

By-Law No. 2017-230

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to change policies related to coach houses

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Enacted On: 2017-07-12

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-230>

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BY-LAW NO. 2017 - 230

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa to change policies related to coach houses.

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

AND WHEREAS Planning Committee and Agriculture and Rural Affairs Committee recommends the adoption of the aforementioned official plan amendment;

AND WHEREAS Council on July 12, 2017, carried the recommendation of Planning and Environment Committee;

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

1. The attached document, being Official Plan Amendment No. 190 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 12th day of July, 2017.

CITY CLERK

MAYOR

**Official Plan Amendment No. 190
For the City of Ottawa**

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PART A – THE PREAMBLE

Purpose

The purpose of this amendment is to revise the Official Plan policy with regards to coach houses. There are 3 amendments proposed to address issues that have come to the attention of the City when implementing the coach house policies.

Location

This amendment applies to residential properties City wide which have a single family dwelling, semi detached dwelling, duplex dwelling or townhouse dwelling on their lot and are seeking to build a coach house on their property.

Basis

This amendment addresses issues that have come to the attention of the City of Ottawa with regards to the current Official Plan policy which is in place to allow a coach house.

A coach house is a detached secondary dwelling unit that can be built city wide on low density residential lots.

The first amendment seeks to allow coach houses on townhouse lots which can provide direct pedestrian access from a public road to the coach house unit. The second amendment seeks to allow habitable space on the main level of a two storey coach house.

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. 190 to the Official Plan for the City of Ottawa.

2. Details

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

- a) Section 3.1 (1) (b) is amended by replacing all of the text with the following:

“A coach house in conjunction with a townhouse dwelling will only be permitted where the lot containing the townhouse can provide direct pedestrian access from the coach house to a public street or a travelled public lane.”

- b) Section 3.1 (1) (i) is amended by replacing the second sentence with the following:

“An application to allow a height of up to two storeys through a minor variance may be considered in accordance with the considerations noted in h. above, only where the coach house contains a garage for the parking of a motor vehicle within its footprint.”

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 July 12, 2017.

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Legal Services
KM/rm

COUNCIL AUTHORITY:
City Council July 12, 2017
Agenda Item 7, (PC Report No. 47)