

By-Law No. 2016-271

A by-law of the City of Ottawa to amend By-laws 2014-256 and 2015-96 in respect of site plan control within Sandy Hill.

OttWatch.ca By-law Archival Project



OttWatch.ca has begun archiving copies of all by-laws passed by the City of Ottawa. After each City Council meeting we ask for copies of by-laws enacted at the meeting, add this title page, and upload them to ottwatch.ca.

Be aware though that you may not be looking at the most recent version of this by-law. It is very possible that it has been amended by Council by another by-law, or even by the Ontario Municipal Board. So, um, just know that before assuming anything.

This PDF contains a copy of the by-law as passed by Council on a certain date. It is a snapshot in time. It could still be in force. It might have been amended. It may have been repealed.

When in doubt, visit <http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/laws-z>

If you end up asking for a copy of a by-law OttWatch doesn't have yet, please ask the Clerk's office to cc: kevino@kevino.net when they email it to you. You'd be doing the entire community a favour!

Enacted On: 2016-08-31

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2016-271>

This title page generated on 2016-09-07

BY-LAW NO. 2016 - 271

A by-law of the City of Ottawa to amend By-laws 2014-256 and 2015-96 in respect of site plan control within Sandy Hill.

WHEREAS Section 41 of the *Planning Act* provides that, where in an official plan an area is shown or described as a proposed site plan control area, the council of the local municipality in which the proposed area is situate may, by by-law, designate the whole or any part of such area as a site plan control area;

AND WHEREAS the Official Plan for the City of Ottawa describes the entire territorial limits of the City of Ottawa as a proposed Site Plan Control Area;

AND WHEREAS Section 41 of the *Planning Act* provides that no person shall undertake any development in an area designated under a by-law passed under that section without first having received approval;

AND WHEREAS the Council of the City of Ottawa has determined to impose additional site plan control requirements with respect to Sandy Hill;

THEREFORE the City of Ottawa enacts as follows:

1. By-law 2014-256, the Site Plan Control By-law, as amended is further amended by the addition of the following section:

3.1 (1) This section applies to that area of the City identified on Schedule B.

(2) Despite any other provision of this by-law, the following classes of development shall be subject to site plan control:

(a) A residential use building that contains a detached dwelling, linked-detached dwelling, semi-detached dwelling, duplex dwelling, three unit dwelling, group home, a townhouse containing no more than three dwelling units where each dwelling unit of the townhouse dwelling is located on a separate conveyable lot, or a rooming house with a maximum of six rooming units and no dwelling units;

(b) Residential development which constitutes an addition to that identified in (a) above;

(c) Development which introduces one or more additional dwelling units in development identified in (a) above; and

- (d) Development which introduces one or more additional rooming units in development identified in (a) above.
- (3) Any development that would have been subject to full site plan review prior to the enactment of this section will continue to be subject to such review in accordance with existing practice and fees, as such may be amended.
 - (4) The applicant may be required to submit building elevations in support of an application for site plan control pursuant to this section to show exterior architectural details and design features as outlined in subsections 9 (3) to 9(10) of this by-law.
 - (5) The applicant may be required to provide the following information and documentation in support of an application for site plan control pursuant to this section:
 - (a) A one-page planning rationale providing a summary of the nature and intent of the proposed development or redevelopment;
 - (b) A site plan showing site layout, the location of the building and all its entrances, details of landscaping, and the layout/location of any on-site motor vehicle and bicycle parking;
 - (c) In the case of additions resulting in buildings of 275 square metres gross floor area and greater, a grading and drainage plan prepared by a certified professional engineer licensed to work in Ontario;
 - (d) Elevation drawings and three-dimensional colour renderings (at a scale of 1:50) of the building before (in the case of redevelopment or additions) and after development or redevelopment;
 - (e) Details on cladding materials, windows, and other architectural elements proposed or, in the case of an existing building proposed to be modified, details on how these materials are being changed or replaced;
 - (f) Floor plans of each floor of the building showing the use of all space, consistent with Building Permit application, including all rooms with their intended purpose, vaults, central storage and collection areas

and other facilities and enclosures for the storage of garbage and other waste material;

(g) Information required to address the *Planning Act*, paragraph 41(7)(a)(7).

(6) The requirement for site plan control approval pursuant to this section may be waived by the General Manager, Planning, Infrastructure and Economic Development or the Chief, Development Review Services subject to the concurrence of the Ward Councillor.

2. Schedule "1" annexed hereto forms part of this by-law and shall be Schedule "B" to the Site Plan Control By-law.

3. By-law 2015-96, providing for fees for Planning Applications, Schedule "D" as amended, is further amended by the addition of the following section:

8. (1) Despite any other provision in this Schedule, the fees in respect of a site plan application required pursuant to the Site Plan Control By-law, section 3.1 shall only be in accordance with this section and not sections 1 to 7 inclusive.

(2) For any residential use building that is proposed to contain three or fewer dwelling units, or fewer than seven rooming units, the following fees in each of (a), (b) and (c) as each may be applicable for site plan control apply to any new construction or addition to the gross floor area of the building, as follows:

(a) Any alteration to the front, corner side or other street-facing façade: \$500, except in the instance of a building designated under either Part IV or Part V of the *Ontario Heritage Act* where this fee shall be \$0.

