

3. CITY OF OTTAWA ZONING BY-LAW 2008-250: OMNIBUS AMENDMENTS
Q2 2018

RÈGLEMENT GÉNÉRAL DE ZONAGE 2008-250: MODIFICATIONS D'ORDRE
GÉNÉRAL Q2 2018

PLANNING COMMITTEE RECOMMENDATION

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

**AGRICULTURE AND RURAL AFFAIRS COMMITTEE RECOMMENDATIONS
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.
2. That the staff report be amended to replace Map 1F of Document 1- Location Maps with the attached Map 1F; and
3. That no further notice be provided pursuant to Section 34 (17) of the *Planning Act*.

RECOMMANDATION DU COMITÉ DE L'URBANISME

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

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.
2. que le rapport du personnel soit modifié par le remplacement du plan 1F du document 1 – *Plans de localisation* par le plan 1F ci-joint.
3. que, en vertu du paragraphe 34(17) de la *Loi sur l'aménagement du territoire*, qu'aucun nouvel avis ne soit donné.

DOCUMENTATION/DOCUMENTATION

1. Revised Document 1

Document 1 Révisé

2. Director's rapport, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department dated April 3, 2018 (ACS2018-PIE-EDP-0006)

Rapport du Directeur, Développement Économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté 3 avril 2018 (ACS2018-PIE-EDP-0006)

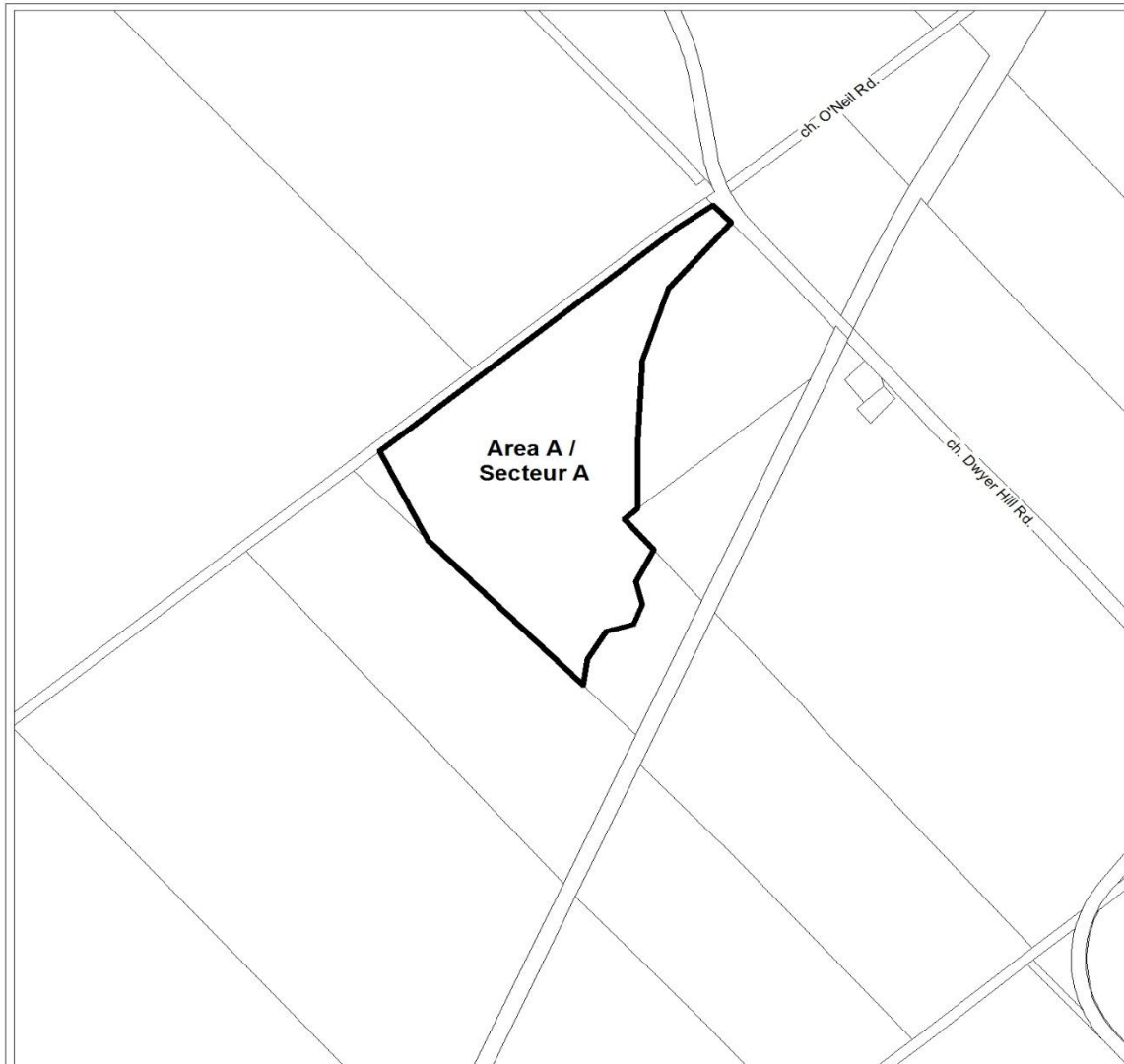
3. Extract of draft minutes, Planning Committee, 24 April 2018




Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 24 avril 2018

4. Summary of Written and Oral Submissions to be issued separately with the Council agenda for its meeting of 23 May 2018, 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 9 May 2018".

Résumé des observations écrites et orales à distribuer séparément avec l'ordre du jour de la réunion du 23 mai 2018 du 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 9 mai 2018 ».

REVISED DOCUMENT 1 – Map 1 F



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0523-A		5970 chemin Dwyer Hill Road
I:\CO\2018\Zoning\Dwyer_Hill_5970V4			
<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>		Area A to be rezoned from EP3 to EP2 Le zonage du secteur A sera modifié de EP3 à EP2	
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REVISION / RÉVISION - 2018 / 04 / 25		 <small>NOT TO SCALE</small>	

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 34
9 MAY 2018**

75

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 34
LE 9 MAI 2018**

**Report to
Rapport au:**

**Planning Committee / Comité de l'urbanisme
April 24, 2018 / 24 avril 2018**

and / et

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

May 3, 2018 / 3 mai 2018

and Council / et au Conseil

May 9, 2018 / 9 mai 2018

Submitted on April 3, 2018

Soumis le 3 avril 2018

Submitted by

Soumis par:

John Smit

Director/Directeur

**Economic Development and Long Range Planning/ Développement Économique
et Planification à long terme / Planning, Infrastructure and Economic
Development Department / Direction générale de la planification, de
l'infrastructure et du développement économique**

Contact Person

Personne ressource:

Report Author / Auteur du rapport:

**Mitchell LeSage, By-law Writer and Interpretation Officer / Agent de rédaction et
d'interprétation des règlements municipaux**

(613) 580-2424, 13902, Mitchell.LeSage@ottawa.ca

Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE **File Number:** ACS2018-PIE-EDP-0006

SUBJECT: City of Ottawa Zoning By-law 2008-250: Omnibus Amendments
Q2 2018

OBJET: Règlement général de zonage 2008-250: Modifications d'ordre
général Q2 2018

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 9 May 2018," 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 9 May**

2018,” 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 9 mai 2018», 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 9 mai 2018», 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
826 Clyde Avenue Ward 15	An amendment is needed to recognize an existing automobile rental establishment. It is proposed to rezone the subject property from IG3 H(10.7) to IG3 [xxxx] H(10.7). Exception [xxxx] would add an automobile rental establishment as an additional permitted use.
Urban Exception [1262] Ward 13	An error occurred in 2008 resulting in provisions regarding modified definitions of grade and gross floor area that were specifically created for all R1 zones in Rockcliffe Park not being included in exception [1262]. It is proposed to modify exception [1262] to include these provisions, as originally intended when the definitions for these terms for Rockcliffe Park were created in the Zoning By-law.
Updates to the flood plain overlay in the Britannia area in response to the completion of the Britannia flood control	As a result of the completion of the Britannia flood control works, it is proposed to replace the flood plain overlay in the area behind the flood control works with the area-specific provisions in Section 58(4) of the Zoning By-law. The area-specific provisions are used in locations where historic development has occurred and where flood risk is reduced. In this case, the flood risk has been reduced by

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
works Ward 7	the construction of the flood control works. Lands subject to the area-specific provisions are permitted to develop according to the underlying residential zone provisions, however, buildings must be flood-proofed in accordance with permits issued by the Rideau Valley Conservation Authority. Lot creation is not permitted in an area that is subject to the area-specific provisions.
Parking, Queueing and Loading Provisions Section 100 – General Provisions Surfacing for Motor vehicle parking spaces Urban Wards	An amendment is needed to clarify that wheel strips will satisfy the requirement for a hard stable surface in Subsection 100(6), when they make up part of a driveway or parking space.
Arterial Mainstreet Zone Clause 186(8)(f) AM8 Zone Stepback Provisions Urban Wards	An amendment is needed to Section 186(8) to apply the stepback for the fourth storey to all storeys above the fourth floor to ensure that the stepback provisions apply consistently above the fourth storey and to ensure the wording clearly provides direction that a building is not to cantilever back toward the street above the fourth storey, as follows, “where the building height is greater than four storeys the

