

By-Law No. 2017-357

A by-law of the City of Ottawa to amend Volume 2C of the Manotick Secondary Plan of the Official Plan of the City of Ottawa to add a site-specific policy at 1346 Bankfield Road.

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Enacted On: 2017-11-22

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-357>

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BY-LAW NO. 2017 - 357

A by-law of the City of Ottawa to amend Volume 2C of the Manotick Secondary Plan of the Official Plan of the City of Ottawa to add a site-specific policy at 1346 Bankfield Road.

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

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

AND WHEREAS Council on November 8th, 2017, carried the recommendation of Agricultural and Rural Affairs Committee;

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

1. The attached document, being Official Plan Amendment 198 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 22nd day of November, 2017.

CITY CLERK

MAYOR

**Official Plan Amendment 198 to the
Official Plan for the
City of Ottawa**

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THE STATEMENT OF COMPONENTS

PART A – THE PREAMBLE introduces the amendment but does not constitute part of Amendment 198 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment 198 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 identify an automobile dealership as a permitted use within the Special Design Area of the Manotick Secondary Plan for the property known municipally as 1346 Bankfield Road. This amendment will recognize the existing use of the subject property. The current mapping of the Manotick Secondary Plan is not proposed to change.

2. Location

The subject property is comprised of 1346 and part of 1380 Bankfield Road. The site is located in the Village of Manotick, east of First Line Road and on the south side of Bankfield Road.

3. Basis

Background

The site is currently occupied by an automobile dealership and has split zoning with 1346 Bankfield Road zoned Rural Commercial and part of 1380 Bankfield Road zoned Development Reserve, subzone 1. The property is located within the Village (Manotick) boundary, as identified on Schedule A of the Official Plan, and designated Special Design Area in the Manotick Secondary Plan. The existing automobile dealership is not consistent with the permitted uses of the Special Design Area designation. 1380 Bankfield Road was subject to a Lot Line Adjustment application which severs a 6,600-square metre portion of the property which is conditionally approved to be merged with 1346 Bankfield Road. Once the lot line adjustment is complete, the automobile dealership will be completely contained on 1346 Bankfield Road.

The proposed Official Plan Amendment would recognize the existing use of the property in the Manotick Secondary Plan.

Rationale

The subject property is the location of an existing automobile dealership which has frontage on and vehicular access to an existing arterial road. It is an appropriate location for commercial uses. The Official Plan Amendment would recognize the existing use as an additional permitted use within the Special Design Area for the

property known municipally as 1346 Bankfield Road.

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

2. Details of the amendment

The Official Plan, Volume 2C, Manotick Secondary Plan is hereby amended as follows:

Amend Section 2.3.4 by adding Policy 4 which states:

Notwithstanding policies 1-3 above, on the lands known municipally as 1346 Bankfield Road, an automobile dealership is considered a permitted use.

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 on November 22, 2017.

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LEGAL SERVICES

K. Mahon /js

COUNCIL AUTHORITY:

City Council - November 8, 2017
Bulk Consent Agenda Item A
(ARAC Report No. 29)