

7. CITY OF OTTAWA ZONING BY-LAW 2008-250: OMNIBUS AMENDMENTS  
– Q3 2020

RÈGLEMENT DE ZONAGE (NO 2008-250) DE LA VILLE D'OTTAWA :  
MODIFICATIONS D'ORDRE GÉNÉRAL – T3 2020

**PLANNING COMMITTEE RECOMMENDATIONS**

That Council approve:

1. amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 2 and 4, as amended by the following:
  - a. that Document 1F be replaced with the revised map (set out below), per Motion n° PLC 2020-30/2
  - b. That the zoning details in Document 2 dealing with 112 Nelson Street be replaced with the following:
    - “1. Rezone the lands as shown in Document 1F and add the provisions as detailed in report ACS2018-PIE-PS-0086, in addition to a holding provision as follows:  
  
-The holding symbol may only be removed following the registration of a Section 37 agreement to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.”
2. that there be no further notice pursuant to Subsection 34 (17) of the Planning Act.

**AGRICULTURE AND RURAL AFFAIRS COMMITTEE RECOMMENDATION**

That Council approve amendments to Zoning By-law 2008-250, as shown in Document 1 and detailed in Documents 3 and 4.

### **RECOMMANDATIONS DU COMITÉ L'URBANISME**

Que le Conseil approuve :

1. les modifications du *Règlement de zonage* (n° 2008-250) illustrées dans le document 1 et décrites en détail dans les documents 2 et 4, dans sa version modifiée par ce qui suit :
  - a. que le document 1F soit remplacé par la carte révisée (présentée ci-dessous), conformément à la motion n° PLC 2020-30/2 du Comité de l'urbanisme
  - b. que les détails du zonage indiqués dans le document 2 pour le 112, rue Nelson soient remplacés par ceci :
    - « 1. Changer le zonage des terrains illustrés dans le document 1F et ajouter les dispositions décrites dans le rapport ACS2018-PIE-PS-0086, en plus d'une disposition d'aménagement différé comme suit :
      - Le symbole d'aménagement différé ne peut être supprimé qu'après l'enregistrement d'une entente prévue par l'article 37 à la satisfaction du directeur général de la Planification, de l'Infrastructure et du Développement économique. »
2. qu'aucun nouvel avis ne soit donné aux termes du paragraphe 34(17) de la Loi sur l'aménagement du territoire.

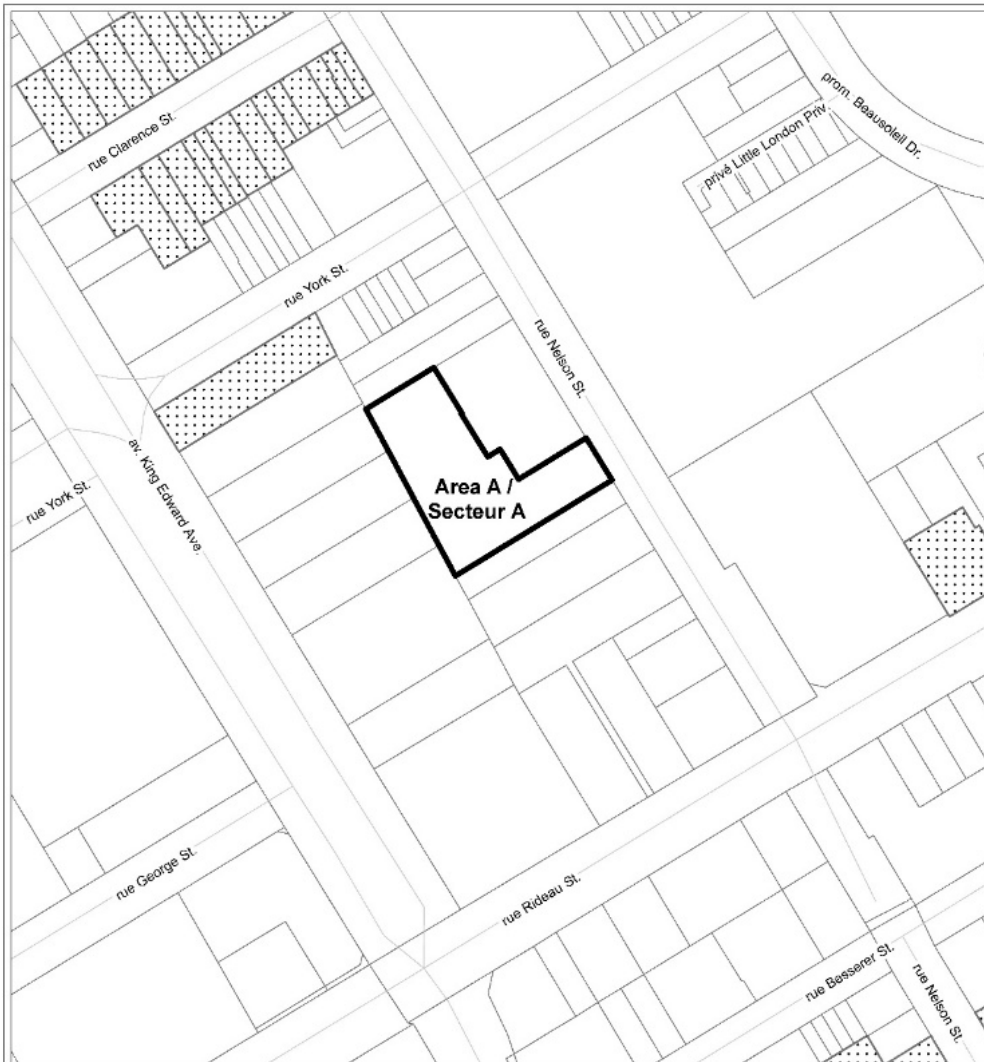
### **RECOMMANDATION DU COMITÉ DE L'AGRICULTURE ET DES AFFAIRES RURALES**


Que le Conseil approuve les modifications du *Règlement de zonage* (n° 2008-250), telles qu'illustrées dans le document 1 et décrites dans les documents 3 et 4;

Documentation/Documentation

1. Supporting Document 1 - Revised Document 1F, per Planning Committee Motion No PLC 2020-30/2  
  
Document à l'appui no 1 – Document 1F révisé, conformément à la motion no PLC 2020-30/2 du Comité de l'urbanisme
  
2. Director's report, Economic Development and Long Range Planning, Planning, Infrastructure and Economic Development Department, dated September 11, 2020 (ACS2020-PIE-EDP-0029)  
  
Rapport du Directeur, Développement Économique et Planification à long terme, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 11 septembre 2020 (ACS2020-PIE-EDP-0029)
  
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, October 1, 2020  
  
Extrait de l'ébauche du procès-verbal, Comité de l'agriculture et des affaires rurales, le 1 octobre 2020
  
3. Extract of draft Minutes, Planning Committee, September 24, 2020  
Extrait de l'ébauche du procès-verbal du Comité de l'urbanisme, le 24 septembre 2020

Supporting Document 1 - Revised Document 1F, per Planning Committee Motion No PLC 2020-30/2



		<b>LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE</b>	
D02-02-20-0073	20-0698-D	<b>112 rue Nelson Street</b>	
I:\CO\2020\Zoning\Nelson_112_v2		<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 20px; height: 10px; margin-right: 5px;"></div> <div> <p>Area A to be rezoned from IG1 H(11) to R5B[XXXX] SYYY-h Le zonage du secteur A sera modifié de IG1 H(11) à R5B[XXXX] SYYY-h</p> </div> </div>	
<small>©Parcel data is owned by Teramir Enterprises, Inc. and its suppliers. All rights reserved. May not be printed without permission. THIS IS NOT A PLAN OF SURVEY. ©Les données de parcelles appartiennent à Teramir Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE</small>		<div style="display: flex; align-items: center;"> <div style="border: 1px dotted black; width: 15px; height: 10px; margin-right: 5px;"></div> <div> <p>Heritage (Section 60) Patrimoine (Article 60)</p> </div> </div>	
REVISION / RÉVISION - 2020 / 09 / 21		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)	

**AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 16  
OCTOBER 14, 2020**

**66**

**COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 16  
LE 14 OCTOBRE 2020**

**Report to  
Rapport au:**

**Planning Committee / Comité de l'urbanisme  
September 24, 2020 / 24 septembre 2020**

**and / et**

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

**October 1, 2020 / 1er octobre 2020**

**and Council / et au Conseil  
October 14, 2020 / 14 octobre 2020**

**Submitted on September 11, 2020  
Soumis le 11 septembre 2020**

**Submitted by  
Soumis par:  
Don Herweyer**

**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:  
Mitchell LeSage**

**By-law Writer and Interpretation Officer II / Agent de rédaction et d'interprétation  
des règlements municipaux II  
613-580-2424, 41488, mitchell.lesage@ottawa.ca**

**Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE      File Number: ACS2020-PIE-EDP-0029**

**SUBJECT:** City of Ottawa Zoning By-law 2008-250: Omnibus Amendments –  
Q3 2020

**OBJET:** *Règlement de zonage* (no 2008-250) de la Ville d'Ottawa :  
modifications d'ordre général – T3 2020

### 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 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.
3. That Planning and Agriculture and Rural Affairs Committees 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 Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of October 14, 2020", 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 du *Règlement de zonage* (n° 2008-250) illustrées dans le document 1 et décrites en détail dans les documents 2 et 4; et
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications du *Règlement de zonage* (n° 2008-250), telles qu'illustrées dans le document 1 et décrites dans les documents 3 et 4;

3. **Que les Comités des l'urbanisme et l'agriculture et des affaires rurales consente à ce que la section du présent rapport consacrée aux détails de la consultation soit intégrée à la « brève explication » du résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal 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 de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 14 octobre 2020 », 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

### Hypothèses et analyse

Le présent rapport contient des recommandations visant la modification de certaines dispositions et la correction d'erreurs mineures dans le *Règlement de zonage* de la Ville d'Ottawa. Le personnel a réuni ces modifications dans un rapport sur les modifications générales du *Règlement de zonage* afin de faciliter le processus de modification réglementaire.

### Consultation publique

Une consultation publique a été menée 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 2020, 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.