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	second, third or fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below, and each storey above the fourth storey is to have the same setback as the fourth storey,”
190 Richmond Road Urban Exception [123] Ward 15	<p>An amendment is needed to Exception [123] to address additional setbacks for the two uppermost storeys as they relate to the required rear and corner side yards, as follows:</p> <p>“- the two uppermost storeys must be setback a minimum of 1.5 m further from the side lot line abutting a street and rear lot line, than the storeys below.”</p> <p>There is also an amendment needed to add a provision to allow a small portion of the parking garage to project into the rear and corner side yards.</p> <p>This is needed because an internal alteration to the development, the addition of a mezzanine, would result in the setbacks being applied to the wrong storeys. The mezzanine would technically be considered an additional storey, even though the height remains the same. This will ensure that the setbacks are applied to the uppermost storeys. The portion of the parking garage that projects into the rear and corner side yards is also providing terrace amenity space for many of the units</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	located on that level.
741 Bernard Street Urban Exception [1984] Ward 13	An amendment is needed to add site-specific provisions to permit development at 741 Bernard Street to match an approved site plan. A subsequent rezoning failed to incorporate the approved minor variances for the property.
Urban Exception [1987] Ward 11	An amendment is needed to allow a one lot for zoning purposes provision to address all parking related matters and not only parking calculations. Landscaping requirements for the parking lot where it is split by a lot line are not to apply where the two lots are designed, developed and managed as a single unit.
169 Greenfield Avenue Ward 17	An amendment is needed to fix the height for this property as it was incorrectly brought forward from a previous iteration of the by-law. The current maximum permitted building height is approximately 1 metre above grade, whereas it should be 11m, as it was in the previous Zoning By-law.
Part of 950 and 1000 Terry Fox Drive Ward 6	An amendment is needed to rezone these properties from AG3 to O1 in order to properly reflect the location of the Trans Canada Trail.
236 Richmond Road	An amendment is needed to fix a mapping error to ensure the zoning boundaries match the lot lines.

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Ward 15	
Dual-zoned lands on Windcrest Court - R2L/R3VV subzones Ward 4	An error on the Zoning Map has resulted in the lands along Windcrest Court being dual-zoned. Windcrest Court is the location of a townhouse development, which is a use permitted in an R3VV subzone. It is proposed to correct the error on the Zoning Map by deleting reference to the R2L subzone.
Exception [1892] Ward 3	An amendment is needed to correct an error in exception [1892] affecting lands along Mountshannon Drive and Bonita Private, north of Longfields Drive. Exception [1892] did not include provisions to permit 10 units in a townhouse dwellings (two rows of five units, arranged back-to-back) or to accommodate an accessory building that is a maximum of 4.2 metres in height, as shown in the approved plans for the proposed development. It is proposed to modify exception [1892] by adding provisions to accommodate the number of units in the townhouse dwelling and the height of the accessory building as shown in the approved plans.

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
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I Item	II Summary of Amendment
Part of 5970 Dwyer Hill Road Ward 21	An amendment is needed to rezone a portion of the subject lands to recognize a longstanding farm operation. These lands were incorrectly zoned EP3-Environmental Protection Subzone 3, which does not permit an agricultural use. It is proposed to rezone the portion of the property used for farming to EP2-Environmental Protection Subzone 2, which is a subzone that permits an agricultural use.
1260 Loeper Street Rural Exception [839r] Ward 19	An amendment is needed to exception [839r] to clarify that the provisions in the exception apply to the accessory building on the property, and not to the detached dwelling on the lot.
Part of 3434 March Road Ward 5	These City-owned lands have been identified as having environmental significance. Until the lands can be re-designated from General Rural Area to an environmental designation as shown on Schedule A of the Official Plan, it is proposed to rezone the lands to O1 [xxxr] – Parks and Open Space Zone exception [xxxr] to reflect the limited development potential of the land. Exception [xxxr] would limit the permitted uses to an environmental preserve and education area.
Village Mixed Use VM2 Subzone, Manotick Ward 21	An amendment is proposed to add “medical facility” as a permitted use in the VM2-Village Mixed Use Subzone 2. Policies in the Manotick Secondary Plan permit a wide range of uses in the Village Core, Mainstreet and Historic Village Area designations. In these areas, the VM

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	subzones permit a medical facility, except for the VM2 subzone. It is proposed to permit a medical facility in the VM2 subzone to address this oversight.
164, 180, and 188 Bayview Drive Ward 5	At the request of the property owners, it is proposed to amend the Zoning Map to remove the Flood Relief Overlay from the subject lands. The property would no longer be subject to the May 2017 Flood Relief Overlay provisions in Section 73 of the Zoning By-law.
Subsection 109(3) concerning front yard parking in Village Residential Zones V1, V2, V3 Rural Wards	An amendment is needed to reference the Village Residential zones V1, V2, and V3 in Section 109(3). This amendment would confirm that parking in the front yard, is not permitted, unless it is in a driveway leading to a parking space.
3201 Reids Lane Ward 20	An amendment is needed to rezone the property from DR1 to O1, to correct an error on the zoning map. These lands are the location of Peace Park in Osgoode.
Clarification of the application of retirement home provisions in the V3 - Village Residential Third Density Zones	Clarification in the wording of the V3 zone is needed to ensure that provisions meant for the use, 'retirement home, converted' are not applied to a purpose built retirement home. The effect of the amendment will be to remove the provision that limits the number of occupants in a purpose built retirement home to ten residents, where a retirement

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Rural Wards	home is a permitted use in a village. A further amendment will correct a minor error in subsection 235(3), by deleting extraneous text. This amendment will have no effect regarding the intent of the provision.

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
Parking Space Provisions Section 106 (1) (a) Maximum width of a parking space City-wide	The current maximum parking space width is 2.75 metres. It is proposed to increase the maximum to 3.1 metres, given that a wider parking space is needed in certain circumstances to accommodate wide vehicles and shopping carts.
Section 54 – Definition of agricultural use	An amendment is needed to the definition of “agricultural use” to clarify that farmers are permitted to store farm produce and farm-related machinery that

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
City-wide	originate from farms other than their own.
Permission for keeping hens as a use accessory to a detached dwelling on small lots in the RU-Rural Countryside Zone City-wide	An agricultural use limited to a stable and the keeping of horses is permitted as an accessory use to a detached dwelling on a lot that is 0.8 ha or larger in area in the RU – Rural Countryside Zone. It is proposed to also permit the keeping of hens as an accessory use to a detached dwelling on lots 0.8 ha or larger, subject to the number of hens being limited to 10. On lots 2 ha and larger in the RU zone, an agricultural use is permitted. On these lots, property owners would not be limited to 10 hens.
Schedules 1 and 1A City-wide	Schedules 1 and 1A are used for establishing minimum parking space requirements. These schedules require updates to ensure they accurately reflect the boundary of the urban area as shown in Schedules A and B of the Official Plan.
Schedules 2A and 2B City-wide	Schedules 2A and 2B are used to establish the maximum number of parking spaces permitted for lands in close proximity to transit stations. Amendments are needed to ensure Schedules 2A and 2B accurately reflect updates to the approved locations for transit stations and corridors in the Rapid Transit Network.

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
<p>Aisle and Driveway Provision</p> <p>Subsection 107(3)</p> <p>Location of Driveways in interior yards</p> <p>City-wide</p>	<p>An amendment is needed to clarify that driveways that lead to legal parking spaces in a garage or building are permitted in interior yards. This will allow a driveway to cross through an interior yard of an “L”-shaped building.</p>
<p>Accessory Uses, Buildings and Structures</p> <p>Table 55 – 3(e)(i)</p> <p>Accessory Structures in corner side yards</p> <p>City-wide</p>	<p>An amendment is needed to add a provision to address situations in residential zones where an accessory structure is located in a corner side yard.</p>
<p>Steep Driveways</p> <p>Subsection 108(1)</p> <p>City-wide</p>	<p>An amendment is needed to address steep driveways that lead to more than one parking space for lower density residential buildings. The current maximum slope of 8% for driveways that lead to one parking space will be applied to driveways that lead to more than one parking space for detached, semi-detached, duplex, and three-unit dwellings when not located in a Planned Unit Development.</p>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Coach Houses Section 142 Non-compliant lot width/area and permitting coach houses in existing detached garages City-wide	A amendment is needed to add a provision to permit coach houses to be built within existing garages on lots that are not compliant with respect to lot area or lot width. The amendment would exclude coach houses from the requirement that the lot comply with the residential zone provisions for a lot width and lot area, if the lot is already developed with a dwelling.
Parks and Open Space Section 179 Allowing more flexibility in Open Space zones for parks City-wide	A new provision needs to be added to allow for flexibility concerning the location of buildings in O1 zones. The setbacks from the lot lines that abut streets may be reduced to match the setbacks of the neighbouring zones or may be reduced when they abut a street where they do not have a neighbouring zone.
Rooming Units in Private Dwellings Section 132 Coach houses and rooming units	An amendment is needed to clarify that rooming units are not permitted in coach houses.

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
City-wide	
Group Home Provisions Section 125 Coach houses and group homes City-wide	An amendment is needed to allow a group home to be located in a coach house, provided that the coach house and the group home located on the same lot meet all regulations pertaining to group homes and that the maximum of 10 residents for a group home is applied cumulatively to the entire lot.
Bed and breakfasts Provisions Section 121 City-wide	An amendment is needed to ensure that regulations intended specifically for a bed and breakfast apply wherever a bed and breakfast is a permitted use.
Non-Conformity and Non-Compliance Section 3 Clarification of use to mean principal use in Subsection 3(2) City-wide	An amendment is needed to clarify that where the text, "permitted use" is used in Subsection 3(2), it is the intent that the provisions apply to the principal use on the lot, and not to an accessory use.

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.

