

# By-Law No. 2017-119

*A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to add site-specific policies allowing retail uses on lands municipally known as 30 Highbury Park Road*

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**Enacted On:** 2017-04-12

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-119>

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BY-LAW NO. 2017 - 119

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to add site-specific policies allowing retail uses on lands municipally known as 30 Highbury Park Road.

WHEREAS Planning Committee convened a public meeting to consider the adoption of the aforementioned official plan amendment;

AND WHEREAS Planning Committee recommends the adoption of the aforementioned official plan amendment;

AND WHEREAS Council on April 12, 2017 carried the recommendation of Planning Committee;

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

1. The attached document, being Official Plan Amendment No. 186 to the Official Plan for the City of Ottawa, is hereby adopted.
2. 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 12<sup>th</sup> day of April, 2017.

CITY CLERK

MAYOR

**Official Plan Amendment 186 to the  
Official Plan for the  
City of Ottawa**

## **INDEX**

### **THE STATEMENT OF COMPONENTS**

#### **PART A – THE PREAMBLE**

Purpose

Location

Basis

#### **PART B – THE AMENDMENT**

Introduction

Details of the Amendment

Implementation and Interpretation

## **THE STATEMENT OF COMPONENTS**

PART A – THE PREAMBLE introduces the actual amendment but does not constitute part of Amendment No. 186 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 186 to the Official Plan for the City of Ottawa.

## **PART A – THE PREAMBLE**

### **1. Purpose**

The purpose of the proposed Official Plan Amendment is to add site-specific policies allowing retail uses on the site. The Amendment will help facilitate the development of a three building commercial/retail development.

### **2. Location**

The 1.5 hectare property is located to the east of Greenbank Road, at the Highbury Park Drive intersection, and is known as 30 Highbury Park Drive.

### **3. Basis**

Approval of the requested amendments is recommended as the site is located in proximity to built up residential areas and the proposed development meets the strategic direction for supporting liveable and sustainable communities as contained within the Provincial Policy Statement and Official Plan. The proposed land uses and built form are consistent with the Official Plan policies for the General Urban Area as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The proposed site plan demonstrates a commitment to respond to various guidelines as contained within the Urban Design Guidelines for Drive-Through Facilities. The proposed zoning relief is appropriate for this site and maintains the zone's objectives

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text constitutes Amendment No. 186 to the Official Plan for the City of Ottawa.

### 2. Details of the amendment

The Secondary Plan for the South Nepean Areas 1, 2 and 3 is hereby amended by adding the following new paragraph to Section 2.3.3 Special Policies:

“3. For lands described as 30 Highbury Park Drive, retail uses are permitted.”

### 3. Implementation and Interpretation

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

BY-LAW NO. 2017 - 119

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Enacted by City Council at its meeting of April 12, 2017.

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LEGAL SERVICES  
KM/ml

COUNCIL AUTHORITY:  
City Council April 12, 2017  
Bulk Consent Agenda Item N  
(PC Report No. 41)