause 142(5)(c) by replacing it with the following:  “(c) On a lot that is less than 0.4 hectares in area, located within Area D on Schedule 1, and not serviced by both a public or communal water system and public or communal wastewater system; or,”
Carp Corridor	<p>Rezone the land shown in Document 1D from R4C to R4C[XXXr].</p> <p>Add a new exception to Section 240, Rural Exceptions with provisions similar in intent to the following:</p> <p>In Column II, add the text, “R4C [XXXr]”;</p> <p>In Column V, add the text, “- Despite 217(1)(c) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services.”</p> <p>Amend Table 218A - RC1 to RC4 Subzone provisions, by deleting Zoning Mechanism (I) in its entirety.</p>

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
600 Kerwin Road	Rezone the lands shown on Document 1E from EP3 to EP2.
RU Surplus Severance	Amend Subsection 227(6) by deleting the text, "One lot severance only is permitted."
	<p>Amend Section 54 – Definitions by adding the following new definition after the definition of "Official Plan",</p> <p>"On-farm diversified use means a use that is secondary to the principal agricultural use of a property, and includes but is not limited to a veterinary clinic, restaurant, bakery, retail store, retail food store, micro-brewery, micro-distillery, agri-tourism use, and uses that produce value-added agricultural products."</p> <p>Amend the title of Part 3 of the Zoning By-law from, "Part 3 - Specific Use Provisions (Sections 80 to 99)", to "Part 3 – Specific Use Provisions (Sections 79 to 99)".</p> <p>To Part 3 – Specific Use Provisions, add the following provisions as a new Section 79,</p> <p>"Section 79 – Provisions for On-farm Diversified Uses</p> <p>(1) On-farm diversified uses are subject to the following provisions:</p> <p>(a) an on-farm diversified use is permitted if there is an agricultural use on the lot;</p> <p>(b) the maximum area of an on-farm diversified use is 2% of the total lot area, to a maximum of 1 ha.</p> <p>(c) the maximum area of an on-farm diversified use</p>

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
	<p>includes:</p> <ul style="list-style-type: none"> <li>(i) the total area of all home-based businesses on the lot, and</li> <li>(ii) the area of buildings or structures built prior to April 30, 2014 that are associated with an on-farm diversified use, discounted by 50%, and</li> <li>(iii) the area of buildings, structures, outdoor storage, landscaped areas, berms, laneways, parking and the area occupied by well and septic systems that were built on or after April 30, 2014 that are associated with an on-farm diversified use, and</li> <li>(iv) despite subclauses (ii) and (iii), the area of agri-tourism uses associated with activities such as wagon rides or corn mazes on lands producing harvestable crops are not included in the area calculations, and</li> <li>(v) if there is more than one on-farm diversified use on a lot the combined area of all on-farm diversified uses is included in the total;</li> </ul> <p>(d) the total area of buildings used for on-farm diversified uses may not exceed 20% of the total area used for on-farm diversified uses on the lot;</p> <p>(e) the maximum area of a building occupied by an on-farm diversified use, limited to a place of assembly is 150 square</p>

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
	<p>metres.</p> <p>Amend the Zoning By-law by adding the land use, "On-farm diversified use, limited to a place of assembly, <i>See Part 3, Section 79</i>" as a permitted use in all zones where an Agricultural use is permitted.</p> <p>Amend Section 54 – Definitions by replacing the following text from the definition of "Agricultural use",</p> <p>"iii. educational displays but does not include a medical marihuana production facility.</p> <p>g. Non-accessory storage of farm produce and farm-related machinery."</p> <p>and replacing it with,</p> <p>"iii. educational displays;</p> <p>g. Non-accessory storage of farm produce and farm-related machinery;</p> <p>but does not include a medical marihuana production facility."</p>
Permitting the keeping of a maximum of ten hens in the Rural Residential Zone on 0.8 ha or larger	Amend Section 225 by adding the following text after clause (d), "(x) Despite clause 225(1), an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area."

Amendments are proposed with the general intention of the following:

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Section 136 – Maximum Number of Attached Dwelling Units in a Townhouse Dwelling	Amend Section 136 by replacing it with the following:  136. (1) No more than eight townhouse dwelling units may be in a single row and the maximum number of attached townhouse dwelling units is 16.
Warehouses and Municipal Works Yards	Amend Column III of Exception 262, of Section 239, Urban Exceptions by adding the text, “or a municipal works yard” after the text, “wrecked vehicles”.  Amend Exception 1280 of Section 239, Urban Exceptions by adding the text, “warehouse” to Column III, Additional Land Uses Permitted.  Rezone the lands shown on Document 1F from I1E to I1E[1280].  Rezone the lands shown on Document 1G from TM to TM[1280].  Rezone the lands shown on Document 1H from AG3 to AG3[444r].
Small Batch Brewery	Amend Parts 1 through 19 by replacing the text, "small batch brewery" wherever they appear with the text, "personal brewing facility."
Section 99(3), Storefront Industry floor area limits	Amend Section 99(3) by adding the words ", retail food store" after the word "restaurant" so that it reads:

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	"(3) The total floor area of a storefront industry, including its ancillary restaurant, retail food store or retail store component, may not exceed:"
Section 54, definition of Total Floor Area	Amend the definition of "Total Floor Area" in Section 54, Definitions by:  (a) deleting the word "including"; and,  (b) by adding the words "or of the interior and exterior walls of part of a building; and includes" after the words "exterior walls of a building,".

**Document 5 – Consultation Details**

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