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 34
9 MAY 2018**

94

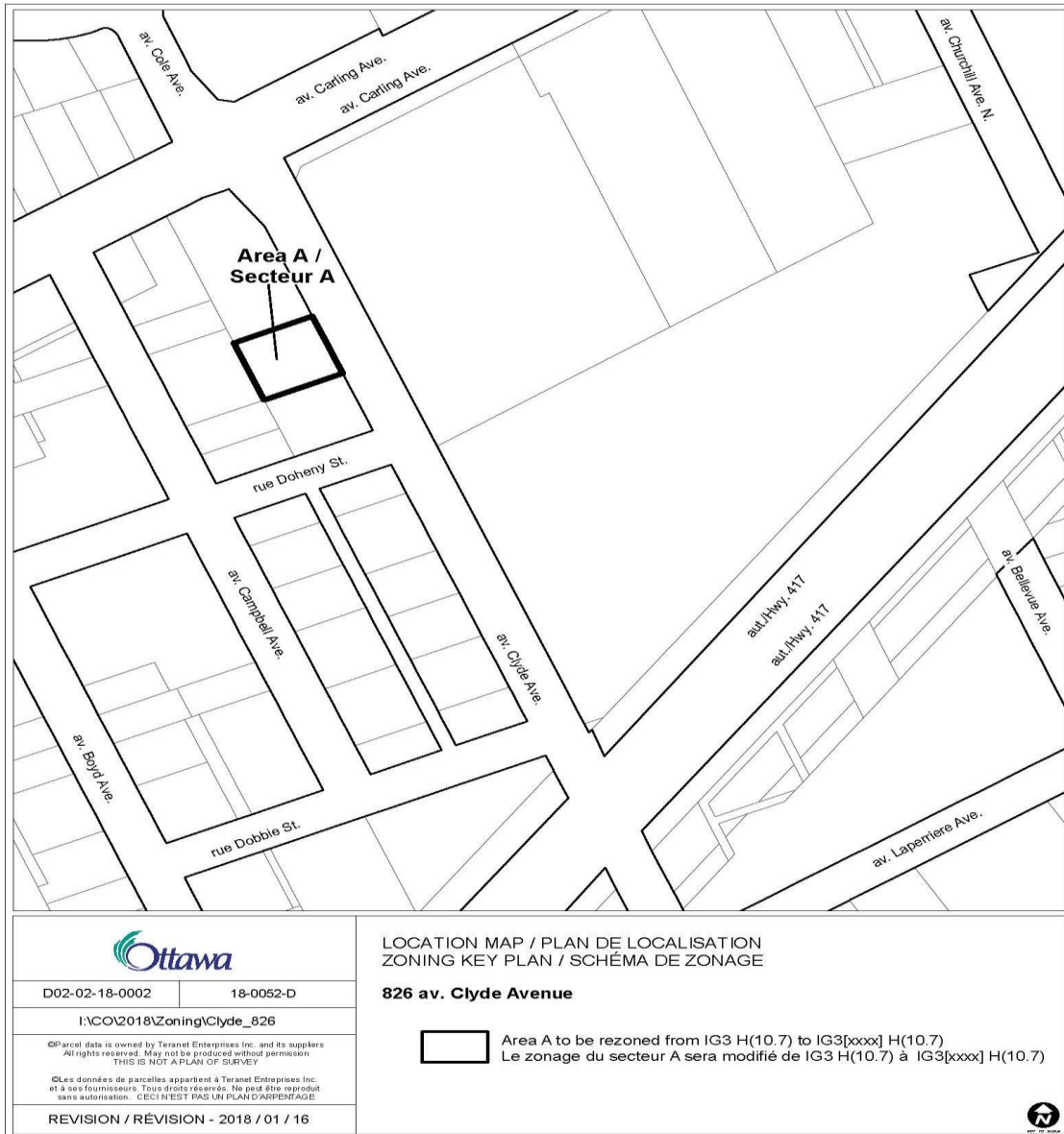
**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 34
LE 9 MAI 2018**

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

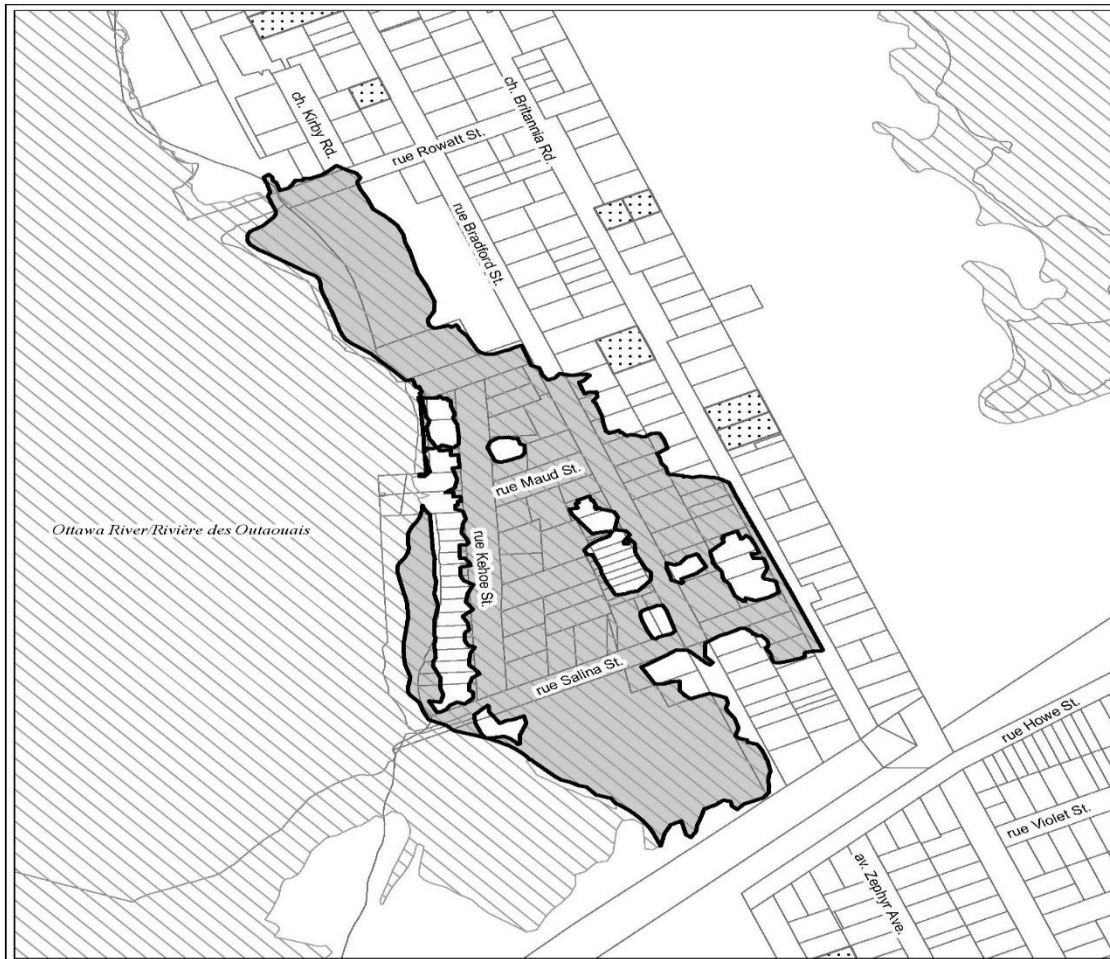
Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Location Maps

1A





1B



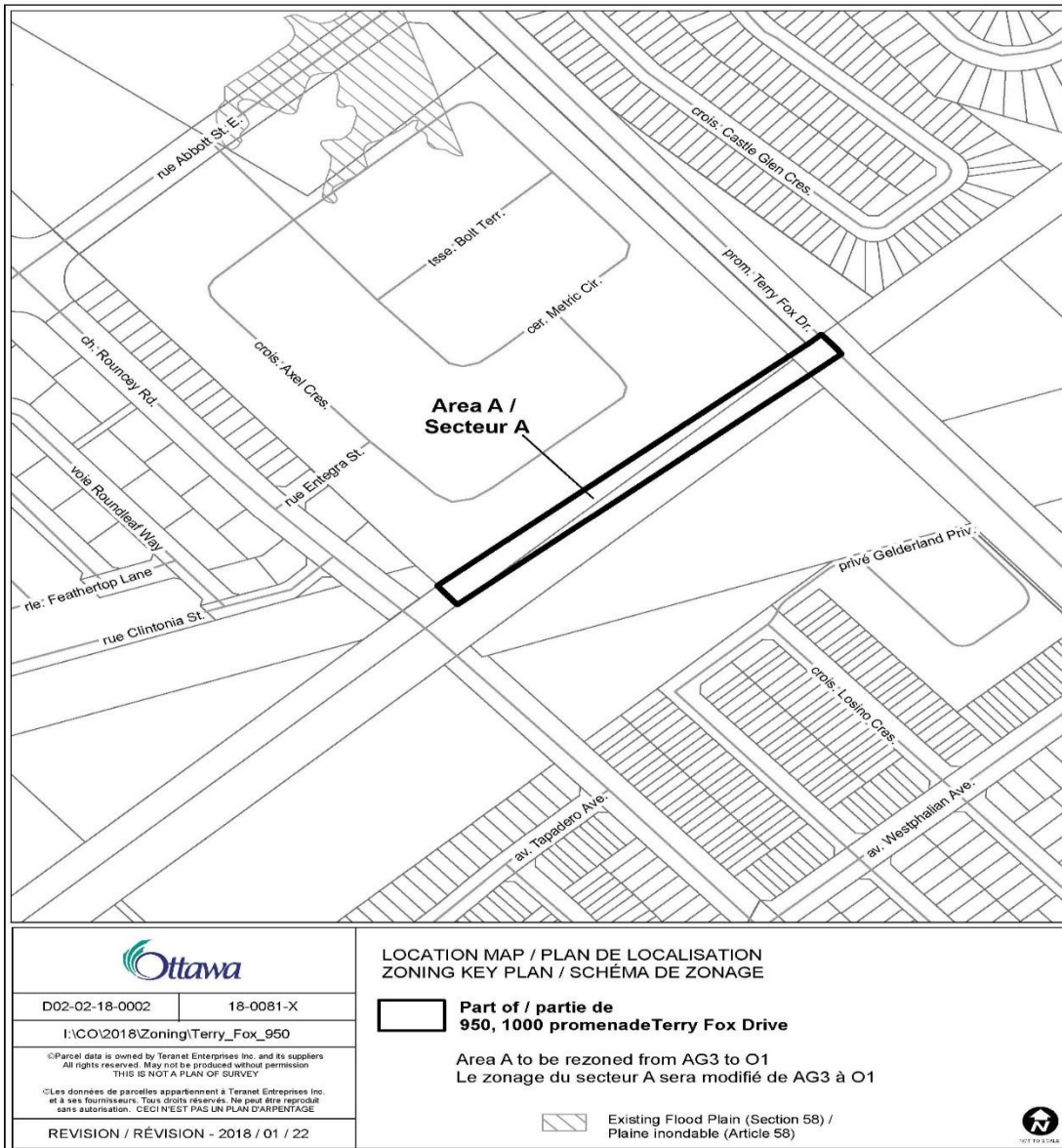
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
Lands to the west of Britannia Road, north of Howe Street / Les terrains à l'ouest du chemin Britannia, et au nord de la rue Howe		Area to be rezoned from Flood Plain to Flood Plain – Area-Specific Provisions / Secteur dont le zonage doit être modifié de Plaine inondable à Plaine inondable - Dispositions propres à des emplacements	
D02-02-18-0002 18-0116-X		Heritage (Section 60) / Patrimoine (Article 60)	
I:\CO\2018\Zoning\Britannia_Floodplain		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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REVISION / RÉVISION - 2018 / 01 / 29			

