

DECISION

With respect to the New City of Ottawa Official Plan Subsection 17(34) of the *Planning Act*

I hereby approve the repeal of the City of Ottawa Official Plan, adopted by By-law 2003-203, and subsequent amendments thereto, pursuant to the City of Ottawa By-law 2021-386. Furthermore, I hereby modify and approve, as modified, the new City of Ottawa Official Plan, as adopted by the City of Ottawa by By-law 2021-386, as follows:

1. **Volume 1 – Official Plan: Section 3.3 5) – Design new neighbourhoods to be 15-minute neighbourhoods** is hereby modified by:
 - a) Deleting the word “*shall*” and replacing it with “***should***”; and,
 - b) Inserting the words “***where such facilities exist or are planned,***” after the word “*network,*”.

2. **Volume 1 – Official Plan: Section 4.1.2 16) – Promote healthy 15-minute neighbourhoods** is hereby modified by:
 - a) Deleting the words “*Require that*”;
 - b) Deleting the word “*are*” after the words “*New subdivisions*” in the first sentence of subsection a) and replacing it with “***should be***”;
 - c) Inserting the words “***where feasible and where such transit is planned***” at the end of the first sentence of subsection a);
 - d) Inserting the words “***request, but not***” after the words “*the City may*” in the second sentence of subsection a);
 - e) Deleting the words “*to implement the transit service improvements, ahead of its City-scheduled implementation*” in subsection a); and,
 - f) Deleting the words “*, is linked to financial or other measures that will*” in subsection b) and replacing them with “***will be considered by the City to***”.

3. **Volume 1 – Official Plan: Section 4.1.6 4) – Guide the inter-urban flow of people and goods** is hereby modified by:
 - a) Deleting the words “*grade-separated highway interchanges*” and replacing them with “***provincial highway corridors***”;
 - b) Deleting the words “*reduce the overall interchange footprint,*” and
 - c) Deleting the words “*structures that provide the necessary traffic functions while allowing for other uses better aligned with the strategic directions of the Official Plan*” and replacing them with “***infrastructure.***”

4. **Volume 1 – Official Plan: Section 4.1.6 5) – Guide the inter-urban flow of people and goods** is hereby modified by deleting section 4.1.6 5) in its entirety.

5. **Volume 1 – Official Plan: Section 4.2.3 – Protect existing rental housing stock and support the production of more rental units** is hereby modified by deleting section 4.2.3 in its entirety.

6. **Volume 1 – Official Plan: Section 4.8.2 3) – Provide residents with equitable access to an urban forest canopy** is hereby modified by:
 - a) Inserting the words “***as recommended by a Landscape Architect***” at the end of the sentence of subsection a); and

- b) Inserting the words "***or in accordance with the recommendation of a Landscape Architect***" at the end of the sentence of subsection b).
7. **Volume 1 – Official Plan: Section 5 – Transects: Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy** is hereby modified by:
- Deleting the words "*maximum of 4 storeys*" under the "Height Category and Details" column for the "Minor Corridors" designation in the "Downtown Core Transect" row of the table and replacing them with "***maximum of 9 storeys***";
 - Deleting the words "*maximum of 4 storeys*" under the "Height Category and Details" column for the "Minor Corridors" designation in the "Inner Urban Transect" row of the table and replacing them with "***maximum of 6 storeys***"; and,
 - Deleting the words "*maximum of 4 storeys*" under the "Height Category and Details" column for the "Minor Corridors" designation in the "Outer Urban Transect" row of the table and replacing them with "***maximum of 6 storeys***".
8. **Volume 1 – Official Plan: Section 5.1.4 4) – Provide direction to the Hubs and Corridors located within the Downtown Core Transect** is hereby modified by deleting the words "*4 storeys*" and replacing them with "***9 storeys***".
9. **Volume 1 – Official Plan: Section 5.2.3 3) – Provide direction to the Hubs and Mainstreet Corridors located within the Inner Urban Transect** is hereby modified by:
- Deleting the words "*up to 4*" in subsection a) and replacing them with "***in the maximum height range of between 4 to 6***"; and,
 - inserting a new subsection b) which shall read as follows:
"b) Where the Zoning By-law permits a Low-rise building, an amendment to this Plan shall not be required to consider a building of 5 or 6 storeys;"
and renumbering the subsequent subsections accordingly.
10. **Volume 1 – Official Plan: Section 5.3.3 4) – Provide direction to the Hubs and Corridors located within the Outer Urban Transect** is hereby modified by deleting the words "*4 storeys*" and replacing them with "***6 storeys***".
11. **Volume 1 – Official Plan: Section 5.4 – Suburban Transect** is hereby modified by deleting the sentence "*That is why this Plan contemplates the end of outward growth of these suburbs*" at the end of the preamble of section 5.4.
12. **Volume 1 – Official Plan: Section 5.4.1 2) – Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods** is hereby modified by:
- deleting the words "*and along Minor Corridors*" in subsection a); and,
 - inserting a new subsection b) which shall read as follows:
"b) Low-rise along Minor Corridors, however the following policy direction applies;
i) Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without an amendment to this Plan;
ii) Mid-rise buildings above 7 storeys may be permitted through an area-specific policy or secondary plan; and
iii) High-rise buildings may be permitted through a secondary plan;"
and renumbering the subsequent subsections accordingly.

