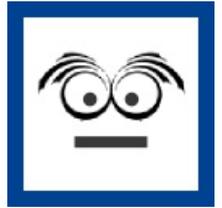


By-Law No. 2018-171

A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement the zoning related to Small-scale Industrial Uses

OttWatch.ca By-law Archival Project



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Be aware though that you may not be looking at the most recent version of this by-law. It is very possible that it has been amended by Council by another by-law, or even by the Ontario Municipal Board. So, um, just know that before assuming anything.

This PDF contains a copy of the by-law as passed by Council on a certain date. It is a snapshot in time. It could still be in force. It might have been amended. It may have been repealed.

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If you end up asking for a copy of a by-law OttWatch doesn't have yet, please ask the Clerk's office to cc: kevino@kevino.net when they email it to you. You'd be doing the entire community a favour!

Enacted On: 2018-05-23

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-171>

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BY-LAW NO. 2018 - 171

A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement the zoning related to Small-scale Industrial Uses.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O.1990, enacts as follows:

1. By-law No. 2008-250, entitled the "City of Ottawa Zoning By-law" is amended as follows:

a) Amend Section 54 - Definitions by adding the following defined term,

"Storefront Industry means the small-scale production with associated processing, packaging and/or storage of:

1. Food or beverages, and/or
2. Other goods produced in limited quantities, using techniques that do not involve mass-production nor the use or production of flammable, explosive or other hazardous materials,

where such an establishment includes an ancillary restaurant, retail food store or retail store use through which such goods are sold or served to the public on-site, and which goods may be sold or distributed wholesale to off-site users or resellers."

b) Amend Part 3 - Specific Use Provisions by adding the following as Section 99:

"Storefront Industry - Section 99
99.

- 1) No storefront industry may
 - a) Become a nuisance because of noise, odour, dust, fumes, vibration, radiation or glare;
 - b) Become a fire or building hazard or health risk; or
 - c) Interfere with radio, television or other telecommunications transmissions.
- 2) A storefront industry
 - a) Must be entirely contained within a building, except for a permitted outdoor commercial patio; and
 - b) May not have outdoor storage.
- 3) The total floor area of a storefront industry, including its ancillary restaurant or retail store component, may not exceed:

- a) In the AM, GM, MC, RC, MD. TM and TD zones: 350m²;
b) In the VM zones: 200m².”
- 4) For the purposes of Section 101 - Minimum Parking Space Requirements, the floor area used for production, processing, packaging and storage of goods in a storefront industry is considered a light industrial use that is separate and distinct from the ancillary restaurant, retail store or retail food store component.
- 5) In the following zones, the combination of industrial use with a main, accessory or ancillary display and sales area, retail store, retail food store or restaurant use is not considered a storefront industry: RG; RH; IH; IG; IL; and IP.
- c) Amend Subsections 185(1), 187(1), 191(1), 193(1), 195(1), 197(1), 217(1) and 229(1) by adding "Subject to Section 99, a storefront industry" to the list of permitted uses in each case.
- d) Amend Section 85 - Outdoor Commercial Patios by adding the words ", storefront industry" after the words, "place of assembly" in subsection 85(1).

2. The Zoning Map of By-law No. 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown as Area A on Attachment 1 to this by-law from VM to VM[862r].

3. Section 240 – Rural Exceptions of the said By-law No. 2008-250 is amended by adding the following exception and amending the exceptions listed as follows:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
862r	VM[862r]	-light industrial use, limited to a grain mill		-Despite section 99, a storefront industry may not exceed 450m ² in total floor area. For greater certainty, grain silos are not counted towards the floor area limit.

4. Part 15 - Exceptions of By-law No. 2008-250 is amended as follows:
- a) Amend Urban Exception 398 by adding the words, "Despite Section

99, a storefront industry comprising a brewery is limited to 800m² gross floor area" in Column V.

- b) Amend Urban exception 881 by adding the words, "storefront industry" in Column III and by adding the words "or storefront industry" after both instances of the words, "permitted industrial uses" in Column V.
- c) Amend Urban Exception 951 by inserting the words, "or storefront industry" after every occurrence of the words, "light industrial use" in Column III and Column V.
- d) Amend Urban Exception 1191 and Exception 1253 by adding the words, "storefront industry" in Column III and by adding the words ", storefront industry" after the words, "light industrial use" in Column V.
- e) Amend Urban Exception 1601 by adding the words, "storefront industry" in Column III and by inserting the words, " and storefront industry" after the words, "light industrial uses" where they appear in Column V.
- f) Amend Rural Exception 236r by adding the words, "storefront industry or " before the words, "light industrial" in Column III.
- g) Amend Rural Exception 483r by adding the words "storefront industry or " before the words "light industrial" in Column III.