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		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0072-D	169 av. Greenfield Avenue	
I:\CO\2018\Zoning\Greenfield_169		Area A to be rezoned from R4M[887] H(67.8) A.S.L. to R4M[887] H(77.7) A.S.L. Le zonage du secteur A sera modifié de R4M[887] H(67.8) A.S.L à R4M[887] H(77.7) A.S.L.	
<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>		Entire map area is affected by the Mature Neighbourhoods Overlay (section 139) / Tout le secteur de la carte est touché par la Zone sous-jacente de quartiers établis (article 139)	
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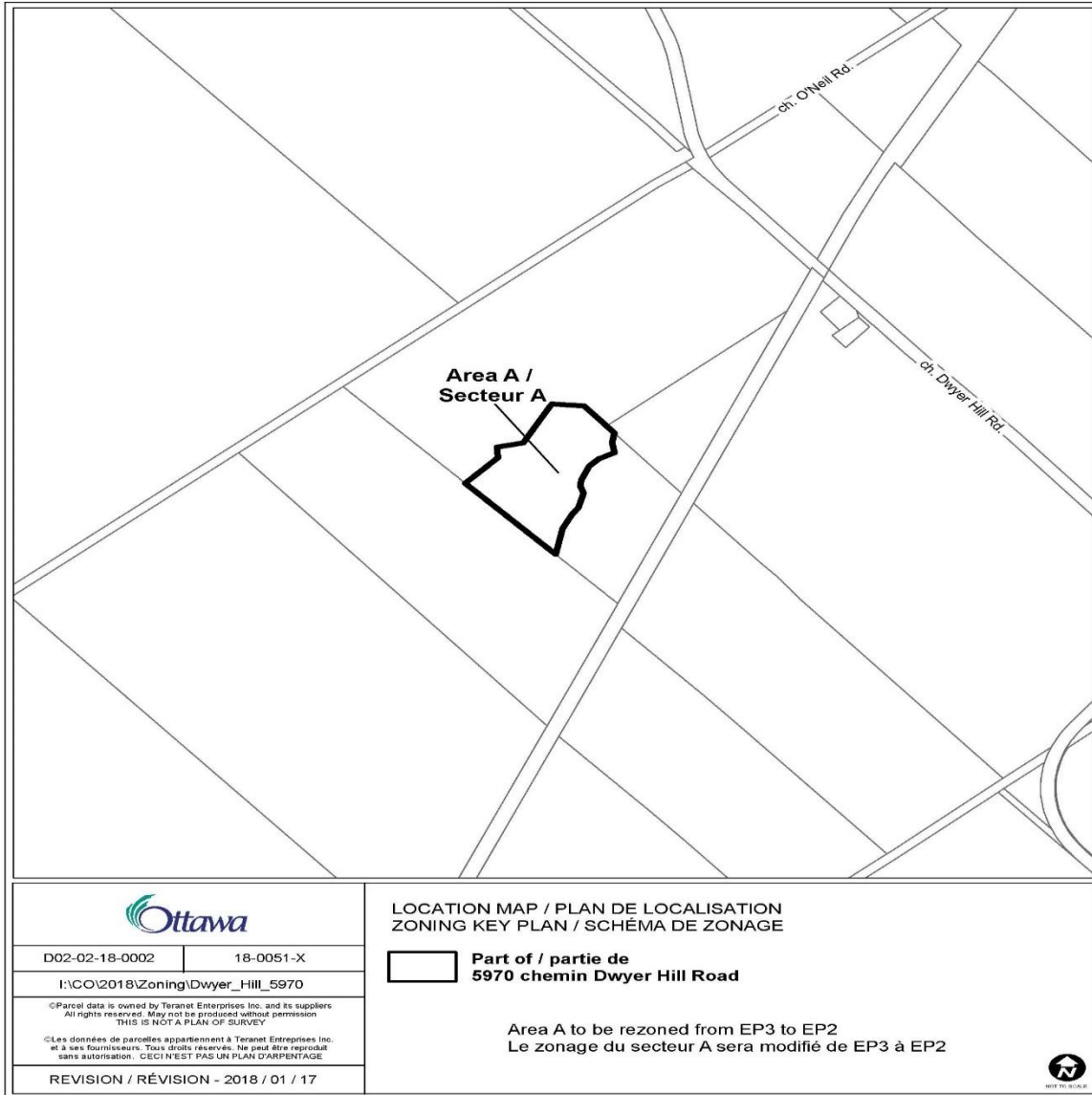
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0081-X	Part of / partie de 950, 1000 promenade Terry Fox Drive	
I:\CO\2018\Zoning\Terry_Fox_950		Area A to be rezoned from AG3 to O1 Le zonage du secteur A sera modifié de AG3 à O1	
©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY		Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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REVISION / RÉVISION - 2018 / 01 / 22			