13. **Volume 1 – Official Plan: Section 5.4.3 3) c) – Provide direction to the Hubs and Corridors located within the Suburban Transect** is hereby modified by adding the following after the words “up to 4 storeys” at the end of subsection c):
“, **however,**
i) **Mid-rise buildings, between 5 to 7 storeys, may be considered through a rezoning without amendment to this Plan;**
ii) **Mid-rise buildings above 7 storeys may be permitted through an Area-Specific Policy or Secondary Plan; and**
iii) **Mid-rise or high-rise buildings may be permitted through a Secondary Plan;”**
14. **Volume 1 – Official Plan: Section 5.6.1.1 3 a) – Provide built form direction for the urban area where intensification is anticipated to occur** is hereby modified by deleting subsection a) in its entirety and replacing it with:
“The City will be supportive of applications for low-rise intensification that seek to move beyond the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan;”
15. **Volume 1 – Official Plan: Section 5.6.2.1 3) b) – Create 15-minute neighbourhoods supported by funded transit and infrastructure** is hereby modified by:
a) Deleting the words “*rapid or equivalent quality*” in the first sentence of subsection b);
b) Deleting the word “*must*” in the second sentence of subsection b) and replacing it with “**should**”; and
c) Deleting the sentence “*In establishing equivalent transit service, consideration should be given to both the frequency and quality (reliability/speed) of transit operations*” at the end subsection b).
16. **Volume 1 – Official Plan: Section 7.3.2) d) – Protect the ecosystem services of natural features and recognize their role in building resilience to future climate conditions** is hereby modified by:
a) Inserting the words “, **environmental impact statement**” after the words “*secondary plans*” in subsection (i); and
b) Deleting the text of subsection (ii) in its entirety.
17. **Volume 1 – Official Plan: Section 9.2.3.3) – Limit the fragmentation of rural lands and ensure the preservation of health** is hereby modified by inserting a new subsection i) which shall read as follows:
“i) Confirmation of sufficient reserve sewage system capacity and/or reserve water system capacity within municipal water and/or sewage services, or private communal water and/or sewage services.”
18. **Volume 1 – Official Plan: Section 11.6 4) – Provide direction around processes needed to implement the Plan** is hereby modified by deleting “*requires an amendment to this Plan through an area-specific policy, or an amendment to a secondary plan where applicable, in addition to the Zoning By-law amendment*” and replacing it with:
“a) In the case of a Minor Corridor, only for increases from Low-rise to Mid-rise which are 5 or 6 storeys, and only if a secondary plan or area-specific policy does not provide otherwise, a Zoning By-law amendment; and

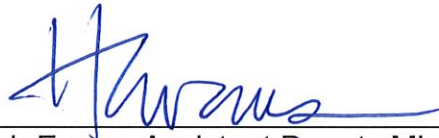
b) In all other cases, an amendment to this Plan through an area-specific policy, or an amendment to a secondary plan where applicable, in addition to the Zoning By-law amendment”

