

# By-Law No. 2018-108

*A by-law of the City of Ottawa to amend the South Nepean Town Centre - Area 7 Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa for the lands municipally known as 3311 Greenbank Road and 3380 Jockvale Road*

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**Enacted On:** 2018-04-11

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-108>

This title page generated on *2018-09-11*

BY-LAW NO. 2018 - 108

A by-law of the City of Ottawa to amend the South Nepean Town Centre - Area 7 Secondary Plan of Volume 2A of the Official Plan of the City of Ottawa for the lands municipally known as 3311 Greenbank Road and 3380 Jockvale 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 April 11<sup>th</sup>, 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 210 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 April, 2018.

CITY CLERK

MAYOR

**Official Plan Amendment 210 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. 210 to the Official Plan for the City of Ottawa.

PART B – THE AMENDMENT constitutes Amendment No. 210 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 modify the transportation specifications for the sites. The Amendment will help facilitate the development of a residential subdivision consisting of townhomes and apartments.

### **2. Location**

The subject properties are located in Barrhaven, between Greenbank Road and the Longfields Drive and Jockvale Road intersection, north of the Jock River.

### **3. Basis**

Approval of the requested amendments is recommended as the site is located within the South Nepean Town Centre and the proposed development meets the strategic direction for compact and transit-supportive 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 Mixed Use Centres and Town Centres as well as urban design and compatibility. The requested amendment to the Secondary Plan Policy will contribute to the overall goals and objectives of the Secondary Plan. The concept plan demonstrates a commitment to respond to various guidelines as contained within the Community Design Plan.

## **PART B – THE AMENDMENT**

### 1. Introduction

All of this part of this document entitled Part B – The Amendment consisting of the following text and schedules constitutes Amendment No. 210 to the Official Plan for the City of Ottawa.

### 2. Details of the amendment

The Secondary Plan for the South Nepean Town Centre (Area 7) is hereby amended by modifying all relevant schedules and removing the portion of “Half Moon Bay Drive” which crosses under Greenbank Road. This plan is further amended by modifying Schedule 4 to reflect the elimination a portion of “Half Moon Bay Drive” and the on-road cycling route adjacent to the proposed multi-use pathway within the district park. These are indicated in the attached schedules.

Policy 4.1 (6) is amended by changing the requirement that buildings be developed with a substantial portion of any visible front façade from a public street to increase distance from 5.0 metres to 6.0 metres.

Policy 5.2 (2) Table 4, referenced in the Secondary Plan but found within the South Nepean Town Centre Community Design Plan, is amended by allowing the local streets within the development to have a 18.0 m right-of-way rather than a 20.0 metre right-of-way; and

Policy 5.3(1) is amended to allow a single sidewalk within the local streets of the subject sites.

And adding the following new sentence to policy 6 of Section 4.1 Urban Design – Urban Design Policies:

“For lands municipally addressed as 3311 Greenbank Road and 3380 Jockvale Road, the setback shall be a maximum of 6 metres from the property line.

And adding the following new sentence to Policy 2 of Section 5.2 Transportation – Street Network:

“For lands municipally addressed as 3311 Greenbank Road and 3380 Jockvale Road, local streets will be permitted to have right-of-way widths of 18 metres”.

And adding the following new sentence to Policy 1 of Section 5.3 Transportation – Pedestrians and Cyclist Network:

“For lands municipally addressed as 3311 Greenbank Road and 3380 Jockvale Road, a single sidewalk is permitted on local streets”.

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.





Planning, Infrastructure and Economic Development Department  
GIS and Data Management  
Services de la planification, de l'infrastructure et du développement économique,  
SIG et Gestion des données

D01-01-17-0023 18-0300-A

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03/13/2018

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Scale - N.T.S. /Echelle N.A.E.