1E

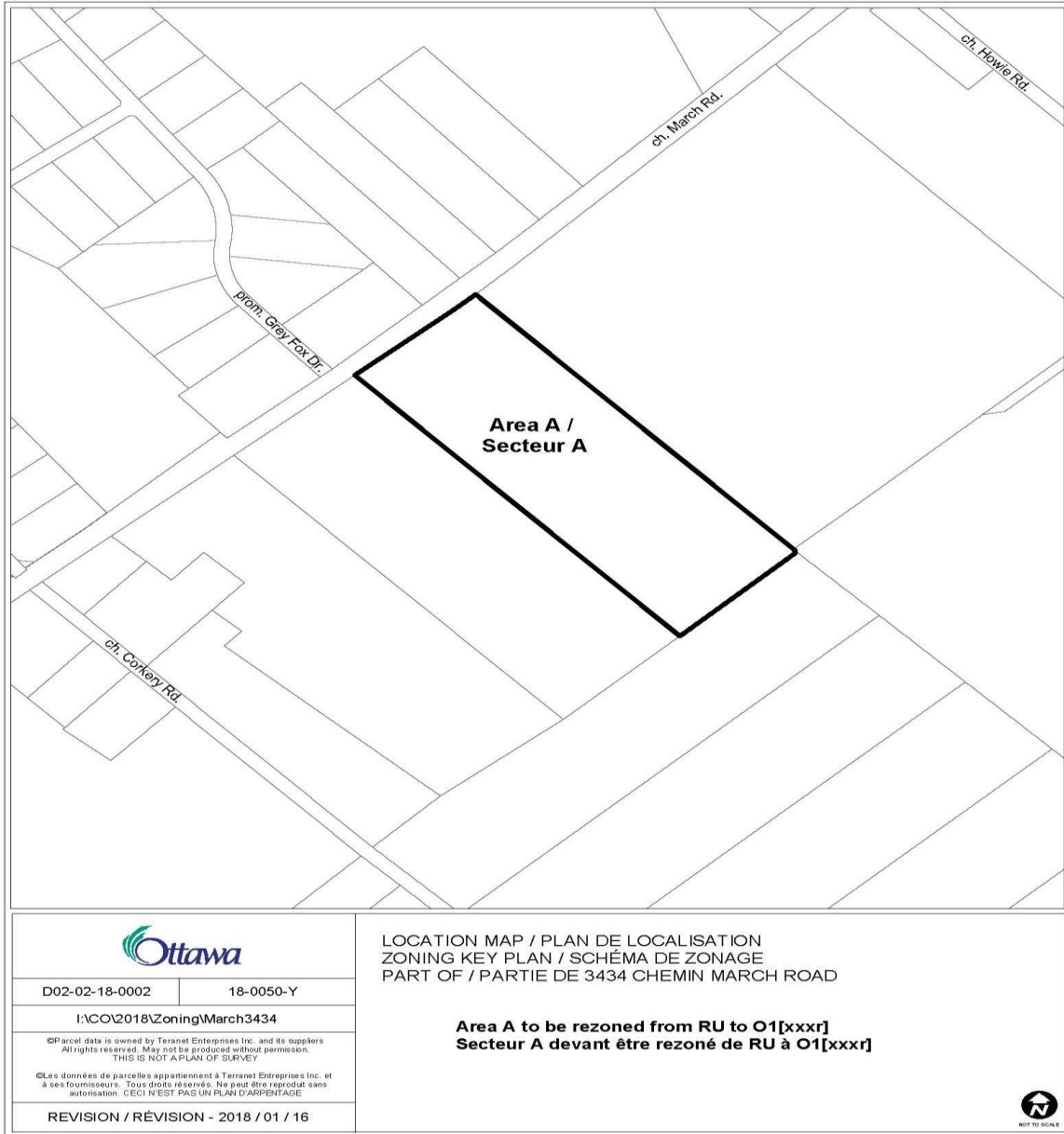


		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0215-D	cour Windcrest Court	
I:\CO\2018\Zoning\Windcrest_Court		 Area A to be rezoned from R2L/R3VV to R3VV Le zonage du secteur A sera modifié de R2L/R3VV à R3VV	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY</small>		 Heritage (Section 60) Patrimoine (Article 60)	
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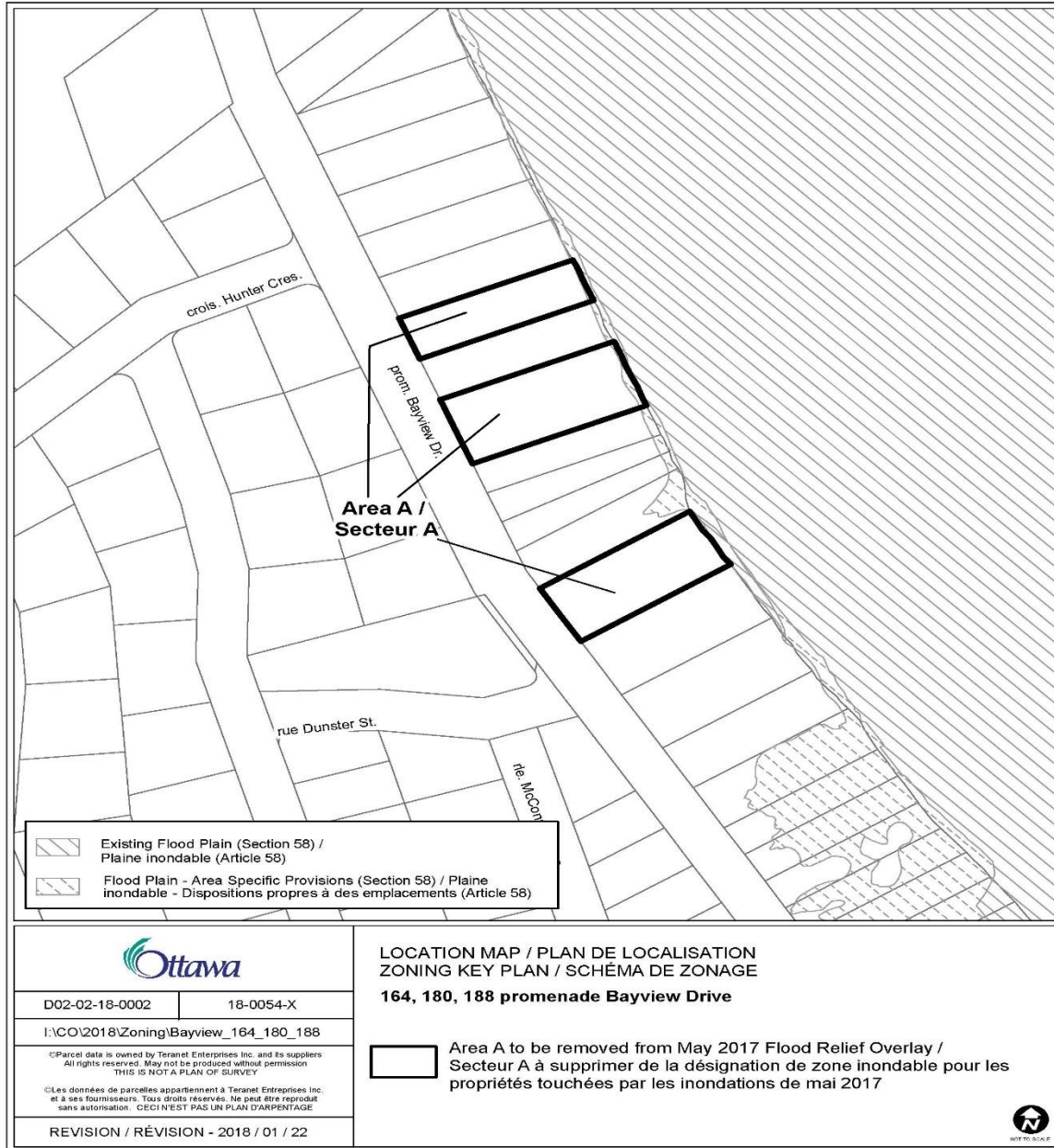
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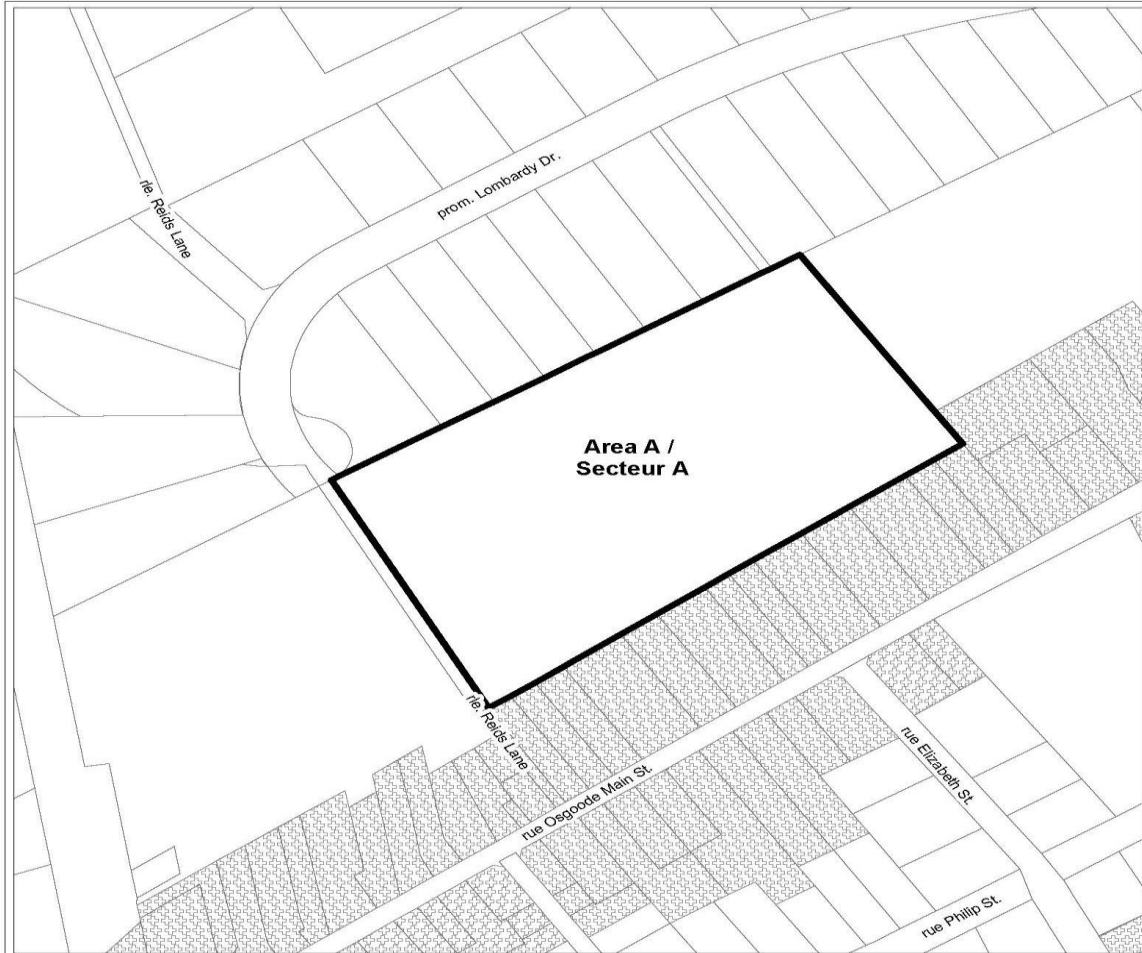
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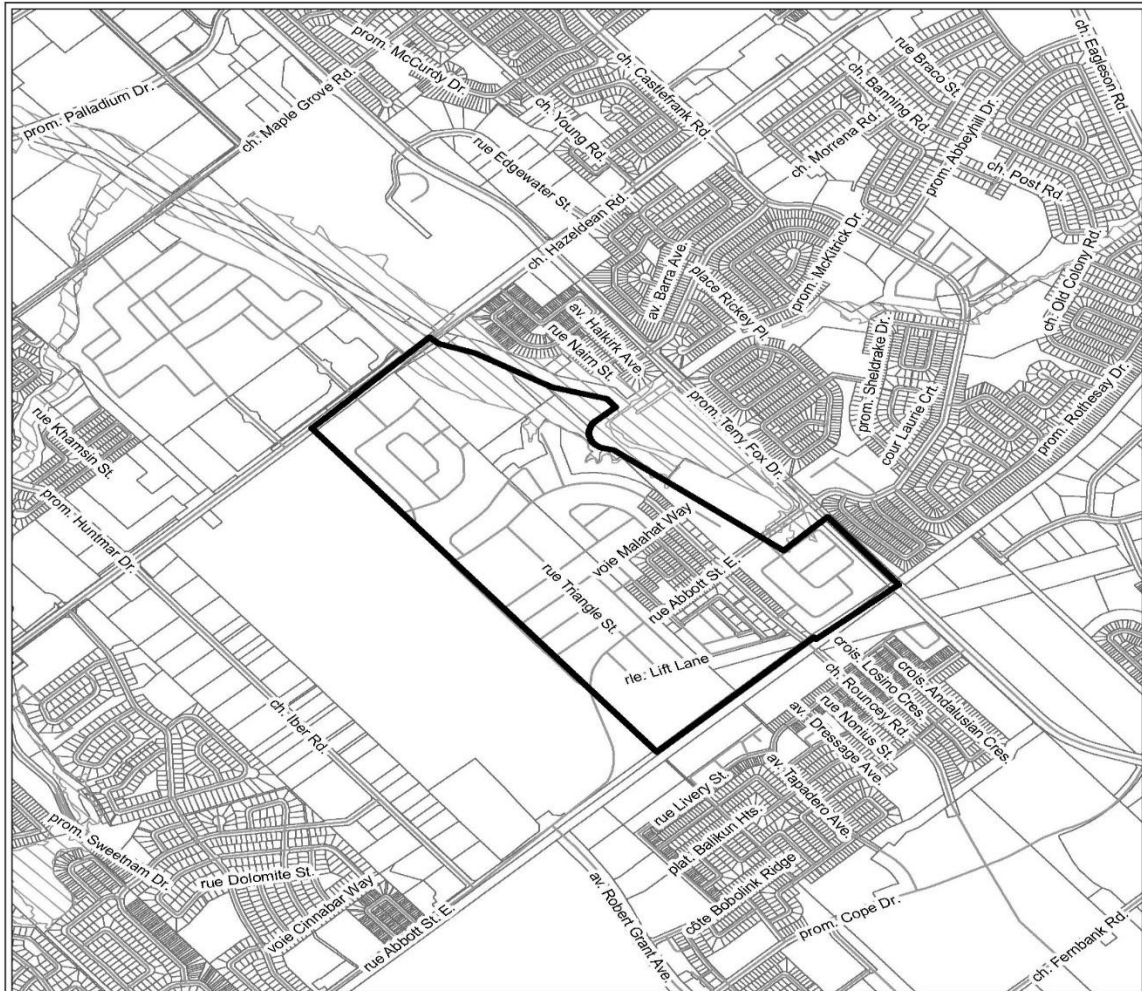