(b) Creation of any new dwelling units or rooming units, where the resulting count does not exceed three dwelling units or seven rooming units: \$500 per additional dwelling unit or per two additional rooming units;

(c) Any addition or new construction, as follows:

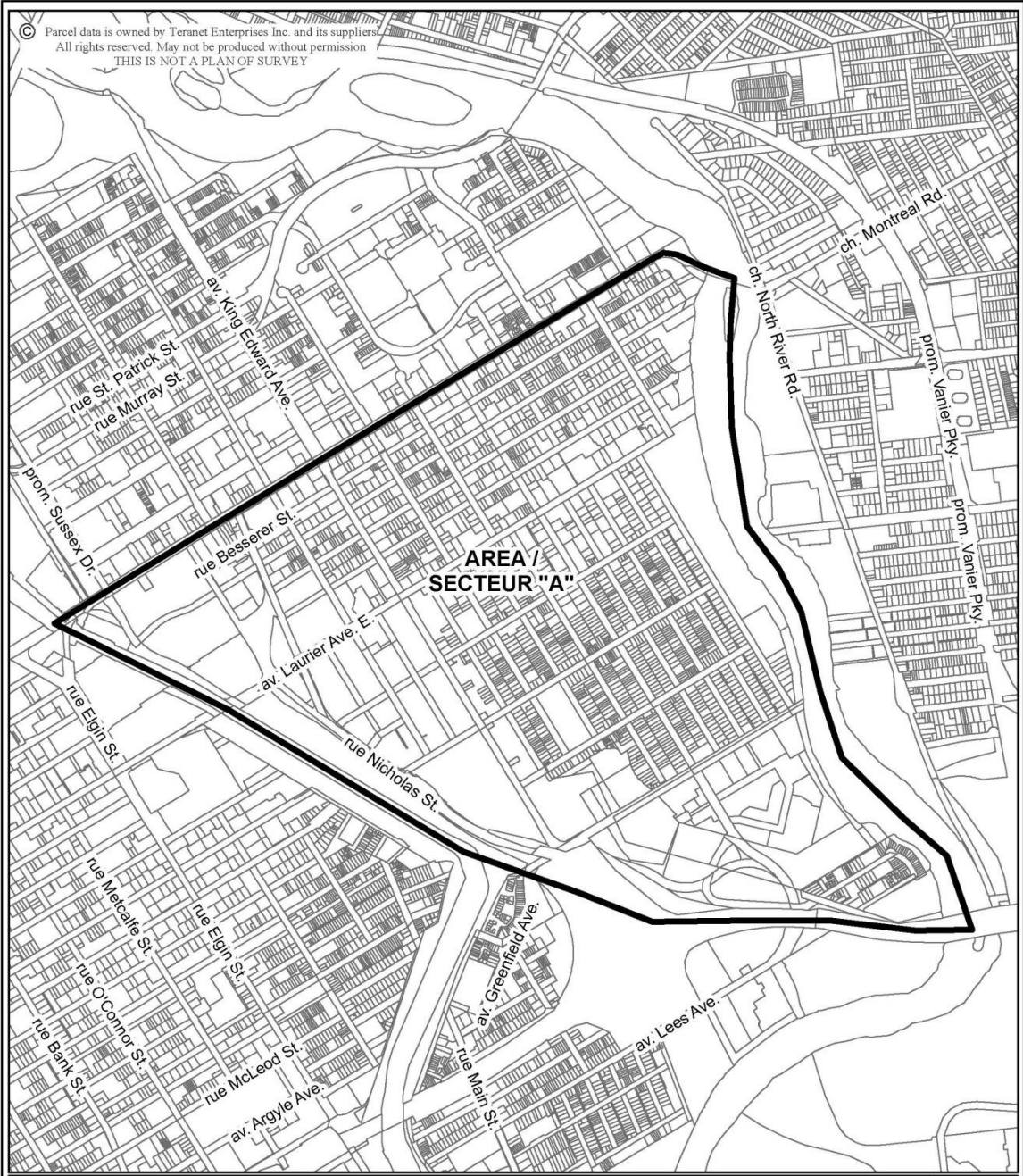
- (i) Where the addition or new construction results in a building of 275 square metres gross floor area or less: \$0, or
- (ii) Where the addition or new construction results in a building of greater than 275 square metres but not more than 350 square metres gross floor area: \$500, or
- (iii) Where the addition or new construction results in a building of greater than 350 square metres gross floor area: \$2,500.

4. This by-law shall come into force and effect on the date of its final passing.

ENACTED AND PASSED this 31st day of August, 2016.

CITY CLERK

MAYOR



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

**AREA /
 SECTEUR "A"**



16-1063-X

I:\CO\2016\Zoning\Sandy_Hill_schedule

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

**This is Schedule B to Site Plan Control By-law 2014-256
 Annexe B au Règlement de Contrôle du Plan d'emplacement n° 2014-256**

This is Schedule 1 to By-law Number 2016-271, passed August 31, 2016
 Annexe 1 du Règlement municipal n° 2016-271, adopté le 31 août 2016

Échelle
 N.T.S.
 Mètres



Scale
 N.T.S.
 Metres

BY-LAW NO. 2016 – 271

-0-

A by-law of the City of Ottawa to amend By-laws 2014-256 and 2015-96 in respect of site plan control within Sandy Hill.

-0-

Enacted by City Council at its meeting of August 31, 2016.

-0-

LEGAL SERVICES
TM

COUNCIL AUTHORITY:
City Council August 31, 2016
Agenda Item 5 (PC Report 30)