

By-Law No. 2017-286

A by-law of the City of Ottawa to amend Volume 2A Secondary Plan for Area 8 in South Nepean of the Official Plan for the City of Ottawa to add site specific policies on lands municipally known as 4005 and 4025 Strandherd Drive

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Enacted On: 2017-09-13

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-286>

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BY-LAW NO. 2017 - 286

A by-law of the City of Ottawa to amend Volume 2A Secondary Plan for Area 8 in South Nepean of the Official Plan for the City of Ottawa to add site specific policies on lands municipally known as 4005 and 4025 Strandherd Drive.

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 September 13, 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. 194 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 13th day of September, 2017.

CITY CLERK

MAYOR

**Official Plan Amendment 194 to the
Official Plan for 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. 194 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 194 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 increasing the height limit for ground oriented buildings to 12 metres, to allow for a neighbourhood park to be surrounded by streets on three of four sides, to permit fast-food and drive-thru uses within the Local Commercial area, to permit retail uses to occupy more than 550 square metres and to allow local streets to be built without sidewalks. The Amendment will help facilitate the development of a low-rise residential subdivision, including a small local commercial block.

2. Location

The approximately 30-hectare property is located located in Barrhaven, along the south edge of Strandherd Drive, east of Borrisokane Road, north of the Jock River and west of the Kennedy-Burnett Stormwater Facility. It is known municipally as 4025 Strandherd Drive (historically 4005 Strandherd Drive).

3. Basis

Approval of the requested amendments is recommended as 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. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan.

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

2. Details of the amendment

The Secondary Plan for South Nepean (Area 8) is hereby amended by adding the following new sentences:

- Policy 8 of Section 4.3.1.4 Development Requirements:
“Notwithstanding Policy 1 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and designated Residential under Schedule A5 of the Secondary Plan, the maximum building height for ground oriented residential development shall not exceed 12 metres.”
- Policy 9 of Section 4.3.1.4 Development Requirements:
“Notwithstanding Policy 3 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, the neighbourhood park may be surrounded by public streets on 3 of the 4 sides.”
- Policy 2 of Section 4.3.3.3 Uses and Densities:
“Notwithstanding Policy 1 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, Local Commercial shall permit fast food and drive-thru type uses. Drive-thru facilities shall only be permitted if ancillary to a fast-food restaurant or a full-service restaurant”
- Policy 3 of Section 4.3.3.4 Development Requirements:
“For lands addressed 4005 and 4025 Strandherd Drive and located to the east of the north-south Chapman Mills Drive, Policy 1 of this subsection does not apply.”
- Policy 4 of Section 5.3 Pedestrian and Bicycles:

“Notwithstanding Policy 2 of this subsection, for lands addressed 4005 and 4025 Strandherd Drive and designated Residential under Schedule A5 of the Secondary Plan, sidewalks are not required along local roads.”

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.

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Enacted by City Council at its meeting of September 13, 2017.

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LEGAL SERVICES
KM/ml

COUNCIL AUTHORITY:
City Council September 13, 2017
Bulk Consent Agenda Item Q
(PC Report No. 49A)