11

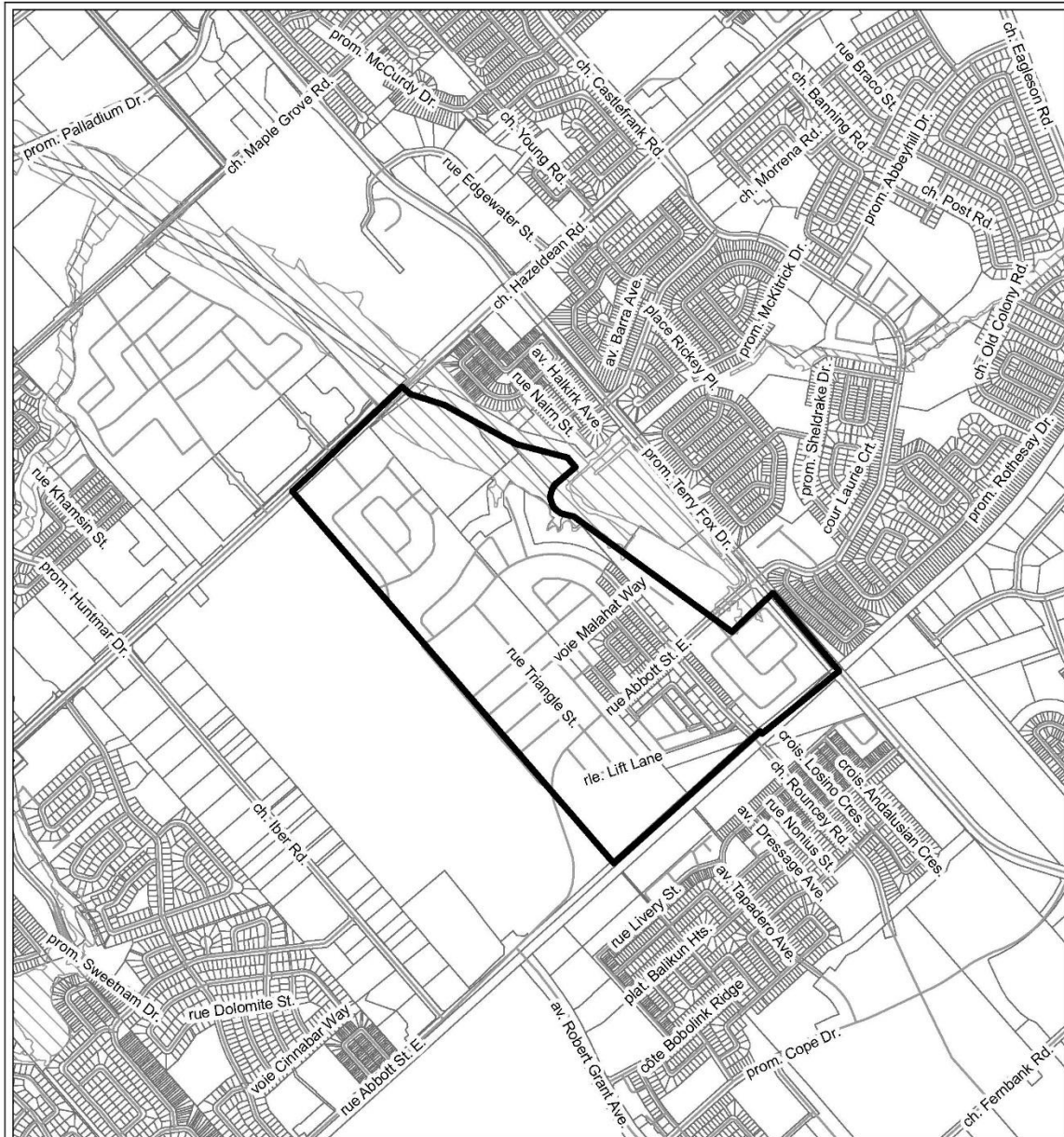





		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0069-D	3201 rie. Reids Lane	
I:\CO\2018\Zoning\Reids_3201		<div style="display: flex; align-items: flex-start;"> <div style="margin-right: 10px;">   </div> <div> <p>Area A to be rezoned from DR1 to O1 Le zonage du secteur A sera modifié de DR1 à O1</p> <p>Village Residential Enterprise (Section 128A) / Zone sous-jacente résidentielle de village - Entreprise (article 128A)</p> </div> </div>	
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1J