<b>Amendments for review by Planning Committee</b>	
<b>I Item</b>	<b>II Summary of Amendment</b>
Setbacks Abutting a laneway for Residential Infill Development Multiple Wards	An amendment is needed to clarify the setback that applies for properties abutting a laneway, which is not zoned. Current provision only indicates setbacks abutting another zone.
Exception 521	An amendment is required to clarify that the minimum 7.5-metre setback was to apply to the pre-severance Planned Unit Development lot line, rather than to each



Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Ward 16 – Riley Brockington	newly severed individual lot. The amended provision will clarify that the setback applies only to lots abutting 3099 Uplands Drive (R3B zone).
Hawthorne Avenue Ward 17 – Shawn Menard	An amendment is needed to introduce a provision that would require a mix of residential and non-residential uses in the Traditional Mainstreet Zone located along Hawthorne Avenue. Specifically requiring non-residential uses at grade, where it abuts Hawthorne Avenue.
Section 107	An amendment is needed to reduce aisle widths for residential parking lots to match with those required for parking garages.
Section 127(13)	An amendment is needed to remove electricians and plumbers from the list of municipally licensed businesses permitted since these professions do not require a City of Ottawa license.
3828 Innes Road and 6211 Renaud Road Ward 2 - Laura Dudas	<p>It is proposed to rezone the lands from Development Reserve to Open Space and Environmental Protection to more accurately reflect the intended uses.</p> <p>The properties are abutting City-owned parcels of land. They form part of a large protected woodlands complex identified as Urban Natural Area 97 in the Urban Natural Areas Environmental Evaluation Study (2005). They are also partly designated Urban Natural Feature in the City's Official Plan, and partly used as a storm water conveyance channel that drains a portion of the East Urban Community (EUC) that has developed incrementally over the past several years. The current zoning (DR) is a remnant of what was once was in effect</p>

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	over a large area of the EUC. This remnant parcel of land, which is not part of any subdivision lands that surround it, should have been appropriately rezoned when the subdivisions were approved and registered. The current uses of the parcel are intended to continue in perpetuity; therefore, it is appropriate to rezone the parcel to Environmental Protection (EP) and Parks and Open Space (O1R) to integrate it with the zoning currently in effect over the adjacent lands.
Section 70(1) - Protection of Airport Operations	This section incorrectly references the Official Plan provision as 'Section 4.8.7 – Land Use Constraints Due to Aircraft Noise'. An amendment is required to correct the reference to 'Section 4.8.6 – Land-Use Constraints Due to Airport and Aircraft Operations'.
Schedule 125 revision	An amendment to Schedule 125 is needed to accurately reflect the deletion of the area referenced in By-law 2015-45, which has been rezoned from GM24[90] -h S125 to AM10.  The report detailed the following: "amend Schedule 125 to exclude Area R from its boundaries". Page 16 of By-law 2015-45 proposed to amend the schedules section by "deleting Area R from Schedule 125" as identified on attachment 4. However, on attachment 4 of the by-law, the area was identified as Area E rather than Area R, and the current Schedule 125 still includes this area of the site in it.
120 Central Park - R5K[932] H(28)	An amendment is needed to add the permitted heights as approved by the OMB that were errantly omitted when

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Ward 16 – Riley Brockington	consolidating previous Zoning By-laws into By-law 2008-250.  The provisions that need to be added are as follows:  “The maximum building height of one building is the lessor of 10-storeys or 30.5 metres  The maximum building height of all other buildings is the lesser of eight-storeys or 25.0 metres.”
Parts of 320 Deschatelets / 175 Main  Ward 17 – Shawn Menard	An amendment is needed to add farmers’ market as a permitted use along the Grand Allee of the Greystone Village development.
Sections 203(2)(g) and 205(2)(g) - Places of worship in Light Industrial Zones	By-law 2019–449 amended provisions affecting places of worship in urban employment areas of the Official Plan. This included restrictions against locating within areas that would be denied a permit from the airport authority due to their zoning documents.  An amendment is needed to remove the reference to Airport Vicinity Development Zone as it should only be a reference to the Airport Operating Influence Zone.
Urban Exception 2582  Ward 19	This amendment is to permit porches located within required front and corner side yards to provide a foundation.
Sections 106(3)(a) and 106(3)(b) -	An amendment to replace the words "required" with the words "provided" is necessary in order to clarify that parking space size reductions may be applied to the

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	number of parking spaces actually provided on a site rather only to those required, so that if additional parking spaces are provided above the requirement, they may take advantage of size reduction provisions.
Rockcliffe Park - Accessory Structures and buildings in rear yards  Urban Exceptions 1256, 1257, 1258, 1259,1260, 1261, 1262 and 1858  Ward 13 – Rawlson King	It is proposed to change the setback requirement for accessory buildings in rear yards in the Rockcliffe Park Heritage Conservation District from 0.6 metres to 1.5 metres.  The existing 0.6-metre minimum setback does not allow for the preservation of green space in between buildings, which is a heritage attribute of the Rockcliffe Park HCD, a Heritage Conservation District designated under Part V of the <i>Ontario Heritage Act</i> . A 1.5-metre setback is also in alignment with the former Village of Rockcliffe Park Zoning By-law provisions.  The Rockcliffe Park Resident's Association is in favour and has circulated the community about the proposed change.
250 City Centre – Holding Provision  MC[398] S169 -h  Ward 14 – Catherine McKenney	An amendment is required to clarify the intent of the holding provision, which is meant to limit the eventual development of this site with new buildings, rather than uses within the existing buildings.  The amendment will clarify that the holding symbol applies to new buildings and building additions only.
Arterial Mainstreet Provisions - Table 185(3)(g)	An amendment is required to clarify that height step backs continue to apply to those properties subject to Section 185(3)(g). This section outlines the maximum height only.

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
	By-law 2015-45 implemented Official Plan policies by reducing permitted height for those zones within major hubs and corridors from 30.0 metres to 25.0 metres. The existing table provides step back requirements for all AM zoned properties. Though the maximum height of 25.0 metres was provided in a separate section, the intent, based on review of the planning report for By-law 2015-45, was to have these step back provisions apply to all properties in the AM zone. The reduced height in other words was to be in reference to the maximum height only. It is therefore proposed to reorganize the table for clarity.
1770 Heatherington Ward 10 – Diane Deans	The site is currently zoned IG1, which permits a recreation and athletic facility as a use, however the maximum area for such a use is capped at 300.0 square metres under the current subzone. The area required to host the necessary range of community functions for this use is generally greater than 300.0 square metres, being noted in a motion approved by Council on July 8, 2020 as being up to 1700.0 square metres. An amendment is therefore required in order to permit a more appropriately sized facility on this site.
2 Via Modugno Ward 3 – Jan Harder	As a result of an irregularly shaped lot a technical front lot line makes it look like development is occurring at a rear property line. The fronts of buildings were meant to front on via Modugno.
AM15 Typographical error	An amendment is needed to fix a typographical error for the AM15 zone located along St. Laurent Boulevard. The AM15 zone should have been written as AM10.

Amendments for review by Planning Committee	
I Item	II Summary of Amendment
Ward 13 – Rawlson King	
112 Nelson Street Ward 12 – Mathieu Fleury	An amendment is needed to add a holding symbol with release conditional on the entering into and registration of a Section 37 agreement all to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
2 Nesbitt Road	An amendment is needed to align zoning with property lines.

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
7356 Mansfield Road Ward 21 – Scott Moffatt	An amendment is needed to regularize a dwelling located on this property. (MR to MR1).
Hunt Club Road at Russell Rd realignment 4055 / 4120 Russell Road Ward 10 – Diane Deans	An amendment is need as a result of the realignment of the road. This amendment will match the appropriate zoning to each side of the road.
2518 Devine Road	An amendment is needed to implement the site-specific policy from the Official Plan amendment for 2518 Devine

Ward 19 – Cumberland	Road ( <a href="#">ACS2019-PIE-PS-0088</a> ) to protect against future development of the lands, which surround the existing Vars Municipal Well.
Section 128 – Home-Based Business Provisions  Multiple Wards	Amendments are proposed in order to address rural zones that are currently unable to benefit from the provisions of Section 128. Several of the Mineral Extraction subzones and Mineral Aggregate Reserve subzones permit detached dwellings and home-based businesses and are suitably sized and located to allow for the additional types of businesses permitted under Section 128, however due to the current limitation to AG and RU zones only, are not permitted. It is therefore proposed to revise Section 128 to permit mineral extraction zones to apply the additional provisions of Section 128.
7025 Fallowfield Road  Ward 21 – Scott Moffatt	An amendment is required to update the floodplain mapping to reflect the most up to date mapping by the conservation authority following a permit to relocate the watercourse crossing this property.
Section 211(2)(d) – Agricultural Provisions	An amendment to Section 211(2)(d) is required to clarify the intent of the provision: to permit any combination of the additional dwelling unit types listed (detached dwelling, a mobile home, and bunk house), with a maximum of one additional detached dwelling only, in the Agricultural Zone. No material change is proposed.
1132 8th Line Road  Ward 20 – George Darouze	This amendment is required because of a technical oversight that shifted the zoning line to exclude the property, which was previously zoned Agricultural (AG), permitting the existing detached dwelling as a use. The lot was zoned residentially in 2000 but under the new version in 2003 the zoning line errantly shifted to exclude this lot.

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 110(3) – Refuse Collection	An amendment is required to clarify that refuse collection areas are to be screened from view regardless of where they are located exterior to the building. The current provision indicates that refuse collection must only be screened from view if within a 'parking lot', as defined in the Zoning By-law. This will clarify that screening is required whether within a parking lot or a landscaped area. The amendment will also provide greater flexibility by permitting soft landscaping as a screening option.
Section 65 – Permitted Projections into Required Yards	This section is not meant to be more restrictive with respect to setbacks than the underlying zoning. An amendment is required to clarify that in no case must the setback for a permitted projection be greater than the required building setback.
Gas bar definition	An amendment is needed to ensure that small-scale electric vehicle charging stations that are accessory to a parking space are not considered a gas bar.

### **Provincial Policy Statement**

Staff have reviewed the report recommendations and have determined they are consistent with the Provincial Policy Statement of 2014 and 2020.

