

EXTRACT OF DRAFT MINUTES 20
AGRICULTURE AND RURAL
AFFAIRS COMMITTEE
06 OCTOBER 2016

EXTRAIT DE L'ÉBAUCHE DU
PROCÈS-VERBAL 20
COMITÉ DE L'AGRICULTURE ET
DES AFFAIRES RURALES
LE 6 OCTOBRE 2016

OFFICIAL PLAN, ZONING AND RELATED BY-LAW AMENDMENTS: SECOND
DWELLING UNITS IN ACCESSORY BUILDINGS (COACH HOUSES)

ACS2016-PIE-PGM-0142

CITY WIDE

REPORT RECOMMENDATIONS

That Agriculture and Rural Affairs Committee:

- a. Recommend that Council approve amendments to the Official Plan, as detailed in Document 1;
- b. Recommend that Council approve amendments to the Zoning By-law, as detailed in Document 2;
- c. Recommend that Council repeal the policy changes to Section 2.5.2 Policy 10 and Section 3.1 Policy 1 as proposed in Items 107 and 130 of Official Plan Amendment No. 150 and repeal the policy changes to Section 3.1 Policy 1 proposed in Item e. of Plan Amendment No. 140, as they apply to Secondary Dwelling units; and
- d. Approve the Public Consultation Section, attached as Document 7 of this report, be included as the “brief explanation” in the Summary of Written and Oral Submissions, to be prepared by the City Clerk and Solicitor’s Office and submitted to Council in tandem with this report, subject to submissions received between the publication of this report and 4 p.m. of the day prior to Council’s consideration.

Alain Miguelez, Program Manager, Policy Development and Urban Design spoke to both items 5 and 6 in a PowerPoint presentation. A copy of the presentation is held on file with the City Clerk's office.

Following the presentation the Committee heard from the following delegations:

1. Klaus Beltzner - president of the Manotick Village and Community Association (MVCA) noted that secondary buildings are already permitted in rural areas of the city. He says that these changes make it more onerous due to costs and processes for site plan control. He appreciates the amendment motion coming forward.
2. Shirley Dolan – Rural resident in Woodlawn commented that the Coach House is one way to provide affordable housing especially for seniors in the rural areas. She also appreciates the amending motion coming forward however she takes exception to the additional costs being imposed.
3. *Heather Pearl - The Federation of Citizens' Associations (FCA) stated that the recommendations should be completely separate for the rural wards from the urban and suburban wards. She noted that many good trees and greenery could be destroyed in the urban and suburban area.

[* *All individuals marked with an asterisk either provided their comments in writing or by email; all such comments are held on file with the City Clerk.]*

Chair Moffatt clarified that fees are necessary in that users of the service pay for the services they use and not general taxpayers.

Following discussion on the motions being presented and their rationale, Vice-Chair Darouze introduced the following motion and directions to staff.

MOTION ARA 20/01

Moved by: Councillor Darouze

WHEREAS Report ACS2016-PIE-PGM-0142 recommends that the permitted height for one-storey Coach Houses in the Rural Area outside of Villages be 4.0 metres;

AND WHEREAS Report ACS2016-PIE-PGM-0142 recommends that the permitted height for one-storey Coach Houses in Villages be 3.6 metres;

AND WHEREAS upon further consultation it has been recognized that the desire for those permitted heights for accessory buildings originates mostly from the Urban Area, where the denser lot fabric and greater adjacency between neighbours creates concerns of overlook, shading and massing in back yards,

AND WHEREAS such concerns have not emerged in the Rural Area;

THEREFORE BE IT RESOLVED that the following changes be made to the staff report:

- (1) Amend Document 2 by deleting item (8)(7)(a) in the Details of the Recommended Zoning and replacing it with the following:

“(7) The maximum permitted height of a building containing a coach house:

- (a) In the AG, EP, ME, MR, RC, RG, RH, RI, RR, RU, V1, V2, V3 and VM Zones, is the lesser of:

- (i) the height of the principal dwelling; or
- (ii) 4.5 metres.
- (iii) despite (ii), where the living area of the coach house is entirely located on the second storey above a detached garage, the coach house may have a maximum height of 6.1 metres.”

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

CARRIED

The report was then put to Committee and CARRIED as amended.

Direction to staff:

1. Prior to the Council meeting where this will rise on 26 October, provide the Committee members with the clear distinction between what secondary dwellings and coach houses are and a clear vision on the process for both as well as fees involved for both.

That staff examine publishing the definition, processes and costs for coach houses on the City's website.