

**AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
REPORT 28
11 OCTOBER 2017**

100

**COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
RAPPORT 28
LE 11 OCTOBRE 2017**

**EXTRACT OF DRAFT MINUTES 28
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
5 OCTOBER 2017**

**EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 28
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 5 OCTOBRE 2017**

**REVISED REQUIREMENTS FOR
RURAL COACH HOUSES ON PRIVATE SERVICES**

ACS2017-PIE-EDP-0040

WEST CARLETON-MARCH (5)

REPORT RECOMMENDATIONS:

That Agriculture and Rural Affairs Committee:

- 1. Recommend Council approve the proposed modifications to the Official Plan for rural coach houses on private services as detailed in Document 1;**
- 2. Recommend Council approve the proposed modifications to the Zoning By-law for rural coach houses on private services as detailed in Document 2;**
- 3. Recommend Council approve the proposed modifications to the Site Plan Control By-law for rural coach houses on private services as detailed in Document 3;**
- 4. Receive the Terms of Reference – Scoped Hydrogeological Studies for Coach Houses document to guide future scoped hydrogeological studies to support coach house applications as detailed in Document 4;**
- 5. 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 October 11, 2017 subject to submissions received between the publication of this report and the time of Council's decision.

The Committee received a brief PowerPoint slide presentation overview of the report from Mr. Alain Miguelez, Program Manager, Community Planning, Policy Planning Branch, Economic Development Services, Planning, Infrastructure and Economic Development Department (PIEDD). A copy of this presentation is held on file with the City Clerk. Mr. Michel Kearney, Senior Project Manager, Infrastructure Planning Unit, Asset Management Branch, Infrastructure Services, PIEDD, was also present to respond to questions.

Written correspondence proposing changes to the report recommendations was received from Mr. Ryan Poulton*, Novatech Engineering Consultants Ltd..

*[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions are held on file with the City Clerk.]*

In response to questions from the Committee, Mr. Miguelez explained the differences between coach houses and 'granny suites'; i.e., how coach houses allow for multi-generational living arrangements on undivided lots and offer a greater choice of dwelling types. Committee comments included the need to make such dwellings affordable in rural areas, to simplify the processes involved, and to address the issue of development charges (DC's), charged for transit services in areas not serviced by public transit. Councillor El-Chantiry said he would continue to work with PIEDD staff to see if coach houses could be exempted from the development charge requirement.

Councillor El-Chantiry introduced the following Motion to set the minimum lot size requirement for a coach house on private services at 0.4 hectares (ha), which included direction that staff provide Council with the necessary wording to implement the Motion in advance of the Council meeting of 11 October 2017.

MOTION N^o ARAC 28/02

Moved by Councillor E. El-Chantiry:

WHEREAS the minimum lot size requirement for a coach house on private services is recommended to be reduced to .65 hectares ; and

WHEREAS there is a desire from interested property owners to see a lower lot size threshold; and

WHEREAS all coach house applications will be subject the requirements with regard to well capacity and septic system impacts;

THEREFORE BE IT RESOLVED that the minimum lot size requirement for a coach house on private services be set at .4 hectares;

BE IT FURTHER RESOLVED that staff be directed to provide to Council any required language to implement this motion;

BE IT FURTHER RESOLVED that the City of Ottawa review this policy in five years to determine the impacts of the lowered lot size requirement;

BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.

Councillor Darouze also provided the following Direction to Staff:

DIRECTION TO STAFF:

That staff monitor the practices of other Ontario municipalities vis-à-vis coach houses, and provide updates to Committee with suggested improvements to the existing policy to provide greater clarity and to ease the processes involved for residents wishing to build coach houses on their properties.

Councillor Darouze introduced the following Motion, drafted by staff to address technical anomalies within the report:

MOTION N^o ARAC 28/03

Moved by Councillor Darouze:

WHEREAS Report ACS2017-PIE-EDP-0040 recommends an Official Plan Amendment to introduce more flexible requirements for coach houses in the rural area on private services; and

WHEREAS grammatical errors in the proposed policy changes have been identified, and require modification so as to achieve their intent.

THEREFORE BE IT RESOLVED that the following changes be made to Document 1 – Proposed Amendment to the Official Plan of the City of Ottawa in the staff report:

1. Item B under Section 2 of Part B – The Amendment be replaced with the following:

“B. In section 3.1 (1)(c), (ii) the text ‘a lot that is 0.8 ha or greater in size and is located in the rural area or village and where:’ is replaced with the following: ‘a lot that is of sufficient size to support private services and is located in the rural area or village and where:’”;

2. Item D under Section 2 of Part B – The Amendment be replaced with the following:

“D. Section 3.1 (d) is replaced with the following: ‘A coach house serviced in accordance with c. (ii) will be subject to site plan control except on lots that are less than 0.65 hectares or on lots that are connected to a public or communal water service system.’”.

CARRIED

Discussions having concluded, the report recommendations were put before Committee and were “CARRIED”, as amended by Motions N^{OS} ARAC 28/02 and 28/03, along with the Directions to Staff as noted below.

That Agriculture and Rural Affairs Committee:

1. Recommend Council approve the proposed modifications to the Official Plan for rural coach houses on private services as detailed in Document 1 as amended by the following:
 - a. That Item B under Section 2 of Part B – The Amendment be replaced with the following:

“B. In section 3.1 (1)(c), (ii) the text ‘a lot that is 0.8 ha or greater in size and is located in the rural area or village and where:’ is replaced with the following: ‘a lot that is of sufficient size to support private services and is located in the rural area or village and where:’”;
 - b. That Item D under Section 2 of Part B – The Amendment be replaced with the following:

“D. Section 3.1 (d) is replaced with the following: ‘A coach house serviced in accordance with c. (ii) will be subject to site plan control except on lots that are less than 0.65 hectares or on lots that are connected to a public or communal water service system.’”;
2. Recommend Council approve the proposed modifications to the Zoning By-law for rural coach houses on private services as detailed in Document 2;
3. Recommend Council approve the proposed modifications to the Site Plan Control By-law for rural coach houses on private services as detailed in Document 3;
4. Recommend Council receive the Terms of Reference – Scoped Hydrogeological Studies for Coach Houses document to guide future scoped hydrogeological studies to support coach house applications as detailed in Document 4;

5. **Recommend Council approve that the minimum lot size requirement for a coach house on private services be set at .4 hectares;**
6. **Recommend Council approve that the City of Ottawa review this policy in five years to determine the impacts of the lowered lot size requirement;**
7. **BE IT FURTHER RESOLVED that there be no further notice pursuant to Subsection 34 (17) of the *Planning Act*.**
8. **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 October 11, 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

CARRIED, as amended

DIRECTION TO STAFF:

1. That staff monitor the practices of other Ontario municipalities vis-à-vis coach houses, and provide updates to Committee with suggested improvements to the existing policy to provide greater clarity and to ease the processes involved for residents wishing to build coach houses on their properties.
2. That staff provide to Council any required language to implement Motion ARAC 28/02 (specifically, as outlined in Recommendations N^{OS} 5 and 6 above, per Motion N^O ARAC 28/02, 05 October 2017).