### **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 is no impediment to the adoptions of the recommendations in 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**

Legislative Services, Office of the City Clerk, to notify the owner; applicant; Ottawa Scene Canada Signs, 415 Legget Drive, Kanata, ON K2K 3R1; Krista O'Brien, Program Manager, Tax Billing and Control, Finance Services department (Mail Code: 26-76) of City Council's decision.

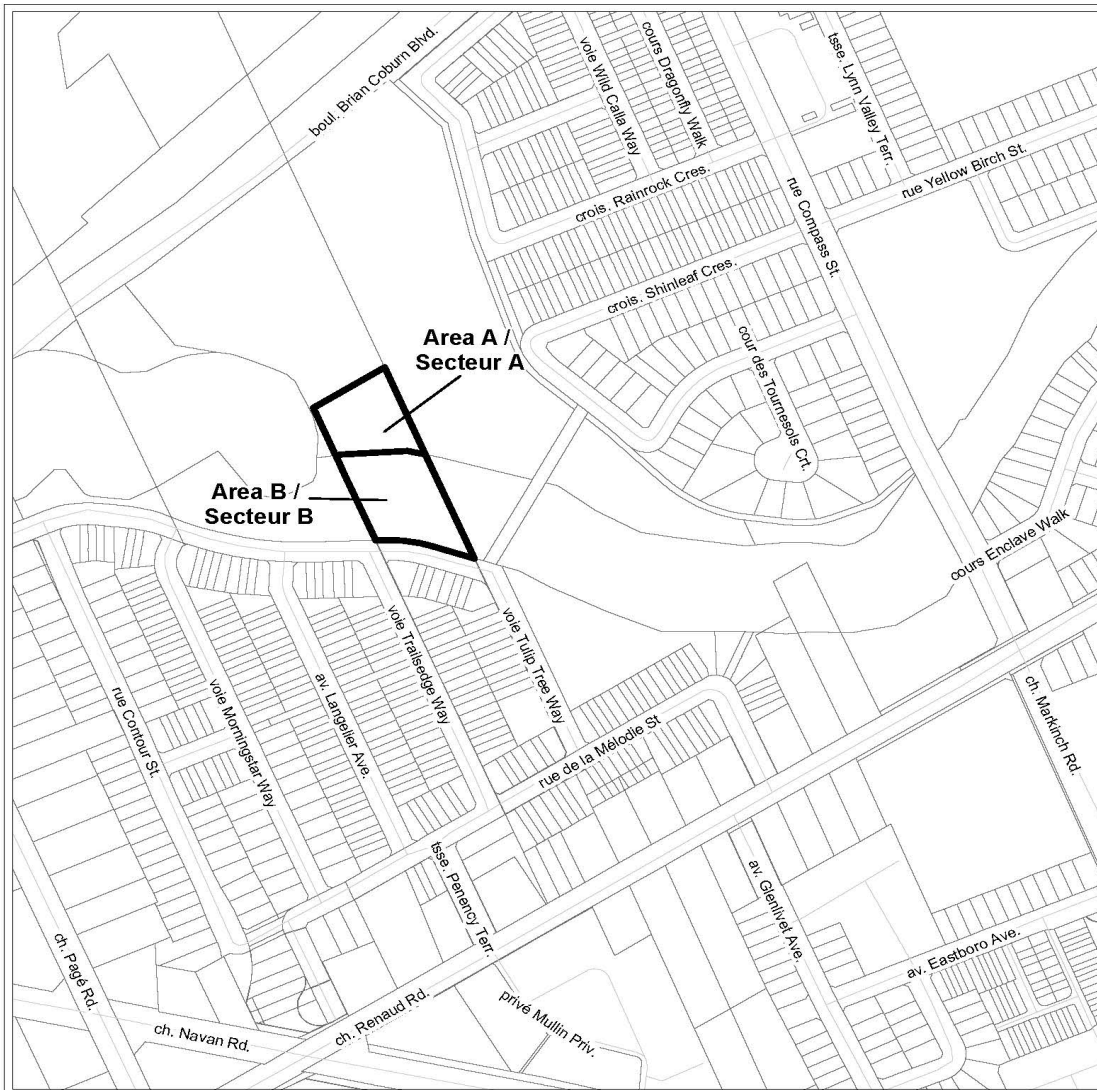
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.




Legal Services, Innovative Client Services Department, to forward the implementing by-law to City Council.

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

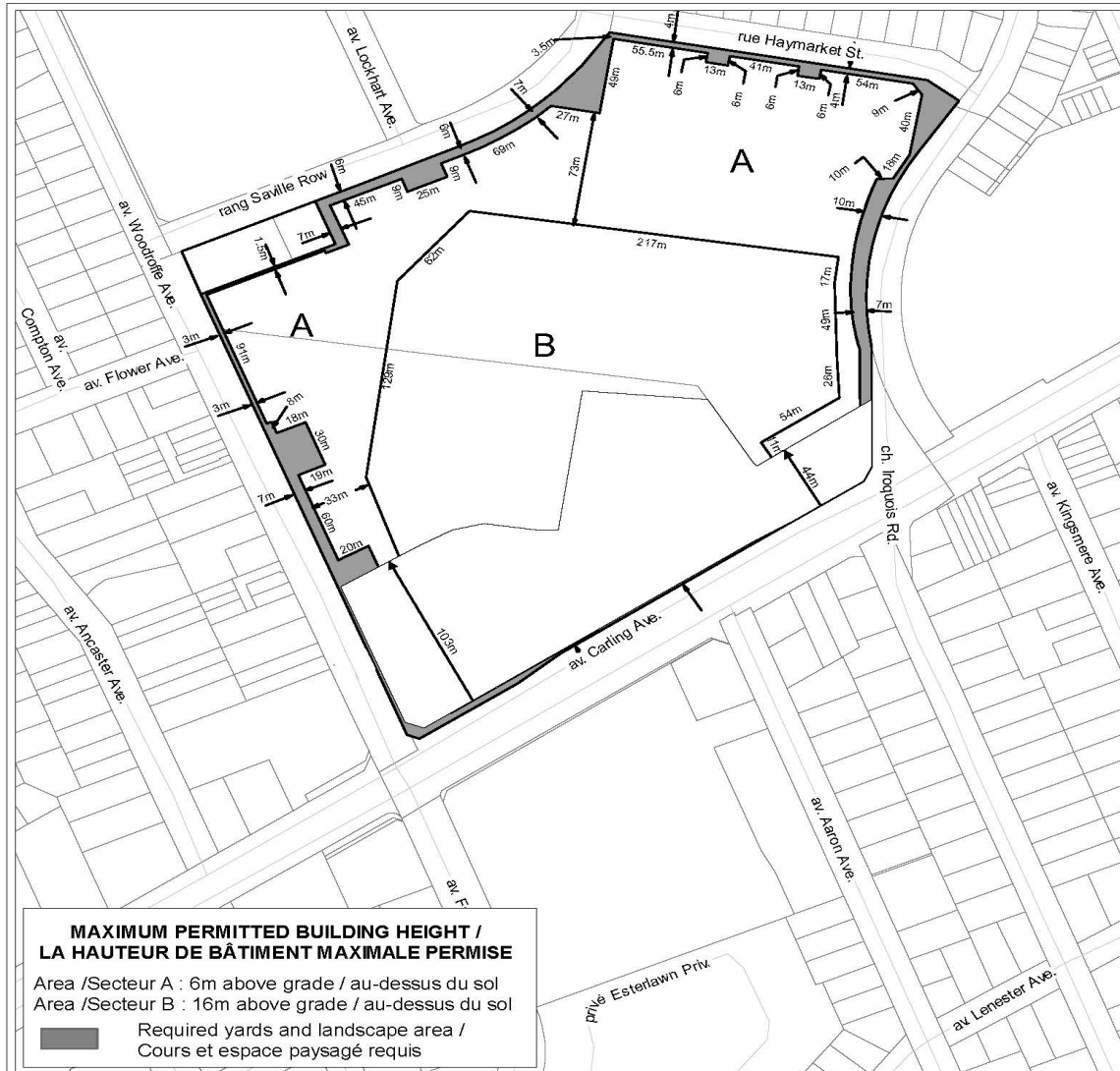
Document 1 – Location Maps

Location Map – 1A



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
<b>Part of / Partie de 3828 ch. Innes Road</b> <b>Part of / Partie de 6211 ch. Renaud Road</b>		 Area A to be rezoned from DR to EP Le zonage du secteur A sera modifié de DR à EP Area B to be rezoned from DR to O1 Le zonage du secteur B sera modifié de DR à O1	
D02-02-20-0073	20-0698-D	I:\CO\2020\Zoning\Innes_3828_Renaud_6211 ©Parcel data is owned by Teramet Enterprises Inc. and its suppliers All rights reserved. May not be produced without permission THIS IS NOT A PLAN OF SURVEY ©Les données de parcelles appartient à Teramet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE	
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**Location Map – 1B**



**MAXIMUM PERMITTED BUILDING HEIGHT /  
LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE**

Area /Secteur A : 6m above grade / au-dessus du sol  
 Area /Secteur B : 16m above grade / au-dessus du sol