19. **Volume 1 – Official Plan: Section 11.9 – Provide direction for monitoring** is hereby modified by inserting a subsection 2) which shall read as follows:
“2) The City will develop and maintain a monitoring plan that addresses the objectives of this official plan for the provision of affordable housing, including examination of housing affordability and achievement of this plan’s affordable housing target. The City may revise its affordable housing target and official plan policies based on new information, data and evolving housing market conditions.”
20. **Volume 1 – Official Plan: Schedule B9 – Rural Transect** is hereby deleted in its entirety and replaced with a new ***“Schedule B9 – Rural Transect, dated October 18, 2022”*** attached hereto as Appendix ‘1’.
21. **Volume 1 – Official Plan: Schedule C7-B – Designated Priority Areas – Villages** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
22. **Volume 1 – Official Plan: Schedule C8 – Active Transportation Network** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
23. **Volume 1 – Official Plan: Schedule C9 – Rural Road Network** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
24. **Volume 1 – Official Plan: Schedule C11-B – Natural Heritage System (South)** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
25. **Volume 1 – Official Plan: Schedule C11-B – Natural Heritage System (East)** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
26. **Volume 1 – Official Plan: Schedule C13 - Scenic Routes** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
27. **Volume 1 – Official Plan: Schedule C17– Urban Expansion Areas** is hereby deleted in its entirety and replaced with a new ***“Schedule C17-Urban Expansion Areas, dated November 1, 2022”*** attached hereto as Appendix ‘2’.
28. **Volume 2B – Rural Secondary Plans: Village of Greely Secondary Plan Schedule A - Designation Plan** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.
29. **Volume 2B – Rural Secondary Plans: Village of Greely Secondary Plan, Schedule B - Connectivity Plan** is hereby amended to reflect the boundary of the Village of Greely as shown in Appendix ‘1’ attached hereto.

30. Volume 2B – Rural Secondary Plans: Village of Greely Secondary Plan, Section 3.3.17 is hereby modified by:

- c) Deleting the word “prohibited”; and
- d) Inserting the words “**permitted subject to a municipal responsibility agreement**” after the words “Residential uses are”.