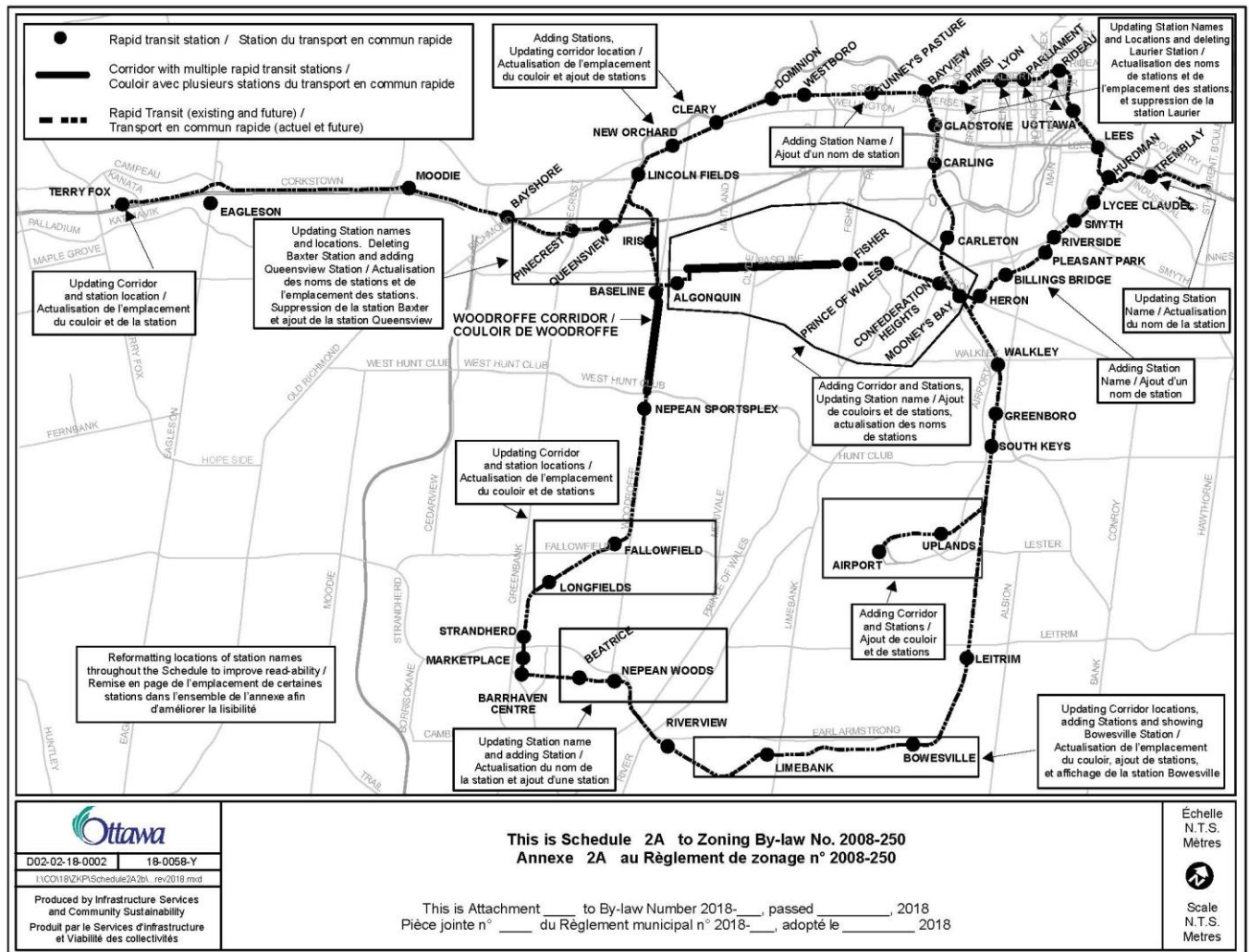


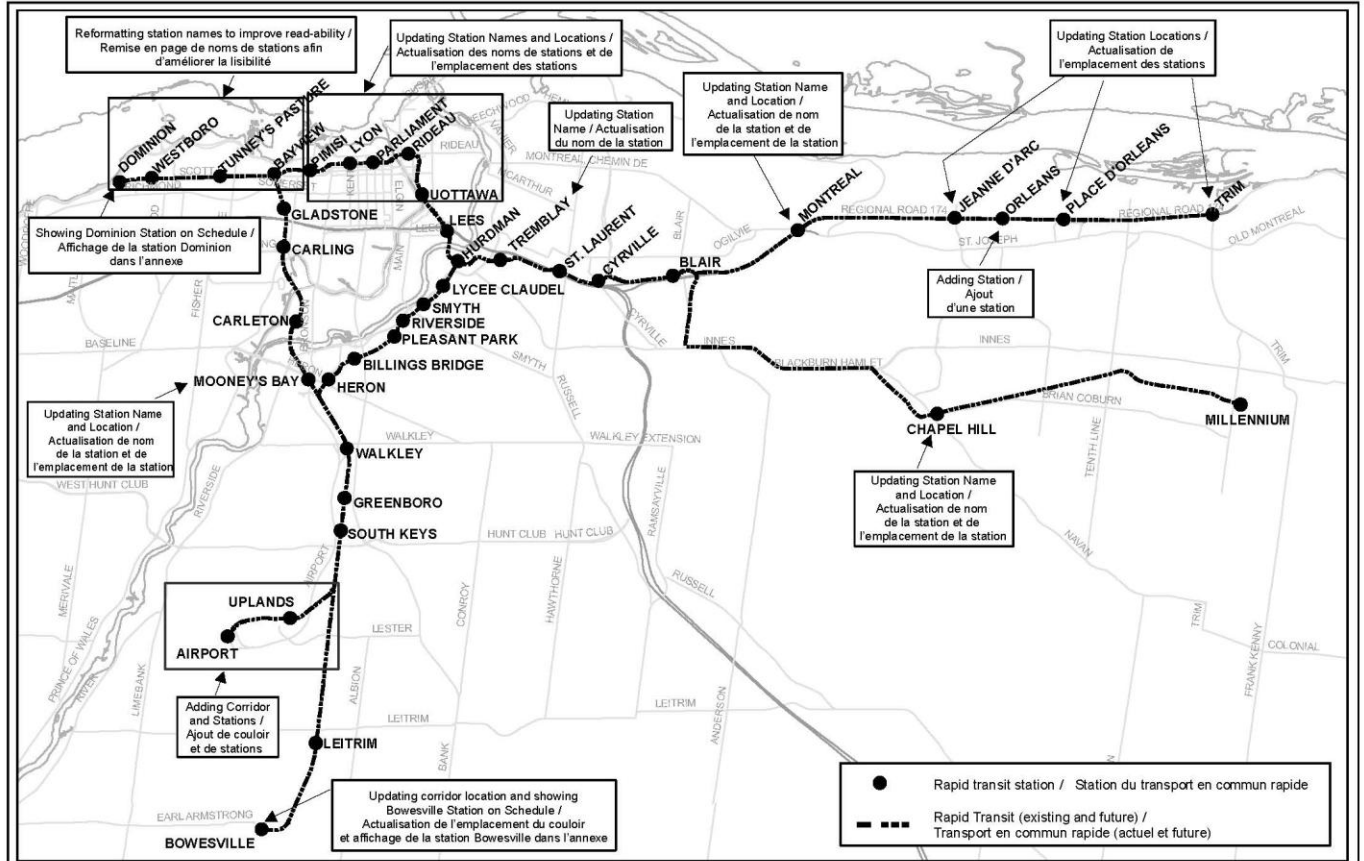
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0057-X	 Proposed revision to Schedule 1 - Lands to be included in Area C / Révision proposée à l'annexe 1 - Terrains à inclure au secteur C	
I:\CO\2018\Zoning\Schedule_1_1A			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>		 NORTH <small>NO TO SCALE</small>	
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		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-18-0002	18-0057-X		Proposed revision to Schedule 1A - Lands to be included in Area C / Révision proposée à l'annexe 1A - Terrains à inclure au secteur C
I:\CO\2018\Zoning\Schedule_1_1A			
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REVISION / RÉVISION - 2018 / 01 / 23			
			 <small>NOT TO SCALE</small>

1K





Ottawa

D02-02-18-0002 | 18-0058-Y
I:\CO\18\ZKP\Sched2A2B\2B.mxd

Produced by Infrastructure Services and Community Sustainability
Produit par le Services d'infrastructure et Viabilité des collectivités

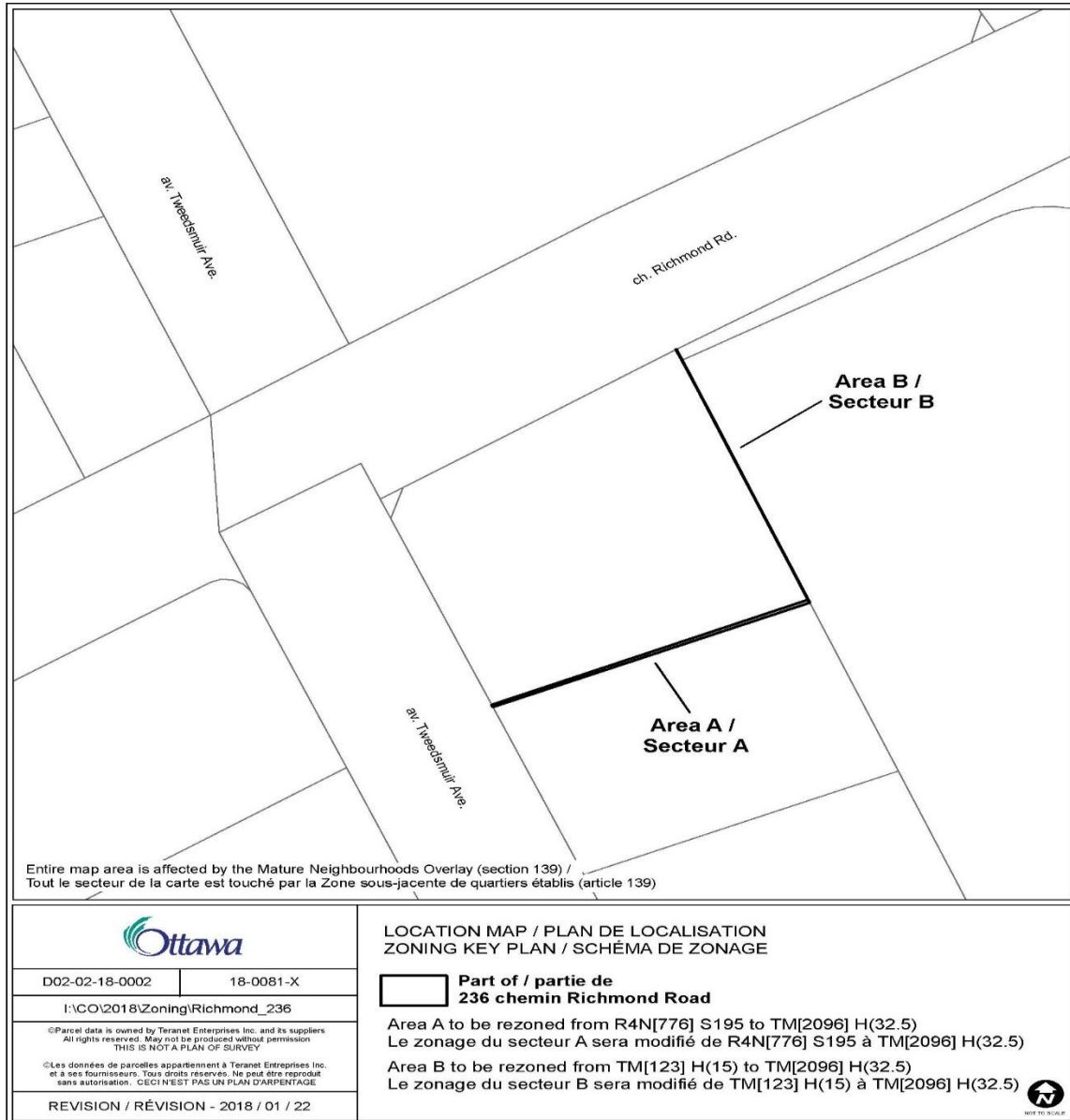
**This is Schedule 2B to Zoning By-law No. 2008-250
Annexe 2B au Règlement de zonage n° 2008-250**

This is Attachment _____ to By-law Number 2018-____, passed _____, 2018
Pièce jointe n° _____ du Règlement municipal n° 2018-____, adopté le _____ 2018