█ Required yards and landscape area /  
 Cours et espace paysagé requis



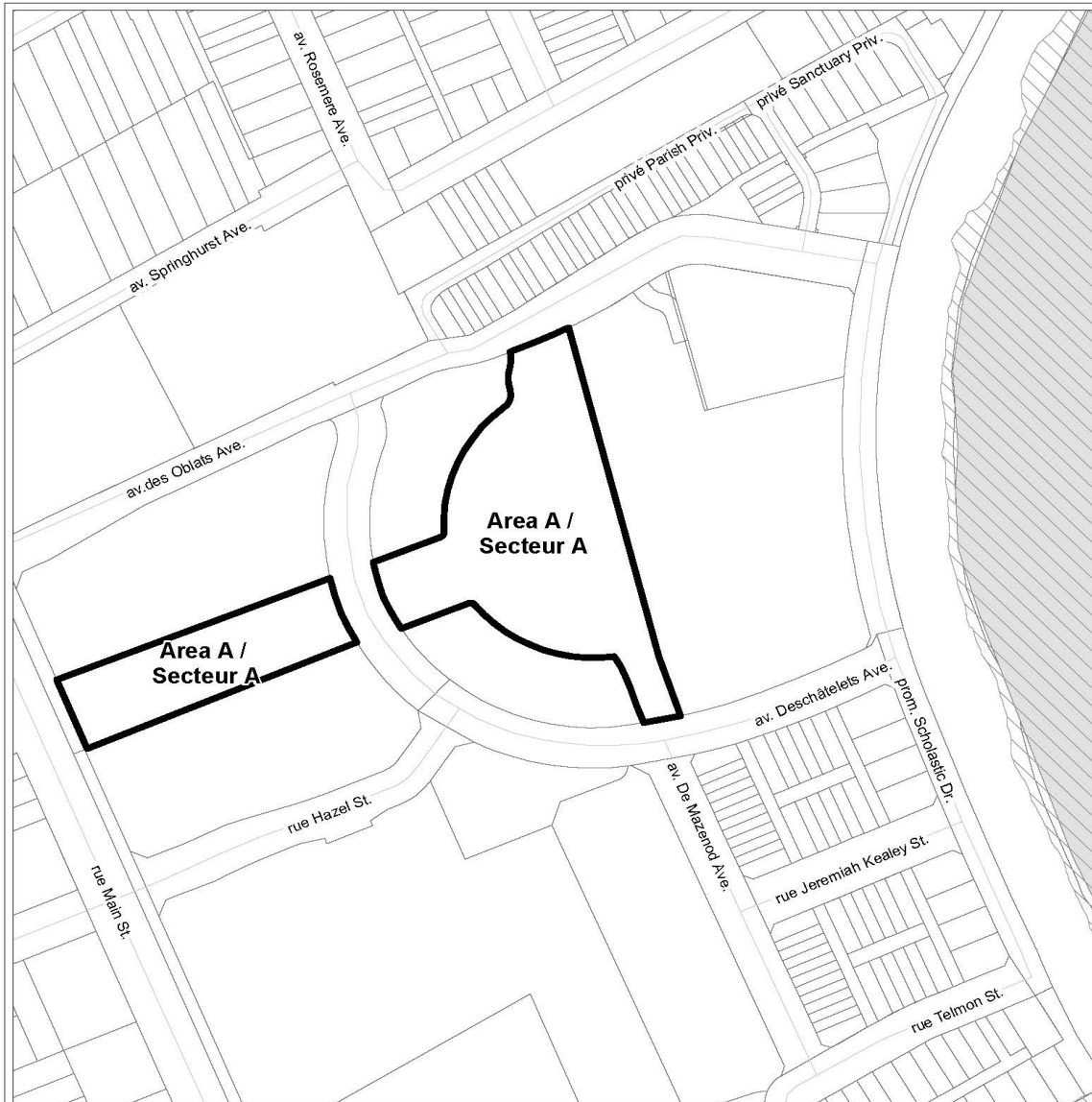
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**This is Schedule 125 to Zoning By-law No. 2008-250  
 Annexe 125 au Règlement de zonage n° 2008-250**

This is Attachment X to By-law Number 2020-XXX, passed Month XX, 2020  
 Pièce jointe n° X du Règlement municipal n° 2020-XXX, adopté le XX mois, 2020



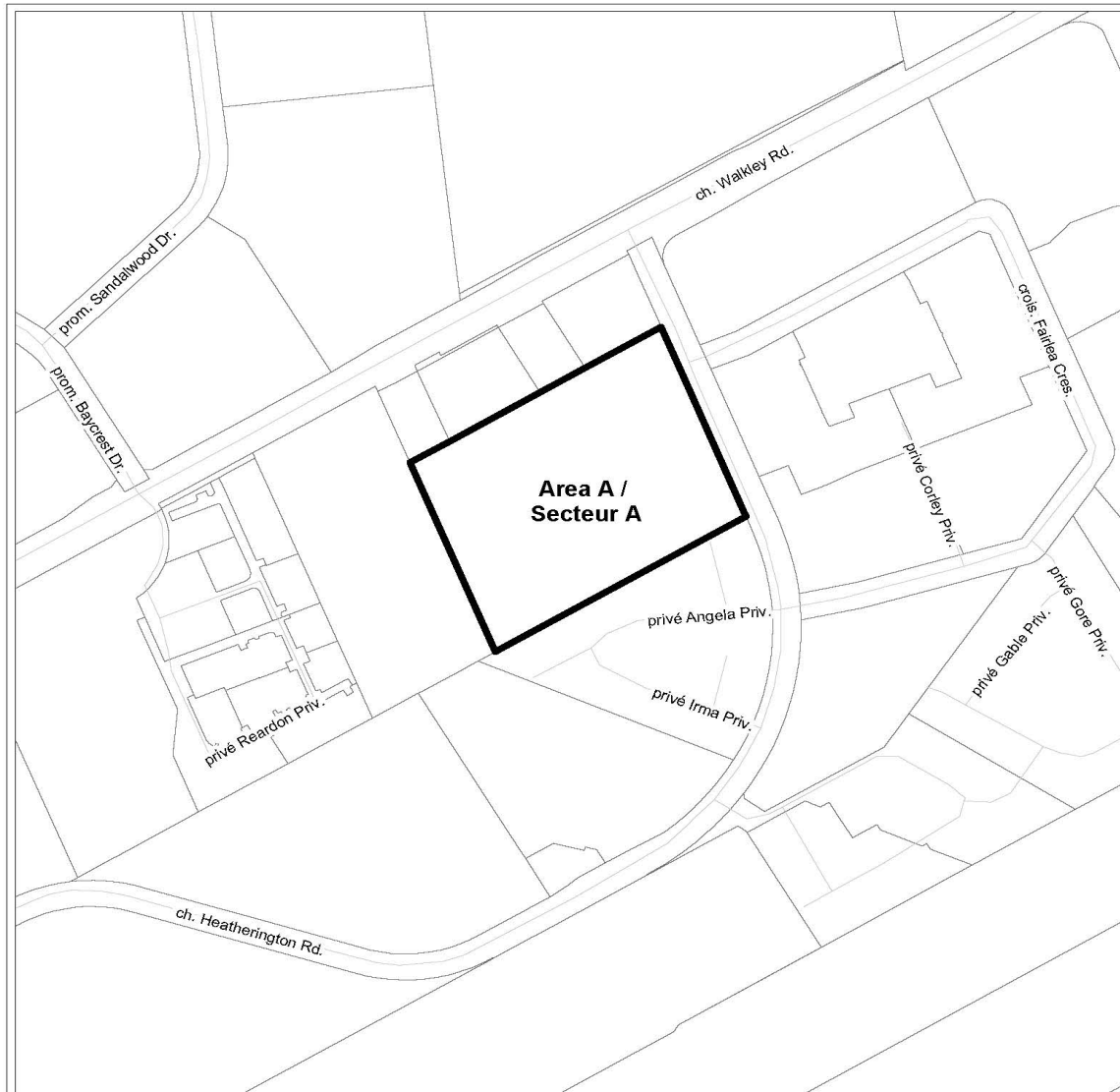
**Location Map – 1C**






		<b>LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE</b>	
<b>175 rue Main Street 320 av. Deschatelets Avenue</b>		<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> <div style="border: 2px solid black; width: 40px; height: 20px; margin-bottom: 5px;"></div> <p>Area A to be rezoned from O1 to O1[XXX] Le zonage du secteur A sera modifié de O1 à O1[XXX]</p> <div style="border: 1px dashed gray; width: 40px; height: 10px; margin-bottom: 5px;"></div> <p>Existing Flood Plain (Section 58) / Plaine inondable (Article 58)</p> </div> <div style="width: 55%;"> <p>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)</p> </div> </div>	
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I:\COV2020\Zoning\Main_175_Deschatelets_320			
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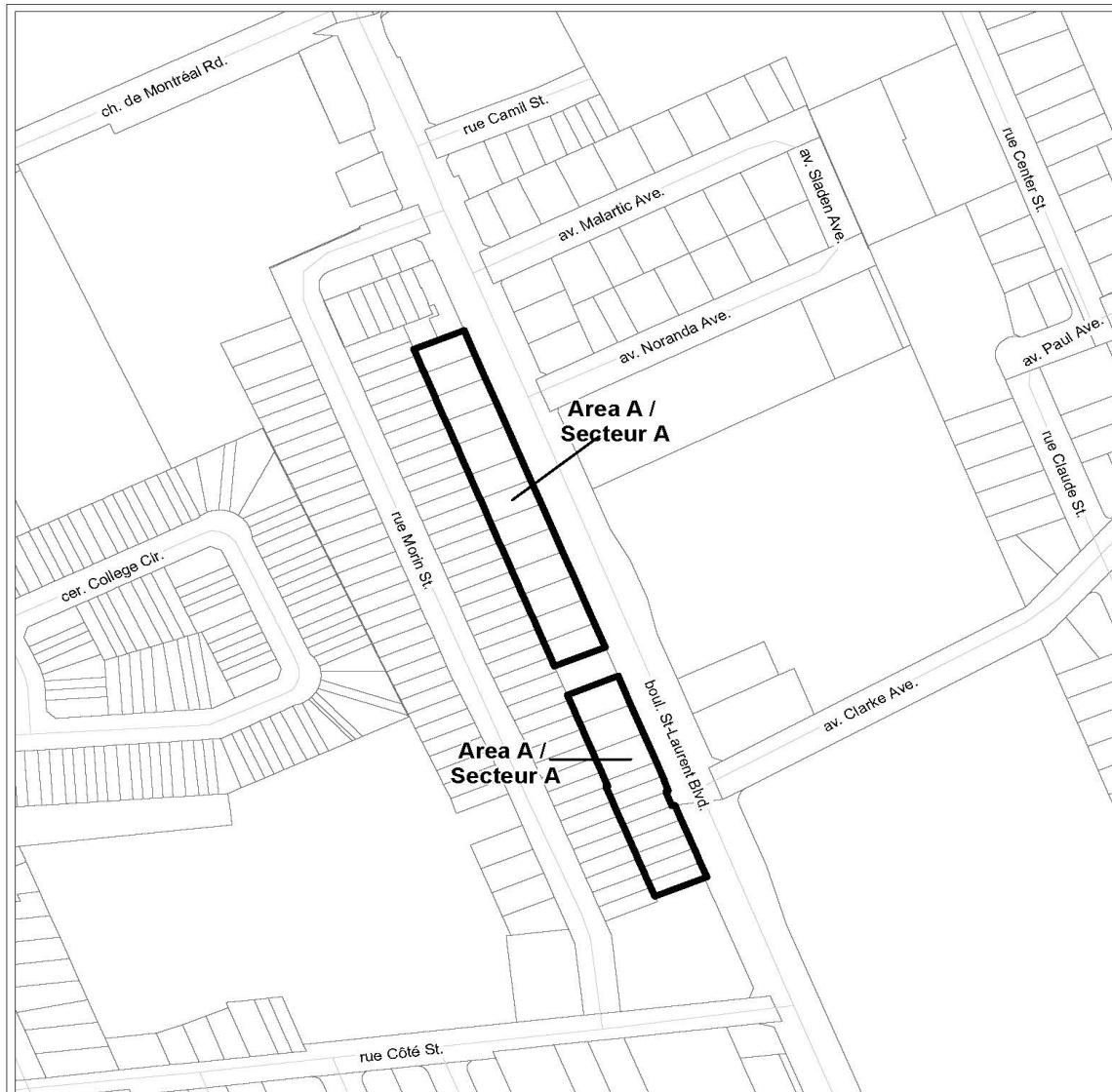