Dated at Toronto this 4th day of November, 2022

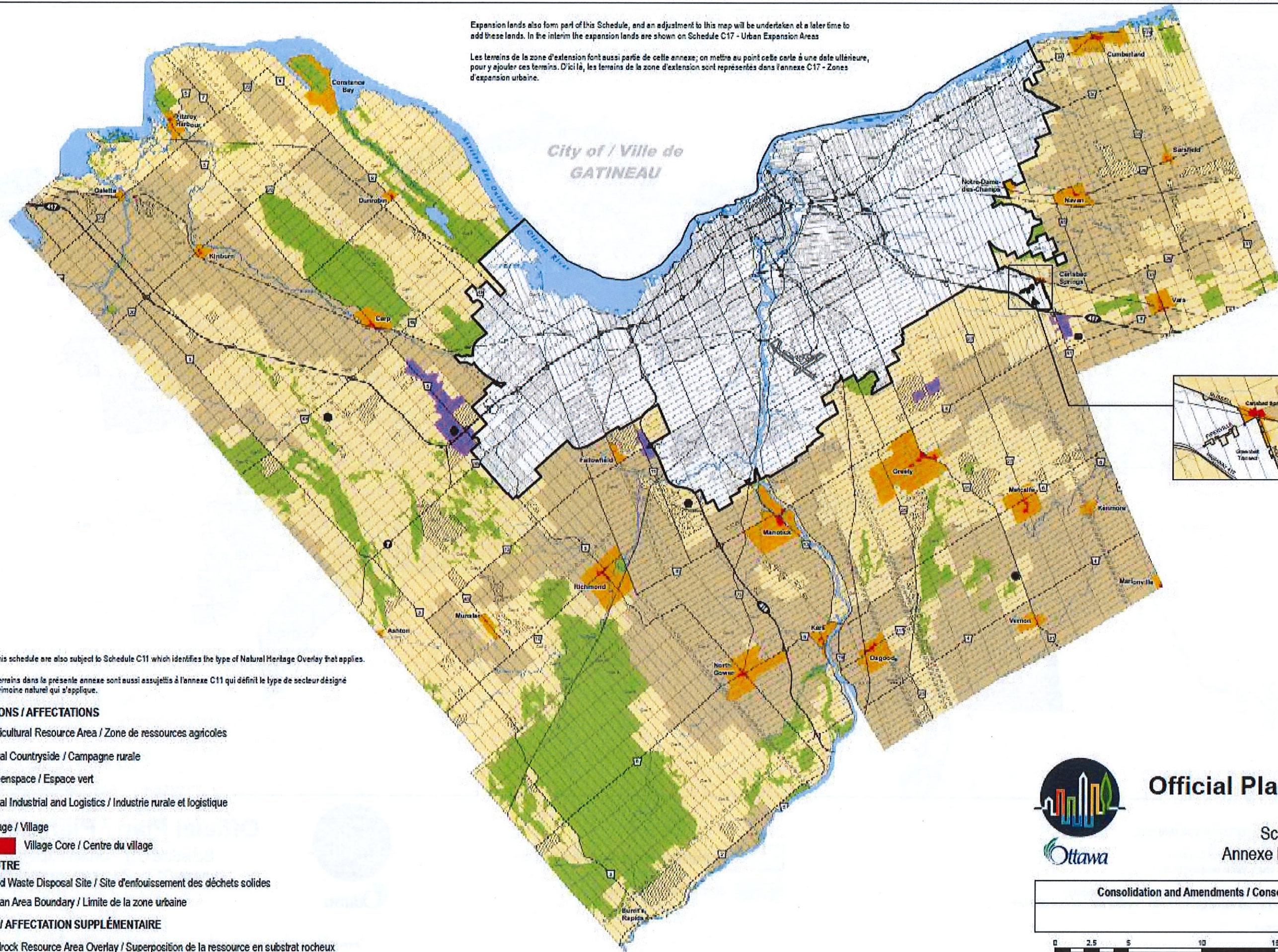


Hannah Evans, Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

Appendix '1'

Expansion lands also form part of this Schedule, and an adjustment to this map will be undertaken at a later time to add these lands. In the interim the expansion lands are shown on Schedule C17 - Urban Expansion Areas







Les terrains de la zone d'extension font aussi partie de cette annexe; on mettra au point cette carte à une date ultérieure, pour y ajouter ces terrains. D'ici là, les terrains de la zone d'extension sont représentés dans l'annexe C17 - Zones d'expansion urbaine.





Note: Lands on this schedule are also subject to Schedule C11 which identifies the type of Natural Heritage Overlay that applies.

Remarque: Les terrains dans la présente annexe sont aussi assujettis à l'annexe C11 qui définit le type de secteur désigné du réseau du patrimoine naturel qui s'applique.



DESIGNATIONS / AFFECTATIONS

-  Agricultural Resource Area / Zone de ressources agricoles
-  Rural Countryside / Campagne rurale
-  Greenspace / Espace vert
-  Rural Industrial and Logistics / Industrie rurale et logistique
-  Village / Village
-  Village Core / Centre du village

OTHER / AUTRE

-  Solid Waste Disposal Site / Site d'enfouissement des déchets solides
-  Urban Area Boundary / Limite de la zone urbaine

OVERLAYS / AFFECTATION SUPPLÉMENTAIRE

-  Bedrock Resource Area Overlay / Superposition de la ressource en substrat rocheux
-  Sand and Gravel Resource Area Overlay / Superposition de la ressource en sable et en gravier