**SCHEDULE 1 to  
AMENDMENT NO.210**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA

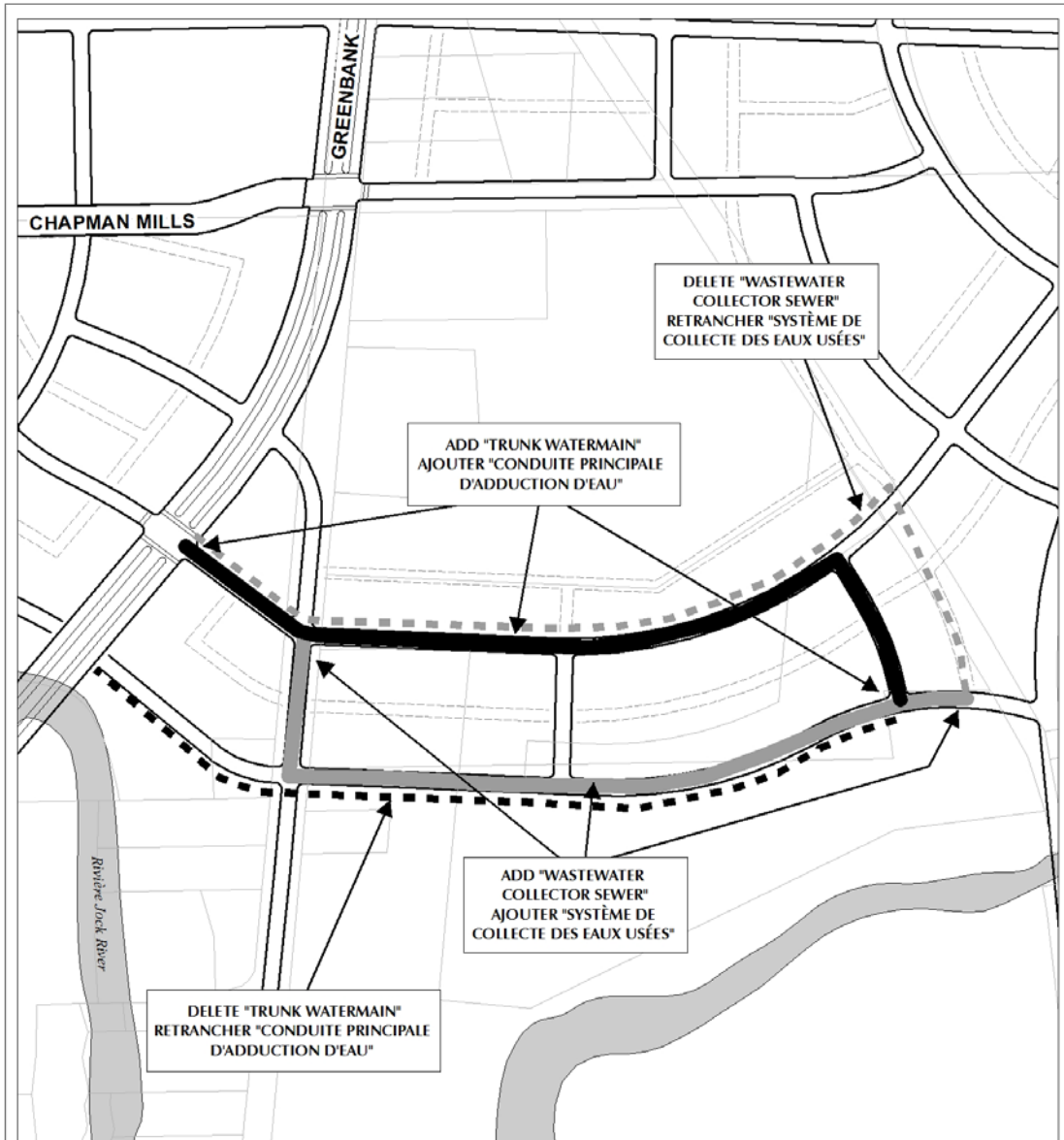
Amending Schedules 1 - 7  
Volume 2a - South Nepean Secondary Plan  
Area 7



STREET SEGMENTS TO BE REMOVED /  
LES SEGMENTS DE RUE DOIVENT ÊTRE RETIRÉS

**ANNEXE 1 de  
L' AMENDEMENT No.210**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA

Modifiant l'Annexe 1 - 7  
Volume 2A - Plan secondaire - Nepean sud  
Secteur 7



**Ottawa**

Planning, Infrastructure and Economic Development Department  
GIS and Data Management

Services de la planification, de l'infrastructure et du développement économique  
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D01-01-17-0023	18-0300-A
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03/13/2018

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**SCHEDULE 3 to AMENDMENT NO.210**  
to the OFFICIAL PLAN  
for the CITY OF OTTAWA

Amending Schedule 6 - Servicing Network Plan  
Volume 2a - South Nepean Secondary Plan  
Area 7

**ANNEXE 3 de L' AMENDEMENT No.210**  
au PLAN OFFICIEL  
de la VILLE D'OTTAWA

Modifiant l'Annexe 4 - Plan d'infrastructure  
Volume 2A - Plan secondaire - Nepean sud  
Secteur 7

-  DELETE "WASTEWATER COLLECTOR SEWER" / RETRANCHER "SYSTÈME DE COLLECTE DES EAUX USÉES"
-  ADD "WASTEWATER COLLECTOR SEWER" / AJOUTER "SYSTÈME DE COLLECTE DES EAUX USÉES"
-  DELETE "TRUNK WATERMAIN" / RETRANCHER "CONDUITE PRINCIPALE D'ADDUCTION D'EAU"
-  ADD "TRUNK WATERMAIN" / AJOUTER "CONDUITE PRINCIPALE D'ADDUCTION D'EAU"

