

Site Plan Control By-law, Official Plan and Zoning By-law Amendment Proposal Summary

File Number D01-01-17-0012 and D02-02-17-0059

Date: June 26, 2017

Owner/Applicant: City Initiated

Site Location:

The proposed amendments will affect residential lands with private servicing City wide.

Details of Proposed Site Plan Control By-law, Official Plan & Zoning Bylaw Amendments:

The proposed amendments provide greater flexibility to allow coach houses on lots with private services. A number of changes are proposed to the Site Plan Control Bylaw, Official Plan and Zoning By-law which will result in a less onerous process for coach houses to be built in the rural area on lots with private services.

Site Plan Control By-law Amendment Summary:

The proposed Site Plan Control By-law amendment will adjust an existing clause within Section 5 of the Site Plan Control By-law to allow Coach Houses to proceed without needing a Site Plan Control application where a lot has a municipal service connection and/or where the lot is less than 0.65 hectares. It is proposed through the accompanying Official Plan amendments that lots less than 0.65 hectares would be subject to a minor variance application and therefore the need for a subsequent Site Plan Control application is not needed. Further Staff proposes that where a lot is connected to a municipal servicing connection a Site Plan Control application is not required.

Table 1: Proposed Site Plan Control By-law Amendments

Site Plan Control By-law and Policy Number	Description of Change
Clause 5, Policy 1 (j)	<p>Amend the following clause with regards to coach houses:</p> <p><i>Clause 5, (1)(j): A coach house, where the coach house is connected to public or communal water and wastewater services.</i></p> <ul style="list-style-type: none"> - Amend this clause so that a lot with a municipal water connection or a lot which is less than 0.65 hectares in size does not have to go through a Site Plan Control application. The intent of the Site Plan Control requirement is to require

	<p>lots in the rural area which have private servicing to obtain City review and approval of the water quality and quantity before proceeding to the building permit application. Where a lot has municipal or communal water and/or where a lot has to go through a minor variance application to lower the permitted lot size of 0.65 hectares this planning process is not needed.</p>
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Official Plan Amendment Summary:

The proposed Official Plan amendments adjust existing policies in Section 2.3.2 and Section 3.1 of the Official Plan to: allow coach houses on the Carlsbad Trickle Feed System; remove the minimum lot size for a coach house on private services; defer the minimum lot size to the Zoning By-law; remove site plan control application from all privately serviced lots which are either less than 0.65 hectares in lot size or have a public or communal water connection; and set up a policy framework of considerations for future minor variances to lower the Zoning By-laws minimum lot size for lots which are privately serviced.

Table 2: Proposed Official Plan Amendments

Official Plan Section and Policy Number	Description of Change
<p>Section 3.1, Policy 1</p>	<p>Amend the following policies on secondary dwelling units in Section 2.3.2 and 3.1:</p> <p><i>Section 3.2.2, (9): Notwithstanding policy 7 above and the policies on Partial Services that follow, the severance of new residential lots and the creation of coach houses fronting the Carlsbad trickle-feed water supply system east of Hawthorn Road is permitted. Applications for new lots and coach houses must conform to the requirements elsewhere in this Plan and will be limited to one connection per lot. The City will monitor the number of connections granted and the residual capacity of the system to accommodate these additional units. Should regular system monitoring reveal issues with systems capacity to accommodate the existing commitments as well as proposed new lots the City will reserve the right to refuse consent for any new lots or a Site Plan Control application for any new coach house. [Amendment #152, June 11, 2015].</i></p>

- Amend this policy to allow coach houses on the Carlsbad Trickle Feed System

Section 3.1 (1)(c), (ii), (i), (ii) (iii) and (iv): *c. A coach house will only be permitted where the primary dwelling does not contain a garden suite, rooming units or a secondary dwelling unit and the primary dwelling is located on:*

(ii) a lot that is of sufficient size to support private services and 0.8 ha or greater in size and is located in the rural area or in a village on only private services, and where:

i) the primary dwelling is serviced by a private water and wastewater system and the coach house will share either the water or wastewater system with the main dwelling; or

*ii) the primary dwelling is serviced by one public or communal **water** service (~~water or wastewater~~) and one private **wastewater** service, and the coach house will share the public or communal **water** service with the main dwelling; or*

iii) the primary dwelling is serviced by one public or communal wastewater service and one private water service and the coach house will share the public or communal wastewater service with the main dwelling; or

iv) The coach house is located on a lot that is less than 0.65 hectares located within Area D of Schedule 1 of the Zoning By-law.