Échelle
N.T.S.
Mètres

Scale
N.T.S.
Metres

1L



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
826 Clyde Avenue Ward 15	Rezone the property as shown in Document 1A. Add a new exception [xxxx] to Section 239 – Urban Exceptions with provisions similar in intent to the following: a) In column II, add the text, “IG3[xxxx] H(10.7)”; and, b) In column III, add the text, “-automobile rental establishment”.
Urban Exception [1262] Ward 13	Amend exception [1262] by adding the following text to Column V – Provisions: “- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot - gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: i) accessory buildings; ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and

Amendments for review by Planning Committee	
I Item	II Zoning details
	iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area”
Updates to the flood plain overlay in the Britannia area in response to the completion of the Britannia flood control works Ward 7	Rezone the subject lands to remove the flood plain overlay and replace it with the area-specific provisions as shown in Document 1B.
Parking, Queueing and Loading Provisions Section 100 – General Provisions Surfacing for Motor vehicle parking spaces Urban Wards	Amend Subsection 100(6)(a) by inserting the text, “and may include wheel strips” after the text, “Schedule 1”.
Arterial Mainstreet Zone Clause 186(8)(f)	Amend Clause 186(8)(f) by inserting the text, “and each storey above the fourth storey is to have the same minimum setback as required for the fourth storey,” after

Amendments for review by Planning Committee	
I Item	II Zoning details
AM8 Zone Stepback Provisions Urban Wards	the text, "the storey below,"
190 Richmond Road Urban Exception [123] Ward 15	Amend Column V of Exception 123 by adding the text, "- the two uppermost storeys must be setback a minimum of 1.5m further from the corner and rear lot lines than the storeys below", "-The portion of the building containing a parking garage with a height no more than 1.2 metres may project into the required corner side yard and rear yard", and by deleting the text, "-the fifth and sixth storey must be setback a minimum of 1.5 m further from the corner and rear lot lines than the storeys below."
741 Bernard Street Urban Exception [1984] Ward 13	Amend Column V of Exception [1984] by replacing the following text as follows: <ul style="list-style-type: none"> a) By replacing the text, ""- front yard setback of at least 10.5 m from Bernard Street" with the text, ""- minimum front yard setback of 3.04m from Bernard Street"; b) By replacing the text, ""- side yard setback of at least 6.2 m from the south property line" with the text, ""- minimum side yard setback of 2.32m from the south property line"; and,

Amendments for review by Planning Committee	
I Item	II Zoning details
	c) By replacing the text, “- rear yard setback of at least 7.6 m from the east property line” with the text, “- minimum rear yard setback of 3.0m from the east property line”
Urban Exception [1987] Ward 11	Amend Column V of exception [1987] by replacing the text, “the purposes of calculating parking” with the text, “the purposes of parking, including calculating parking and parking lot related provisions”
169 Greenfield Avenue Ward 17	Rezone the property as shown in Document 1C.
Part of 950 and 1000 Terry Fox Drive Ward 6	Rezone the property as shown in Document 1D.
Dual-zoned lands on Windcrest Court - R2L/R3VV subzones Ward 4	Rezone the subject lands from R2L/R3VV to R3VV, as shown in Document 1E.
236 Richmond Road Ward 15	Rezone the property as shown in Document 1L.
Exception [1892]	Amend Column V of exception [1892] by adding the

Amendments for review by Planning Committee	
I Item	II Zoning details
Ward 3	following provisions: “-despite anything to the contrary, the maximum height of an accessory building: 4.2 m -despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 10, and no more than five are permitted in a single row”

**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
Part of 5970 Dwyer Hill Road Ward 21	Rezone a portion of the subject lands from EP3 to EP2, as shown in Document 1F.
1260 Loeper Street Rural Exception [839r] Ward 19	Amend Column V- Provisions of exception [839r] in Section 240, by adding the following text at the beginning of the provisions, “For an accessory building:”
Part of 3434 March Road Ward 5	Rezone a portion of the subject lands from RU to O1 [xxxr], as shown in Document 1G. Amend Section 240 – Rural Exceptions by adding new exception [xxxr] with provisions similar in intent to the following: a) In Column II add the text, “O1[xxxr]; and, b) In Column IV add the text, “- all uses except for environmental preserve and education area”.
Village Mixed Use VM2 Subzone,	Amend Section 230(2)(a) by adding “medical facility” to the list of permitted uses.

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
Manotick Ward 21	
164, 180, and 188 Bayview Drive Ward 5	Rezone the subject lands by removing the May 2017 Flood Relief Overlay as shown in Document 1H.
Subsection 109(3) concerning front yard parking in Village Residential Zones V1, V2, V3 Rural Wards	Amend Section 109(3) by replacing the text, “and R5 zones:” with the text, “R5, V1, V2, and V3 zones:”
3201 Reids Lane Ward 20	Rezone the lands from DR1 to O1 as shown in Document 1I.
Clarification of the application of retirement home provisions in the V3 - Village Residential Third Density Zones Rural Wards	Amend Clause 235(1)(c) by deleting the text, “or a retirement home”; and, Amend Subsection 235(3), by deleting the text, “Despite Subsection 235(1),”

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 34
9 MAY 2018**

116

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 34
LE 9 MAI 2018**

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

Amendments are proposed with the general intention of the following:

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Parking Space Provisions Section 106 (1) (a) Maximum width of a parking space City-wide	Amend Section 106(1)(a) regarding maximum parking space width by replacing the dimension, “2.75 metres”, with the dimension, “3.1 metres”.
Section 54 – Definition of agricultural use City-wide	Amend the definition of “agricultural use” in Section 54 by adding the following text, “(g) non-accessory storage of farm produce and farm-related machinery;”.
Permission for keeping hens as a use accessory to a detached dwelling on small lots in the RU-Rural Countryside Zone City-wide	Amend Section 227(4) by deleting the following text, “Despite Subsection 227(2), an agricultural use limited to a stable and the keeping of horses may also be permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area.”, and replacing it with, “Despite Subsection 227(2), an agricultural use limited to

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	a stable and the keeping of horses, and the keeping of a maximum of 10 hens may also be permitted as accessory uses to a detached dwelling on a lot of 0.8 ha or larger in area.”.
Schedules 1 and 1A City-wide	Amend Schedules 1 and 1A as shown in Document 1J.
Schedules 2A and 2B City-wide	Amend Schedules 2A and 2B as shown in Document 1K.
Aisle and Driveway Provision Subsection 107(3) Location of Driveways in interior yards City-wide	Amend Clause 107(3)(b) by inserting the text, “in an interior yard,” after the text, “in a corner side yard,”
Accessory Uses, Buildings and Structures Table 55 – 3(e)(i) Accessory Structures in	Amend Zoning Mechanism 3(e)(i) in Table 55 by inserting the text, “or corner side yard” after the text, “interior side yard”

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
corner side yards City-wide	
Steep Driveways Subsection 108(1) City-wide	Subsection 108(1) is amended by adding the following Clause: ai) More than one parking space where accessory to a detached dwelling, semi-detached dwelling, duplex dwelling, three unit dwelling, or townhouse dwelling, not contained within a planned unit development, must not exceed an average of 8%, when measured from the lot line to the lowest point of the face of the garage door; and,”
Coach Houses Section 142 Non-compliant lot width/area and permitting coach houses in existing detached garages City-wide	Amend Section 142 by adding a new Subsection as follows: “142. (18) Clause 3(1)(b) does not apply.”
Parks and Open Space	Amend Section 179 by adding a new Subsection as

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
<p>Section 179</p> <p>Allowing more flexibility in Open Space zones for parks</p> <p>City-wide</p>	<p>follows:</p> <p>“179.</p> <p>(4) (a) Despite any provisions to the contrary the minimum required front yard setback or minimum corner side yard setback for a park building may be reduced in the following instances:</p> <p>(i) Where located on a lot that abuts a residential zone on the same street, the minimum front yard setback of the abutting residential zone may be used as the minimum front yard or minimum corner side yard setback of the park building, where the park building facing the same street as that abutting residential zone;</p> <p>(ii) Where located on a lot that abuts two different residential zones on the same street, the minimum front yard setback of the abutting residential zone with the smaller minimum required front yard setback may be used as the minimum front yard setback or minimum corner side yard setback of the park building, where the park building is facing the same street as that abutting residential zone;</p> <p>- (iii) Where located on a lot that does not abut a</p>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	<p>residential zone on the same street the minimum corner side yard setback and minimum front yard setback may be 3m.</p> <p>(b) Subsection 139(3) does not apply in the application of Subsection 179(4).</p>
<p>Rooming Units in Private Dwellings</p> <p>Section 132</p> <p>Coach houses and rooming units</p> <p>City-wide</p>	<p>Amend Subsection 132(4) by inserting the text, “coach houses,” after the text, “permitted within”.</p>
<p>Group Home Provisions</p> <p>Section 125</p> <p>Coach houses and group homes</p> <p>City-wide</p>	<p>Amend Section 125 by adding a new Subsection as follows:</p> <p>“(6)</p> <p>Despite Clauses 125(1)(d) and (e), and Subsections 125(2) and (3), and Subsection 125(4) as it applies to a coach house, where a coach house is located on a lot shared with a group home, it may be used for group home purposes, provided the total number of residents, in both the coach house and the group home combined, does not</p>

Amendments for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
	exceed the ten (10) resident maximum required under the definition of group home and required under the residential zones.”
Bed and breakfasts Provisions Section 121 City-wide	Amend Section 121 by deleting the text, “in a residential zone or a rural zone”.
Non-Conformity and Non-Compliance Section 3 Clarification of use to mean principal use in Subsection 3(2) City-wide	Amend Subsection 3(2) by inserting the text, “principal”, after the text, “permitted”, wherever it appears.

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 34
9 MAY 2018**

123

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 34
LE 9 MAI 2018**

Document 5 – Consultation Details

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