October 18, 2022



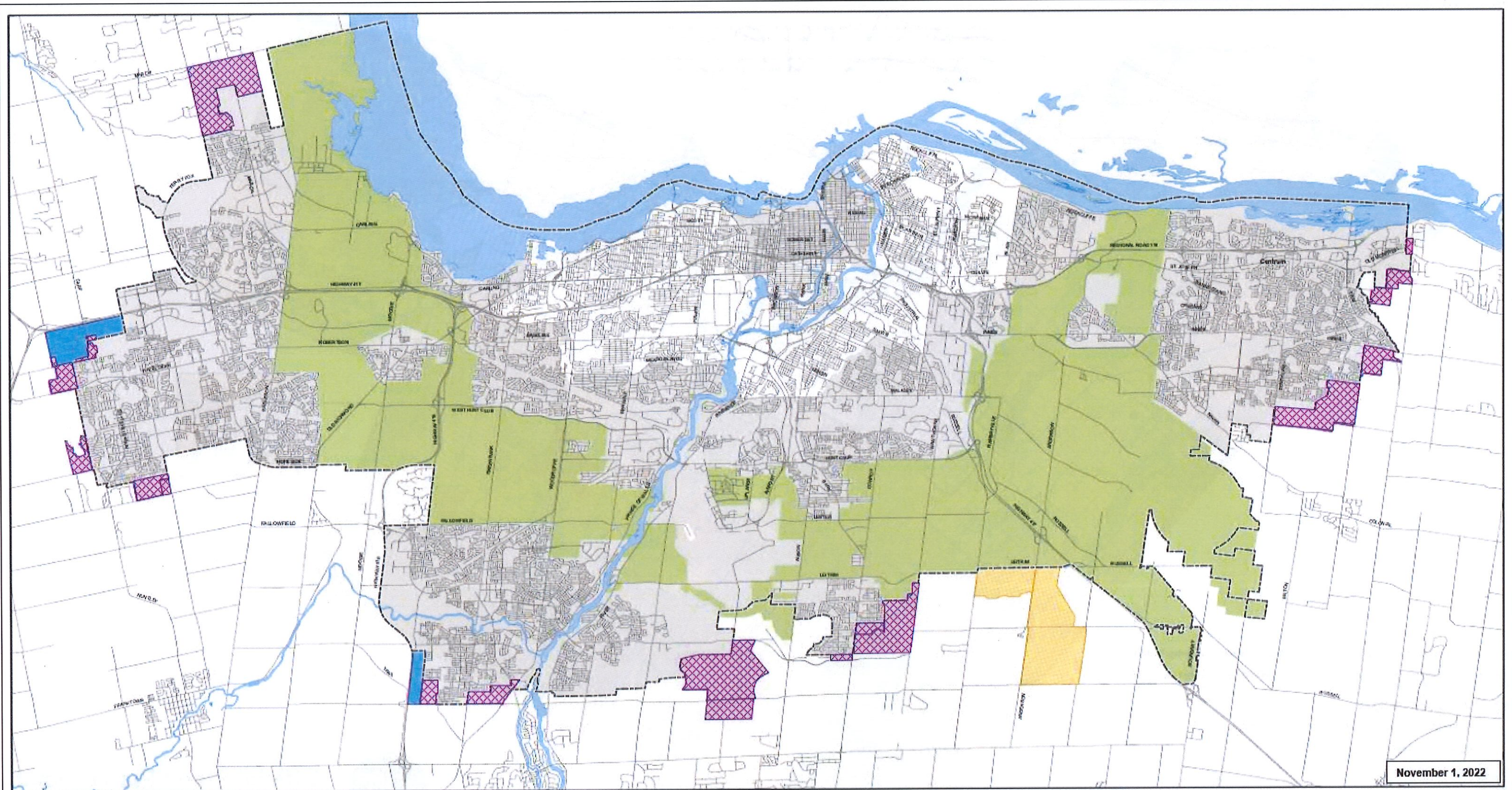
Official Plan / Plan officiel

Schedule B9 - Rural Transect
Annexe B9 - Transect Secteur rural

Consolidation and Amendments / Consolidation et amendements








Planning, Infrastructure and Economic Development Department, Geospatial Analytics, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique, Analyse géospatiale, technologie et solutions



November 1, 2022

URBAN EXPANSION AREAS / ZONES D'EXPANSION URBAINE

-  Category 1 - Future Neighbourhood Overlay /
Catégorie 1 - Zone sous-jacente de quartier futur
-  Category 2 - Future Neighbourhood Overlay - New Tewin Community /
Catégorie 2 - Zone sous-jacente de quartier futur - Nouvelle communauté de Tewin
-  Industrial and Logistics /
Industrie et Logistique

-  Existing Urban Boundary / Périimètre d'urbanisation
-  Greenbelt / Ceinture de verdure



Official Plan / Plan officiel

Schedule C17 - Urban Expansion Areas
Annexe C17 - Zones d'expansion urbaine