- Amend this policy to remove the minimum lot size from the Official Plan; adjust the provision with regards to where a lot has a municipal or communal water connection; and add a new category for lots which are 0.65 hectares or smaller .

Section 3.1, Policy (1)(d): *A coach house serviced in accordance with c. (ii), i) or iii) will be subject to site plan control.*

- Amend this policy to only apply Site Plan Control application to those lots which have a private water connection.

Add a new provision below Section 3.1, Policy (1)(d) and renumber the remaining provisions accordingly:

e. Applications for minor variances with respect to the minimum lot size established in the Zoning By-law to allow coach houses on privately serviced lots in the rural area shall have regard for all applicable policies of this Plan, and comply with the following requirements:

	<p><i>i. The proponent can demonstrate that private sewage disposal can be provided to the coach house in accordance with the requirements of the Ottawa Septic System Office;</i></p> <p><i>ii. The proponent can demonstrate that the onsite water is of sufficient quality and quantity to service both the primary dwelling and the coach house and the impact of the septic system has been addressed through the submission of a supporting Hydrogeological and Terrain Analysis Study; and</i></p> <p><i>iii. The proponent can address and satisfy items 3.1 (1)(h)(ii)-(v).</i></p> <ul style="list-style-type: none"> - Add this policy to set up a framework of considerations for future minor variances to lower the minimum lot size established in the Zoning By-law
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Zoning By-law Amendment Summary:

The proposed Zoning By-law amendments adjust the existing performance standard for the minimum lot size to qualify for a coach house where the lot is privately serviced from 0.8 hectares to 0.65 hectares within Section 142 of the Zoning By-law.

Table 3: Proposed Zoning By-law Amendments

Type of Amendment	Description of proposed change
Where Permitted, Section 142 (5) (c) (i)	<p>Adjust the minimum lot size requirement for a coach house in the rural area on private services from 0.8 hectares to 0.65 hectares.</p> <p>The intent of this change is to lower the minimum lot size from 0.8 hectares to 0.65 hectares to allow a greater degree of flexibility in allowing coach houses to be built on lots in the rural area which are privately serviced. The new minimum lot size of 0.65 hectares was calculated by the City’s Infrastructure Services Unit as an appropriate size to support private well and septic.</p>
Where Permitted, Section 142 (5)	<p>Add a new provision to the end of Section 142 (5), new item (e) which provides a site specific exemption for a coach house to be permitted on the property located at 4689 Anderson Road.</p> <p>The intent of this change is to allow a pilot project permission for a coach house on a lot smaller than 0.65 hectares and located on the Carlsbad Trickle Feed System.</p>

Approval Timelines & Authority:

The target date the proposed amendments will be considered by the Agriculture and Rural Affairs Committee is:

- Agricultural and Rural Affairs Committee – September 7, 2017.

Further Information:

Please contact the undersigned planner or go to the City's Development application Search Tool online at: www.ottawa.ca

Notification and Submission Requirements:

If you wish to be notified of the adoption of the proposed Official Plan and Zoning By-law amendments, or of the refusal of a request to amend the official plan, you must make a written request (i.e., return the attached comment sheet) to the City of Ottawa.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed Official Plan amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the City of Ottawa to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Ottawa before the proposed Official Plan and/or Zoning By-law amendments are adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to add the person or public body as a party.

Please provide any comments to the undersigned planner by July 24, 2017.

Emily Davies, Planner

City of Ottawa

Planning, Infrastructure and Economic Development Department

110 Laurier Avenue West, 4th floor

Ottawa, ON K1P 1J1

613-580-2424, ext.23463

Facsimile: 613-580-2459

emily.davies@ottawa.ca