

By-Law No. 2017-321

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa with regards to coach houses on private services in the rural areas of the City of Ottawa

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Enacted On: 2017-10-11

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-321>

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BY-LAW NO. 2017 - 321

A by-law of the City of Ottawa to amend the Official Plan for the City of Ottawa with regards to coach houses on private services in the rural areas of the City of Ottawa.

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

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

AND WHEREAS Council on October 11, 2017 carried the recommendation of Agriculture and Rural Affairs Committee;

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

1. The attached document, being Official Plan Amendment No. 197 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 11th day of October, 2017.

CITY CLERK

MAYOR



Official Plan Amendment No. 197 Modification du Plan Directeur

To the Official Plan for the City of Ottawa

Land use

Utilisation du sol

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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 on private services in the rural area to provide a less onerous process. The current Official Plan policy requires a minimum lot size of 0.4 hectares for coach houses on lots with private servicing (well and septic). This amendment replaces that requirement with a policy statement regarding the adequacy of a lot size to support private services and includes policy to provide guidance to the Committee of Adjustment when dealing with an application for a minor variance to permit a coach house on a lot smaller than the minimum size as provided in the Zoning By-law. The amendment also revises the requirement for a Site Plan Control application for rural lots which have municipal water connection or are located on a lot less than 0.4 hectares. Further, the amendment adjusts a policy to allow for coach houses to connect to the Carlsbad Trickle Feed System and a site-specific allowance to permit a property to proceed with building a coach house without needing a minor variance application.

Location

This amendment applies to properties within the rural area which seek to build a coach house and contain a single family dwelling, semi detached dwelling, duplex dwelling or townhouse dwelling.

Basis

This amendment addresses a Council Motion of October 26, 2016 directing staff to examine the Site Plan Control and hydrogeological study requirements to permit coach houses on privately-serviced lots in the rural area.

The aim of this amendment is to provide opportunities for the affordable and/or multi-generational housing option offered by coach houses by establishing an alternative process for privately-serviced rural coach houses in situations where water quality and quantity can be ensured through different means than those previously set out, and maintain health and public safety. The amendment also provides for a Committee of Adjustment process to review, on a case-by-case basis, applications where a smaller lot size may be considered for a coach house. The amendment also addresses the unique situation for lots with municipal water service from the Carlsbad Trickle Feed System and provides for a system to permit coach houses in this area.

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. 197 to the City of Ottawa Official Plan.

2. Details

The following change is hereby made to the City of Ottawa Official Plan:

- A. Section 2.3.2 (9) is amended by adding the **bolded** and deleting the crossed out text below:

9. Notwithstanding policy 7 above and the policies on Partial Services that follow, the severance of new residential lots **and the construction of coach houses** fronting the Carlsbad trickle-feed water supply system east of Hawthorn Road is permitted. Applications for new lots **and coach houses** must conform to the requirements elsewhere in this Plan and will be limited to one connection per ~~lot~~ **coach house and one connection per primary dwelling**. The City will monitor the number of connections granted and the residual capacity of the system to accommodate these additional units. Should regular system monitoring reveal issues with systems capacity to accommodate the existing commitments as well as proposed new lots the City will reserve the right to refuse consent for any new lots **or minor variance or Site Plan Control application for any new coach house**. [Amendment #152, June 11, 2015]

- B. Section 3.1 (1)(c), (ii) is amended by adding the **bolded** text and deleting the crossed-out text below:

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:

- (ii) a lot that is **of sufficient size to support private services and 0.8 ha or greater in size** and is located in the rural area or in a village ~~on only private services~~, and where:

C. Section 3.1 (d) is amended by adding the **bolded** text:

(d) A coach house serviced in accordance with c. (ii) will be subject to site plan control **except on lots that are less than 0.4 hectares or on lots that are connected to a public or communal water service system.**

D. Section 3.1 is amended by adding the following policy immediately after Section 3.1 d. and renumbering the subsequent policies accordingly:

e. Applications for minor variances with respect to the minimum lot size established in the Zoning By-law to allow coach houses on privately serviced lots in the rural area shall have regard for all applicable policies of this Plan, and comply with the following requirements:

- i. The proponent can demonstrate that private sewage disposal can be provided to the coach house in accordance with the requirements of the Ottawa Septic System Office;**
- ii. The proponent can demonstrate that the onsite water is of sufficient quality and quantity to service both the primary dwelling and the coach house and the impact of the septic system has been addressed through the submission of a supporting Hydrogeological and Terrain Analysis Study; and**
- iii. The proponent can address and satisfy items 3.1 (1)(i)(ii)-(v).**

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 11, 2017.

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LEGAL SERVICES
CE/ml

COUNCIL AUTHORITY:
City Council October 11, 2017
Agenda Item 3, (ARAC Report No. 28)