

By-Law No. 2018-020

A by-law of the City of Ottawa to amend the Hunt Club Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa to add site-specific policies for the lands municipally known as 1026, 1038, 1040, 1050 and 1054 Hunt Club Road

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Enacted On: 2018-01-31

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-020>

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BY-LAW NO. 2018 - 20

A by-law of the City of Ottawa to amend the Hunt Club Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa to add site-specific policies for the lands municipally known as 1026, 1038, 1040, 1050 and 1054 Hunt Club 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 January 31st, 2018, 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 203 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 31st day of January, 2018.

CITY CLERK

MAYOR

**Official Plan Amendment 203 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. 203 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment No. 203 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 permitting a mix of residential, institutional and commercial uses on the property. The Amendment will help facilitate the development of a retirement home and a hotel.

2. Location

The land assembly consisting of 1026, 1038, 1040, 1050 and 1054 Hunt Club Road has a total land area of 0.925 hectares, with 130 metres of frontage along Hunt Club Road. The subject site is located west of the intersection of Hunt Club Road and the Airport Parkway.

3. Basis

Approval of the requested amendments is recommended as the site is located at the intersection of two arterial roads, being Hunt Club Road and the Airport Parkway, and in close proximity to a nearby Major Shopping Area designation within the Hunt Club Secondary Plan. The proposed development meets the strategic direction for compact and transit oriented development 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 General Urban Areas as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy represents good planning and compatibility.

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

2. Details of the amendment

The Secondary Plan for Hunt Club is hereby amended by adding the following new sentence to Section 4.3.10 Low Density Residential Area:

“For lands described municipally as 1026, 1038, 1040, 1050 and 1054 Hunt Club Road, residential, institutional and commercial uses shall be permitted and are not subject to the density requirements of the Low Density Residential Area.”

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.