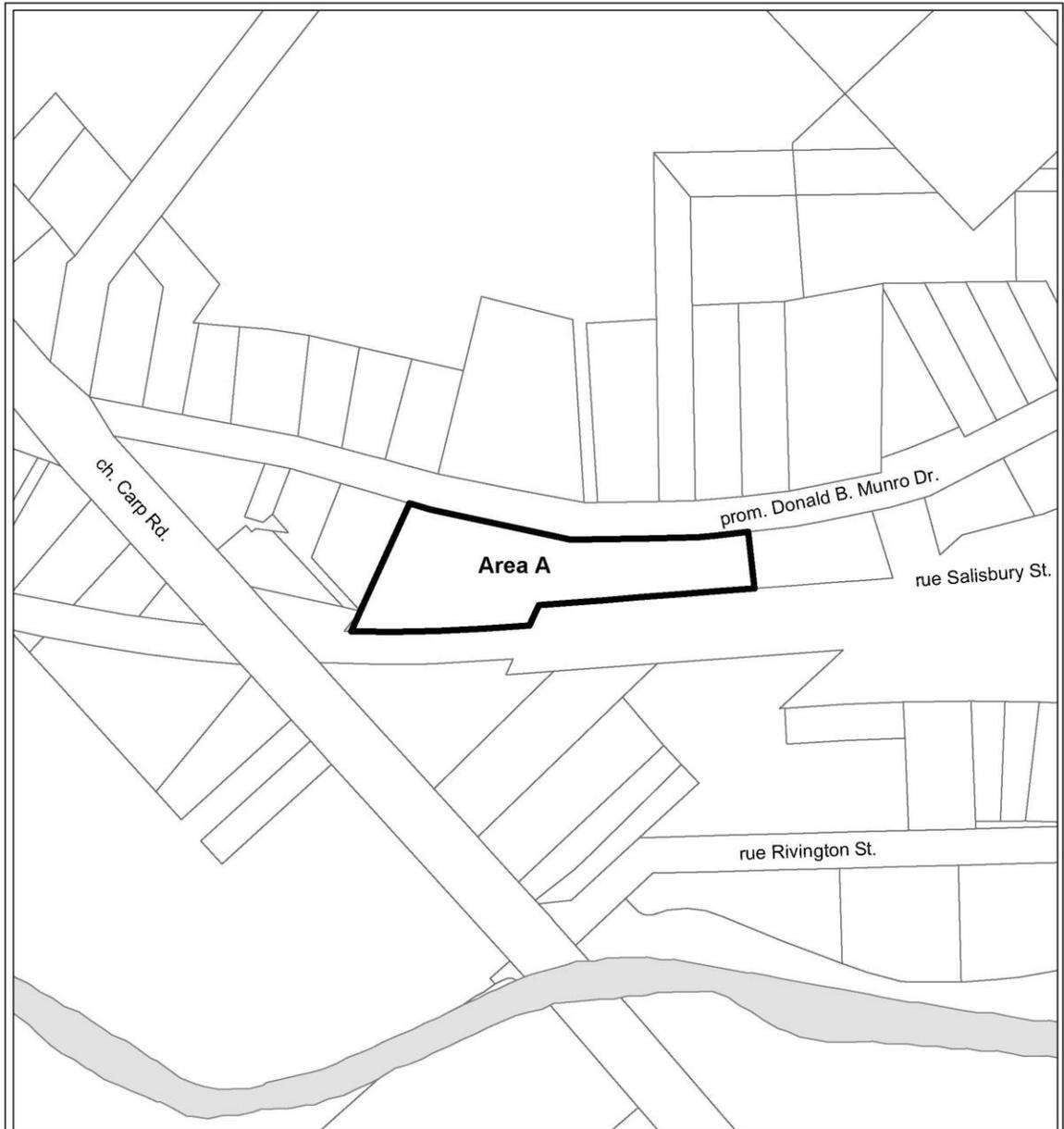
5. Amend Subsections 199(2), 201(2), 203(2),205(2), 219(2) and 221(2) as follows:

- a) Add "bar" to the list of conditional uses; and,
- b) add the following as subclauses 199(2)(d), 201(2)(e), 203(2)(e), 205(2)(e), 219(2)(d), 221(2)(d):
 - "a bar
 - (i) must be ancillary to a permitted brewery, winery or distillery;
 - and,
 - (ii) may not have a gross floor area exceeding the lesser of:
 - (1) 300m², or
 - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary."

ENACTED AND PASSED this 23rd day of May, 2018.

CITY CLERK

DEPUTY MAYOR



D02-02-17-0007

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**LANDS AFFECTED PART OF THE ZONING
MAP OF BY-LAW NO. 2008-250**

This is Attachment 1 to By-law Number 2018-171, passed May 23, 2018

Lands Affected by By-law

Area A to be rezoned from VM to VM[862r]



BY-LAW NO. 2018 - 171

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A by-law of the City of Ottawa to amend By-law No. 2008-250 to implement the zoning related to Small-scale Industrial Uses.

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Enacted by City Council at its meeting of May 23, 2018.

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LEGAL SERVICES
K. Mahon/ml

COUNCIL AUTHORITY:
City Council May 23, 2018
Agenda Item 5 (PC Report No. 63)