

# By-Law No. 2016-353

*A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to replace policies with respect to secondary dwelling units, add policies with respect to coach houses, and repeal policies introduced as part of Official Plan Amendments Nos. 140 and 150 related to secondary dwelling units.*

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**Enacted On:** 2016-10-26

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2016-353>

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WHEREAS Planning Committee and Agricultural and Rural Affairs Committee convened public meetings to consider the adoption of the aforementioned official plan amendment;

AND WHEREAS Planning Committee and Agricultural and Rural Affairs Committee recommend adoption of the aforementioned official plan amendment;

AND WHEREAS Council on October 26, 2016 carried the recommendations of these committees;

THEREFORE the Council of the City of Ottawa enacts as follows:

1. The amendments set out in items 107 and 130 contained within Official Plan Amendment No. 150, as adopted by By-law No. 2013-400, are hereby repealed.
2. Amendment 2(e) of Official Plan Amendment No. 140, as adopted by By-law No. 2014-346 is hereby repealed.
3. The attached document, being Official Plan Amendment No. 175 to the Official Plan for the City of Ottawa, is hereby adopted.
4. This by-law shall come into force in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

ENACTED AND PASSED this 26th day of October, 2016.

CITY CLERK

MAYOR



Amendment No. 175 to the  
Official Plan of the City of Ottawa

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**THE STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 175 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 175 to the Official Plan for the City of Ottawa.

## PART A – THE PREAMBLE

### Purpose

The purpose of this amendment is to permit second dwelling units in accessory buildings to certain residential uses. A second dwelling unit in an accessory building is referred to as a coach house.

### Location

This amendment applies to the lands City-wide.

### Basis

In 2012 the Province of Ontario made changes to the *Planning Act* to enhance their policies for affordable housing. These policy changes require municipalities to allow for second units both within a home and detached from a home. The City has already implemented a portion of this requirement, permitting what the City has termed “secondary dwelling units” within the home. This Amendment fulfils the remainder of the *Planning Act* direction to also allow for a second unit in an accessory structure. These units will be termed “coach houses” and will subject to specific policies in the Official Plan.

## PART B – THE AMENDMENT

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitute Amendment No. 175 to the City of Ottawa Official Plan.

### 2. Details

The following changes are hereby made to the City of Ottawa Official Plan:

**a) Section 3.1, Policy 1 is deleted and replaced with the following:**

***“Secondary Dwelling Units and Coach Houses***

1. Where the Zoning By-law permits a detached, semi-detached, duplex or townhouse dwelling, a secondary dwelling unit or a coach house may be established in accordance with this policy. The Zoning By-law will establish criteria to govern compatibility of these units with the main dwelling and surrounding land uses. Furthermore, the following criteria and limitations apply:
  - a. Where a duplex dwelling is permitted by the Zoning By-law, a secondary dwelling unit will only be permitted in a duplex dwelling that existed as of July 17, 2013.
  - b. A coach house in conjunction with a townhouse dwelling will only be permitted where the lot containing the townhouse has direct frontage on two public streets, or on a public street and a travelled public lane.
  - 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:
    - i. a lot in a public service area and only where public or communal services for both water and wastewater services are currently provided to the main dwelling, or
    - ii. a lot that is 0.8 ha or greater in size and is located in the rural area or village and where:

- A. 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.
  - B. the primary dwelling is serviced by one public or communal service (water or wastewater) and one private service, and the coach house will share the public or communal service with the main dwelling; and
- d. A coach house serviced in accordance with c.ii. will be subject to site plan control.
  - e. A coach house must be smaller than the primary home and the Zoning By-law will set forth the appropriate maximum permitted size.
  - f. The size, floor area, function and occupancy of a dwelling unit in a coach house in the urban area is not intended to exceed that of a typical two-bedroom apartment.
  - g. A coach house may not be severed from the lot accommodating the primary dwelling.
  - h. Applications for minor variances with respect to coach houses shall have regard for all applicable policies of this Plan, as well as the following considerations:
    - (i) The coach house is in no circumstances taller than the primary home;
    - (ii) The proponent can demonstrate that the privacy of the adjoining properties is maintained;
    - (iii) the siting and scale of the coach house does not negatively impact abutting properties;
    - (iv) significant trees and plantings are preserved on the subject property; and
    - (v) any streetscape character impacts are addressed through the coach house design and siting.

- i. The Zoning By-law will limit the coach house to a height of one storey for lots in the urban area. An application to allow a height of up to two storeys through a minor variance may be considered where, in addition to the considerations noted in h. above, the coach house is proposed to contain all of its habitable space above a garage.

**b) Section 2.5.2, Policy 10 is deleted and replaced with the following:**

"10. Secondary dwelling units and Coach Houses in detached, semi-detached, townhouse, and duplex dwellings are permitted in the city, in accordance with Section 3.1."

## PART C – IMPLEMENTATION

Implementation and interpretation of this Amendment shall be in accordance with the policies of the Official Plan for the City of Ottawa.

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Enacted by City Council at its meeting of October 26, 2016.

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LEGAL SERVICES  
KM/rm

COUNCIL AUTHORITY:  
City Council October 26, 2016  
Agenda Item 6 (PC Report No. 33A)