**Location Map – 1D**



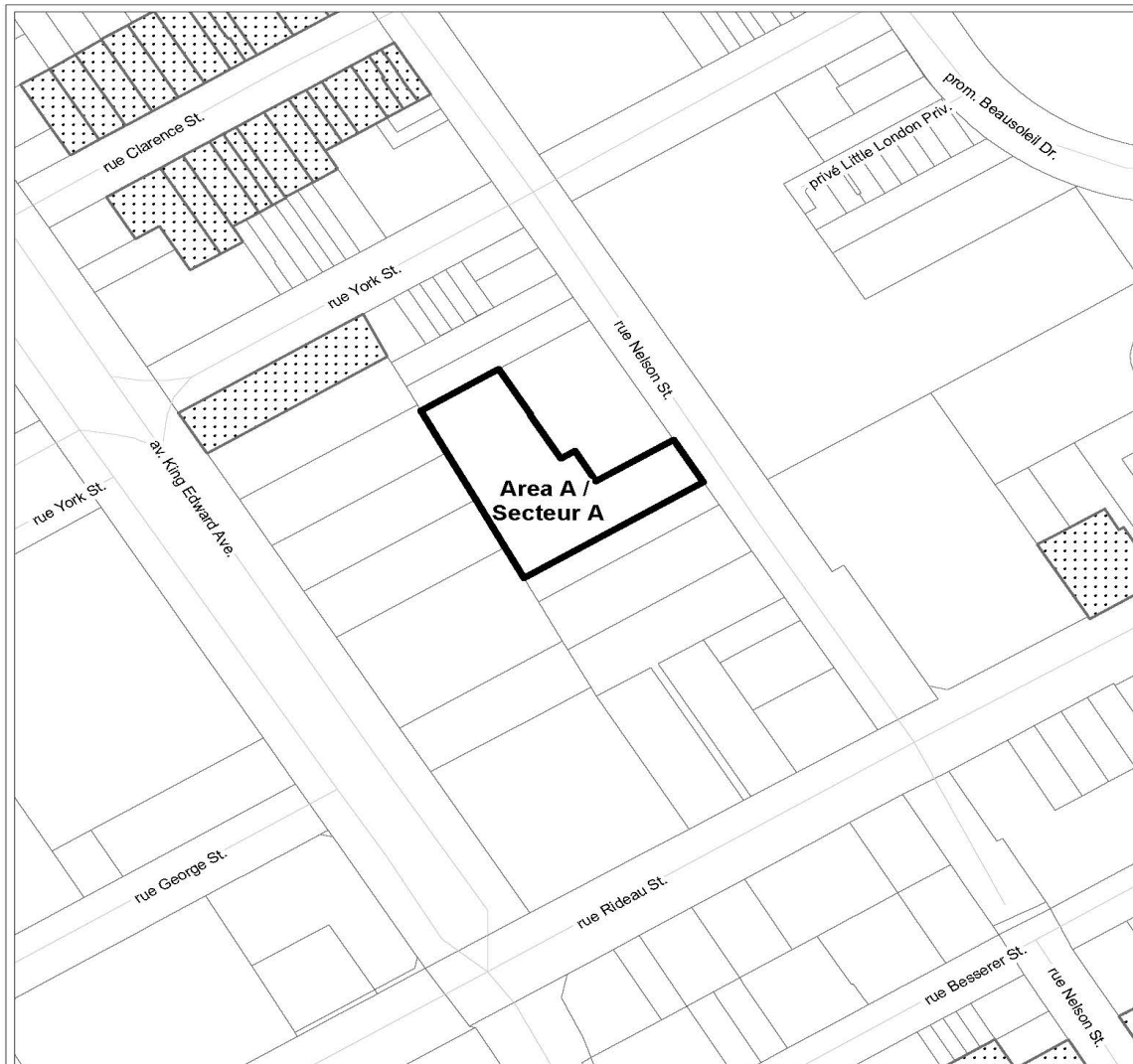
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0698-D	<b>1170 ch. Heatherington Road</b>	
I:\CO\2020\Zoning\Heatherington_1170			Area A to be rezoned from IG1 to IG1[XXXX] Le zonage du secteur A sera modifié de IG1 à IG1[XXXX]
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**Location Map – 1E**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0698-D	<b>638, 642, 646, 652, 656, 656, 660, 666, 670, 676, 680, 684, 694, 700, 708, 712, 716, 720, 722, 724, 726, 728, 730, 732, 734 boul. St Laurent Boulevard</b>	
I:\CO\2020\Zoning\St_Laurent_638_734		 Area A to be rezoned from AM15[2201] H(15) to AM10[2201] H(15) Le zonage du secteur A sera modifié de AM15[2201] H(15) à AM10[2201] H(15)	
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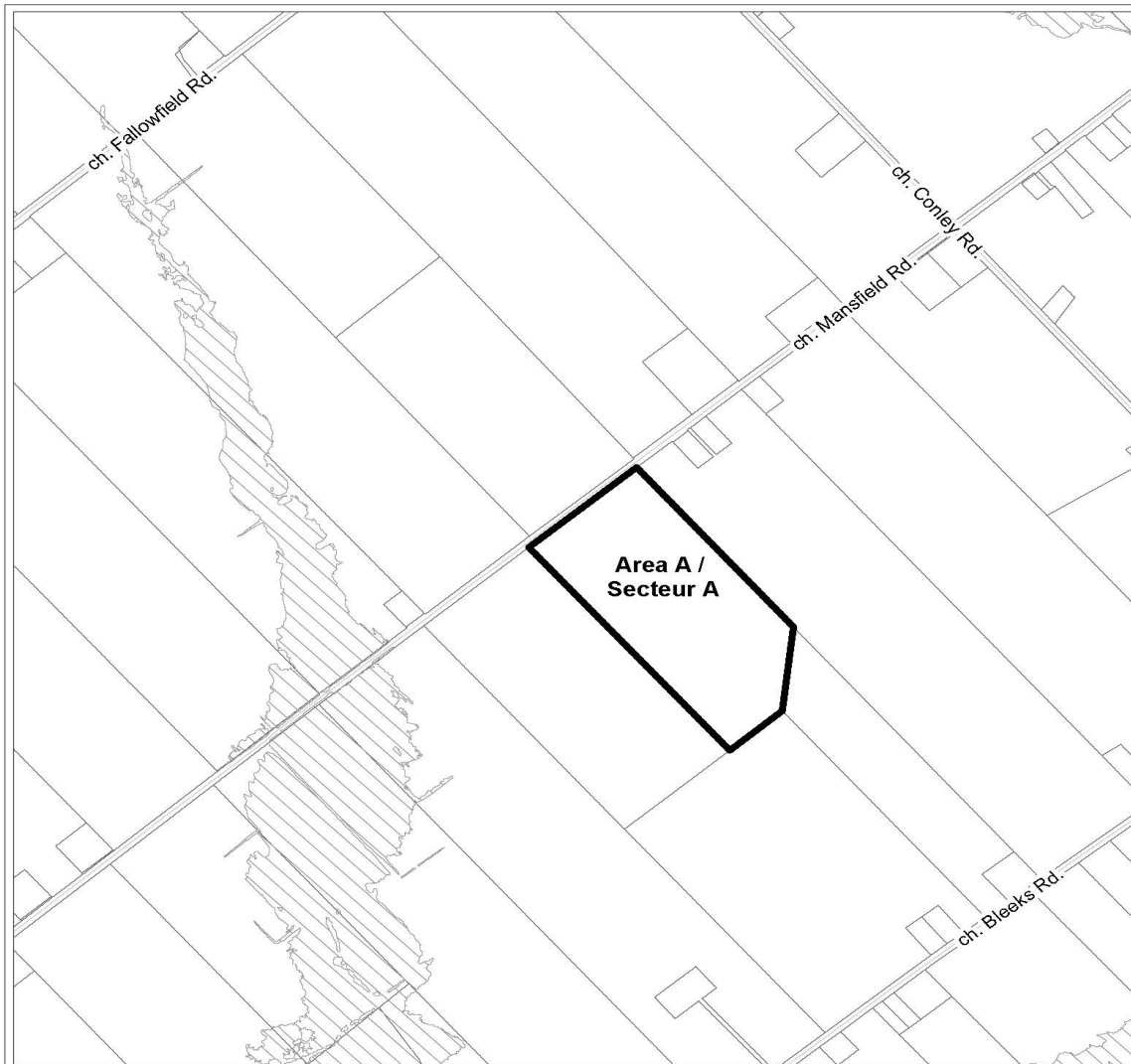
**Location Map – 1F**



		<b>LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE</b>	
D02-02-20-0073	20-0698-D	<b>112 rue Nelson Street</b>	
I:\CO\2020\Zoning\Nelson_112		 Area A to be rezoned from IG1 H(11) to IG1[XXXX] H(11)-h Le zonage du secteur A sera modifié de IG1 H(11) à IG1[XXXX] H(11)-h	
<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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REVISION / RÉVISION - 2020 / 09 / 03			

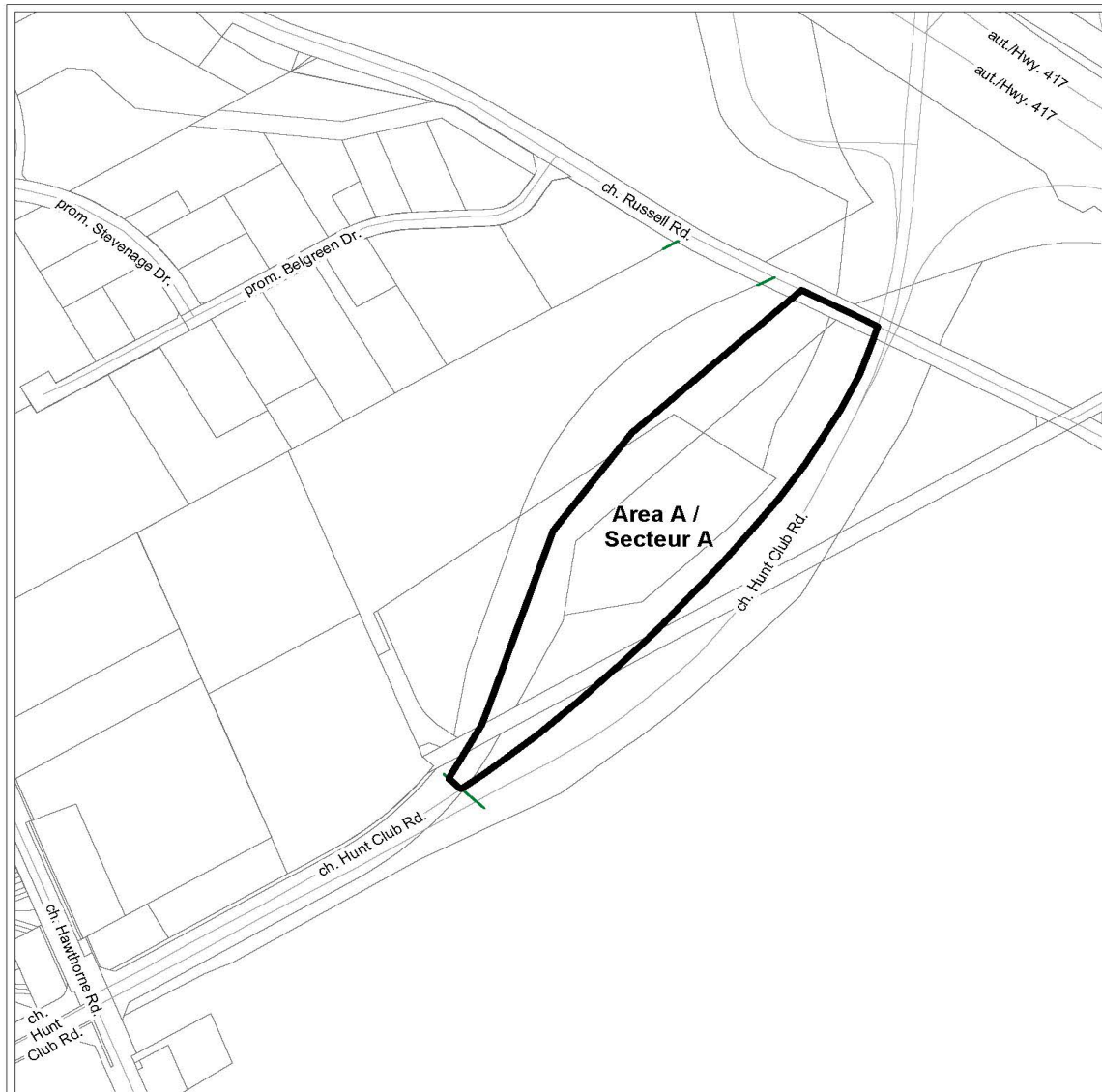


Location Map – 1G



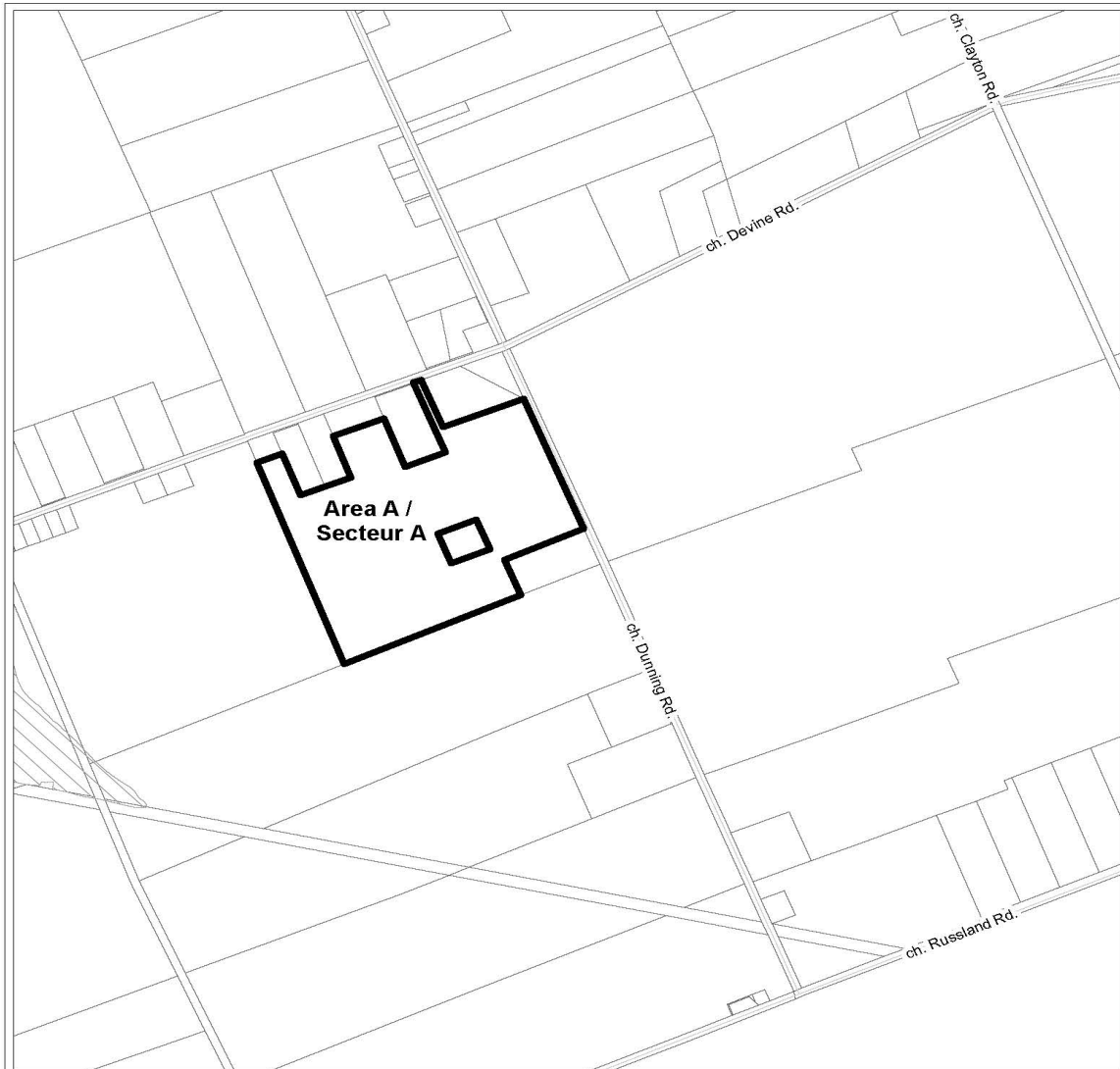
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0698-D	<b>Part of / Partie de 7356 ch. Mansfield Road</b>	
I:\CO\2020\Zoning\Mansfield_7356		 Area A to be rezoned from MR to MR1 Le zonage du secteur A sera modifié de MR à MR1	
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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**Location Map – 1H**



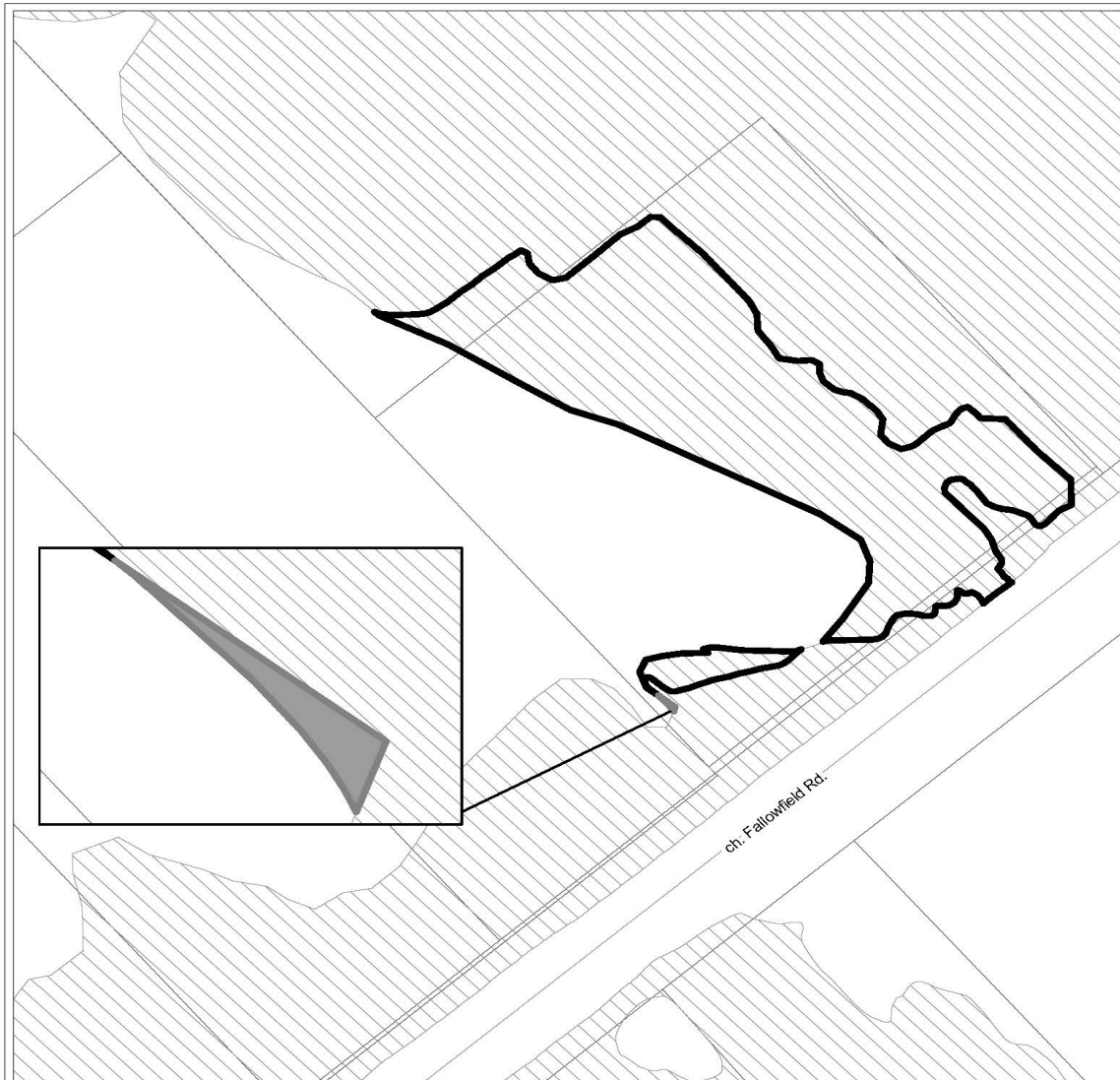
		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0698-D	<b>Part of / Partie de 2821 ch. Hunt Club Road                  4224 ch. Russell Road</b>	
I:\COV2020\Zoning\Russell_4120		 Area A to be rezoned from AG to IH Le zonage du secteur A sera modifié de AG à IH	
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REVISION / RÉVISION - 2020 / 09 / 03			






Location Map – 1I



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0698-D	<b>2518 ch. Devine Road</b>	
I:\CO\2020\Zoning\Devine_2518		Area A to be rezoned from RU to O1 Le zonage du secteur A sera modifié de RU à O1	
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©Les données de parcelles appartient à Teranet Entreprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
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Location Map – 1J



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0688-D	<b>7025 ch.Fallowfield Road, 6974 ch. Flewellyn Road</b>	
I:\CO\2020Zoning\Fallowfield_7025		 Area to be removed from Flood Plain Overlay Secteur à supprimer de la zone sous-jacente de plaine inondable	 Area to have Flood Plain Overlay added Secteurs auxquels sera ajoutée une désignation plaine inondable
<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>		 Existing Flood Plain (Section 58) / Plaine inondable (Article 58)	
REVISION / RÉVISION - 2020 / 09 / 03			

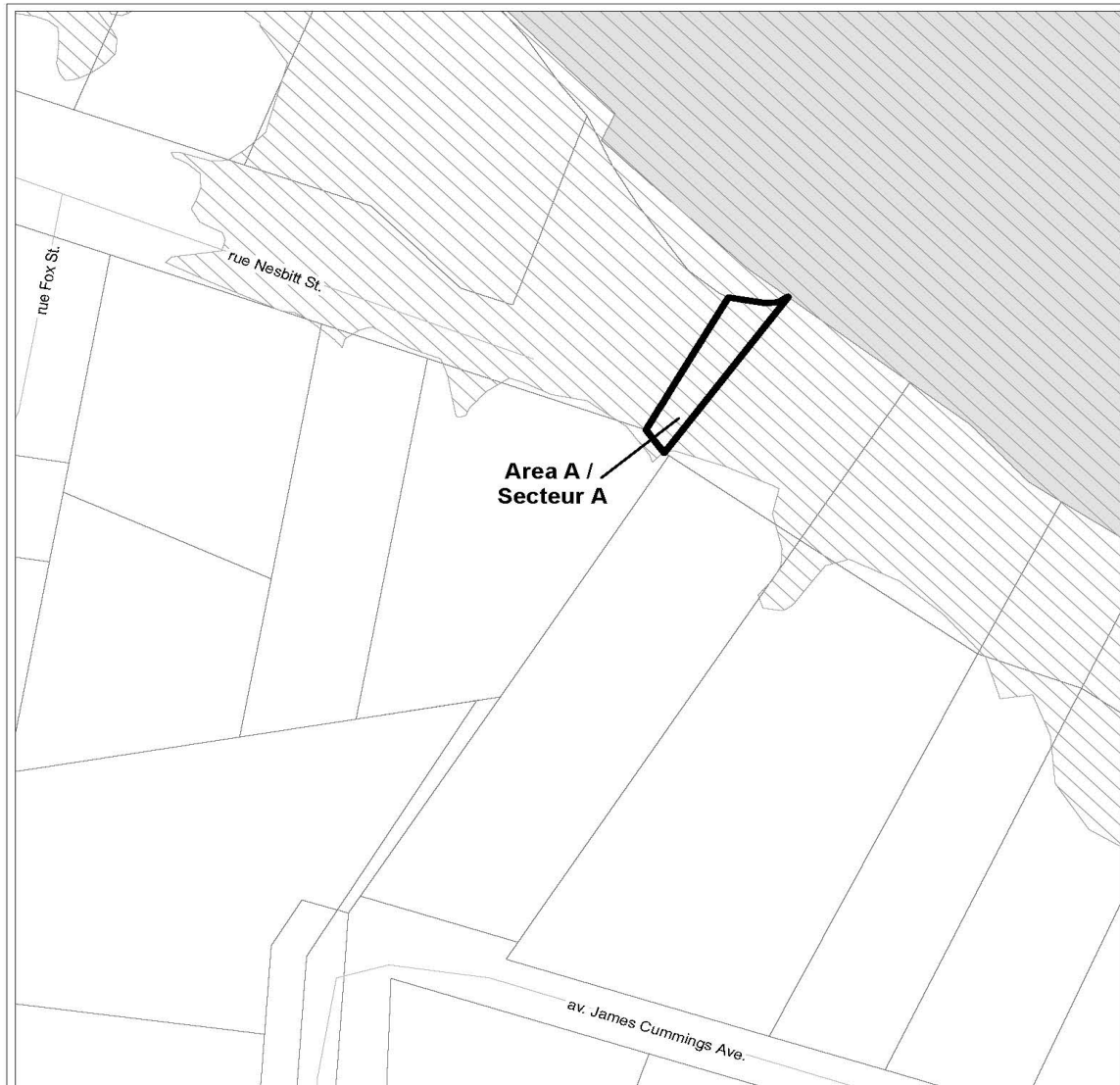
Location Map – 1K







		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0698-D	<b>1132 ch. 8th Line Road</b>	
I:\CO\2020\Zoning\EighthLine_1132			Area A to be rezoned from O1A to AG Le zonage du secteur A sera modifié de O1A à AG
<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>			Existing Flood Plain (Section 58) / Plaine inondable (Article 58)
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REVISION / RÉVISION - 2020 / 09 / 03			



Location Map – 1L



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-20-0073	20-0748-D	<b>Part of / Partie de 2 rue Nesbitt Street</b>	
I:\COV2020\Zoning\Nesbitt_2		<div style="display: flex; justify-content: space-between;"> <div style="width: 40%;">  <p>Area A to be rezoned from O1Q to R1E                      Le zonage du secteur A sera modifié de O1Q à R1E</p> </div> <div style="width: 55%;">  <p>Existing Flood Plain (Section 58) /                      Plaine inondable (Article 58)</p> </div> </div>	
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REVISION / RÉVISION - 2020 / 08 / 26			

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

Amendments are proposed with the general intention of the following:

Zoning details for review by Planning Committee	
I Item	II Zoning details
<p>Setbacks Abutting a Laneway - Residential Infill</p> <p>Multiple Wards</p>	<p>Amend Sections 155(6), 155(6.1), 157(8), 157(8.1), 159(9), 159(9.1), 161(11), and 161(11.1) by replacing the text:</p> <p>“Despite the minimum rear yard setback provision in column VII of Table XXX, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is up to and including 4.5 metres in Area A on Schedule 342 are as follows”</p> <p>With the text:</p> <p>“Despite the minimum rear yard setback provision in column VII of Table XXX, where the property is located within Area A on Schedule 342, and the rear lot line abuts either an R1, R2, R3, R4 zone, or a public lane that abuts an R1, R2, R3, R4 zone immediately opposite the lot; and where the minimum front yard setback is XXXX; the minimum required rear yard setback is as follows:”</p>
<p>Urban Exception 521</p>	<p>Amend Exception 521, Column V of Section 239 – Urban Exceptions as follows:</p> <p>Remove the text: “- minimum yard setback of 7.5 m from most easterly lot line”</p> <p>Add the text: “- minimum yard setback for lots abutting an R3B zone: 7.5m”</p>

Zoning details for review by Planning Committee	
I Item	II Zoning details
Hawthorne Avenue Ward 17 – Shawn Menard	Amend exceptions 1839 and 2222 by adding the following provision to column V:  -When not a residential use listed in 198(12) and when located in the TM12 zone, residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Hawthorne Avenue and the non-residential uses on the ground floor must face Hawthorne Avenue.”
Section 107	Amend paragraph 107(1)(a)(ii) by replacing the text “6.7 metres” with “6.0 metres”; and,  Amend paragraph 107(1)(c)(ii) by adding the text, “or parking lot accessory to a residential use” after the text, “in the case of a parking garage”.
Section 127(13) – Home Based Business Provisions	Amend Section 127(13) by removing Subsection (a) text and renaming the subsequent subsection to read as follows:  “(13) Businesses that require a business, not professional, license under the City of Ottawa’s Licensing By-laws are not permitted, except that the following businesses requiring licenses are permitted:  (a) plumbing contractors;  (b) taxicab and limousine drivers, but not brokers, to a maximum of two taxis or limousines”
3828 Innes Road and 6211 Renaud Road Ward 2 - Laura Dudas	Rezone the lands known municipally as 3828 Innes Road and 6211 Renaud Road as shown in Document 1A.



Zoning details for review by Planning Committee	
I Item	II Zoning details
Section 70(1) - Protection of Airport Operations	Amend Section 70(1) by replacing the text:  “Policies relating to these zones are detailed in Section 4.8.7 of the Official Plan titled Land Use Constraints Due to Aircraft Noise.”  with the text:  “Policies relating to these zones are detailed in Section 4.8.6 – Land-Use Constraints Due to Airport and Aircraft Operations.”
Schedule 125 update	Replace Schedule 125 with a new schedule as shown in Document 1B of this report.
120 Central Park - R5K[932] H(28)  Ward 16 – Riley Brockington	Amend Exception 932 by adding the following provisions to Column V:  “The maximum building height of one building is the lessor of 10 storeys or 30.5 metres  The maximum building height of all other buildings is the lesser of eight-storeys or 25.0 metres.
320 Deschatelets / 175 Main  Ward 17 – Shawn Menard	Rezone the lands shown I Document 1C.
Sections 203(2)(g) and 205(2)(g) - Places of worship	Amend Sections 203(2)(g)(iii) and 205(3)(g)(iii) as follows:  Delete the text: “or the Airport Vicinity Development Zone”

Zoning details for review by Planning Committee	
I Item	II Zoning details
Urban Exception 2582 Ward 19	Amend Exception 2582, Column V, or Section 239 – Urban Exceptions by replacing the text:  “For a detached dwelling or townhouse dwelling:  - Despite Section 65, no part of a foundation for a permitted projection is permitted in a front yard, however the projection of porches up to 1.5 metres into the front and corner side yards is permitted.”  With the text:  “For a detached dwelling or townhouse dwelling:  - Despite Section 65, porches, including a porch foundation, are permitted to project 1.5 metres into front or corner side yard.”
Sections 106(3)(a) – Parking Space Provisions	Amend Section 106(3)(a) by replacing the text:  "up to 40% of the required parking spaces may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres;"  With the text:  "up to 40% of the required and provided parking spaces may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres;"
Rockcliffe Park - Accessory Structures and buildings in rear yards	Amend Exceptions 1256, 1257, 1258, 1259, 1260, 1261, 1262 and 1858, under Section 239 – Urban Exceptions as follows:

Zoning details for review by Planning Committee	
I Item	II Zoning details
<p>Exceptions 1256, 1257, 1258, 1259, 1260, 1261, 1262 and 1858</p> <p>Ward 13 – Rawlson King</p>	<p>Under Column V, add the text, “Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres”</p>
<p>Exception 398 – holding provisions</p> <p>250 City Centre</p>	<p>Under Section 239 – Urban Exceptions, amend Exception 398 as follows:</p> <p>Under Column V, replace the text:</p> <p>“The holding symbol will not be removed until such time as”(…)</p> <p>With the text:</p> <p>“The holding symbol applies to new buildings and building additions and will not be removed until such time as”(…)</p>
<p>Arterial Mainstreet Provisions - Section 185(3)</p>	<p>Amend Section 185(3) – Arterial Mainstreet Zone Provisions as follows:</p> <ul style="list-style-type: none"> <li>- Remove Subsection (g)</li> <li>- Rename Subsection (f)(v) to Subsection (f)(vi)</li> <li>- Add a new Subsection (f)(v) with the following text:</li> </ul>

Zoning details for review by Planning Committee		
I Item	II Zoning details	
	<p>In addition to Table 185(f)(i, ii, and iii), as applicable, the maximum building height for AM, AM1, AM4 and AM5 zones, on the following street segments: (By-law 2015-45)</p> <ul style="list-style-type: none"> <li>i) Baseline Road from St. Helen's Place to Merivale Road</li> <li>ii) Merivale Road from Baseline Road to Caldwell Avenue</li> <li>iii) Clyde Avenue from Doheny Street to Highway 417</li> <li>iv) Bronson Avenue from Carling Avenue to Kippewa Drive</li> <li>v) St. Laurent Blvd. from VIA Rail right-of-way to Queen Mary Street</li> <li>vi) Michael Street from Tremblay Road to Kenaston Street</li> <li>vii) Ogilvie Road from St. Laurent Blvd. to Cyrville Road</li> <li>viii) Brittany Drive from Montreal Road to Kristin Way</li> <li>ix) Montreal Road from Shefford Road to Regional Road 174</li> <li>x) Innes Road from Page Road to Tenth Line Road</li> </ul>	<p>25.0 metres, or as shown on the zoning map.</p>

Zoning details for review by Planning Committee	
I Item	II Zoning details
	<p>xi) Bank Street from VIA Rail right-of-way to Walkley Road</p> <p>xii) Bank Street from Walkey Road to Rail right-of-way (South of Ledbury Ave.)</p> <p>xiii) Bank Street from Rail right-of-way (South of Ledbury Ave.) to Lester Road)</p>
<p>1770 Heatherington Road</p> <p>Ward 10 – Diane Deans</p>	<p>Rezone the lands known municipally as 1170 Heatherington as shown in Document 1D and by adding a new exception with provisions similar in intent to the following:</p> <p>a) In column II add the text, IG1[XXXX]</p> <p>b) In column V add the text, “-maximum gross floor area of a recreation and athletic facility: 1700 m<sup>2</sup>”.</p>
<p>2 Via Modugno</p>	<p>Amend Exception 1646 by adding a provision to column V as follows:</p> <p>“-Where a lot abuts Via Modugno it is to be considered the front lot line”</p>
<p>112 Nelson Street</p>	<p>Rezone the lands as shown in Document 1F and add a new exception with provisions similar in intent to the following:</p> <p>a) In column II add the text, “IG1[XXXX] H(11)-h</p> <p>b) In column V, add the text, “The holding symbol may only be removed following the registration of a Section 37 agreement to the satisfaction of the</p>

Zoning details for review by Planning Committee	
I Item	II Zoning details
	General Manager of Planning, Infrastructure and Economic Development Department.
AM15 Typographical Error	Amend the zone codes of the lands as shown in Document 1E.
2 Nesbitt Road	Rezone the lands as shown in Document 1L.

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

Amendments are proposed with the general intention of the following:

Zoning details for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
7356 Mansfield Road Ward 21 – Scott Moffatt	Rezone the lands as shown in Document 1G
Hunt Club Road at Russell Rd realignment 4055 / 4120 Russell Rd Ward 10 – Diane Deans	Rezone the lands as shown in Document 1H.
2518 Devine Road Ward 19 – Cumberland (no councilor currently)	Rezone the lands as shown on Document 1I from RU to O1.

Zoning details for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
Section 128 – Home-Based Businesses  Multiple Wards	Amend Section 128 by replacing the text:  “On lots zoned RU-Rural Countryside or AG-Agricultural that are a minimum size of 0.8 ha, the following additional regulations apply to home-based businesses:”  With the text:  On lots zoned RU-Rural Countryside, AG-Agricultural, ME – Mineral Extraction or MR- Mineral Aggregate Reserve that are a minimum size of 0.8 ha, the following additional regulations apply to home-based businesses:
7025 Fallowfield Road  Ward 21 – Scott Moffatt	Amend the floodplain overlay boundary for the property known municipally as 7025 Fallowfield as shown in Document 1J.
Section 211(2)(d) – Agricultural Zone Provisions	Amend Section 211(2)(d) as follows:  Remove the text:  “(d) provided that in addition to the main detached dwelling there is a maximum of either:  (i)     one additional detached dwelling and two mobile homes or bunk house dwelling, or,  (ii)    three mobile homes or bunk house dwelling;  bunk house dwelling  one detached dwelling  mobile home”

	<p>and replace with the text:</p> <p>“(d) provided that in addition to the principal dwelling there is a maximum of one additional detached dwelling and a maximum total of three additional dwelling units;</p> <p>bunk house dwelling</p> <p>detached dwelling</p> <p>mobile home “</p>
<p>1132 8th Line Road Ward 20 – George Darouze</p>	<p>Rezone the lands known municipally as 1132 8<sup>th</sup> Line Road as shown in Document 1K.</p>



**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:

Zoning details for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Sec. 110(3) – Refuse Collection	<p>Amend Section 110(3) by replacing the text:</p> <p>“(3) All outdoor loading and refuse collection areas contained within a parking lot must be:</p> <p>(a) located at least 9.0 metres from a lot line abutting a public street;”</p> <p>(b) located at least 3.0 metres from any other lot line; and</p> <p>(c) screened from view by an opaque screen with a minimum height of 2.0 metres.”</p> <p>With the text:</p> <p>“(3) All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be:</p> <p>(a) located at least 9.0 metres from a lot line abutting a public street;</p> <p>(b) located at least 3.0 metres from any other lot line; and</p> <p>(c) screened from view by an opaque screen with a minimum height of 2.0 metres.</p> <p>(d) where an in-ground refuse container is provided, the screening requirement of Section (3)(c) above may be achieved with soft landscaping.”</p>

Zoning details for review by Planning Committee and Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
Section 65 – Permitted Projections into Required Yards	Amend Subsection 65(1) by adding a new paragraph (f) with the following text:  (f) In the case where the minimum required building setback from a lot line is less than the minimum setback outlined in Table 65 below, the minimum required building setback prevails.
Gas bar definition	Section 54 is amended by adding the following text to the end of the definition of gas bar:  “For the purpose of this definition, an electric vehicle charging station accessory to a parking space is not a Gas Bar.”

**Document 5 – Consultation Details**

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

Comment:

Concern on the amount of residential uses permitted on ground floor of Hawthorne Avenue

Response:

This street will continue to allow mixed use buildings. As such, there will be building entrances and lobbies for the residential components. Requiring 100% non-residential at grade would not have an incentivizing effect for a mixed-use buildings, which is desired.

Comment:

Concerns about the location of the farmers' market on the Grand Allee of the Greystone Village development

Response:

Zoning is adding farmers' market as a permitted use. The lands are City owned and they remain under the full control of parks and recreation. They have the authority to regulate exactly where the farmers' markets locating.