

What is a Zoning By-law Amendment?

What is Zoning?

The Province of Ontario's *Planning Act* allows the City of Ottawa to determine what is and is not allowed to be built on properties within the City's boundaries through what is known as zoning.

- Zoning can permit land to be used for agricultural, residential, industrial, commercial and other uses.
- Zoning can also include a specific set of regulations that shape development by setting limits, such as:
 - » the location of the building on the property;
 - » the height of the building;
 - » the number of parking spaces required.
- Zoning does not regulate who lives in the building. Zoning also does not determine if the building is owner-occupied or rented.

Zoning regulations are detailed in the City of Ottawa's Zoning By-law.

- If a proposed development is not in accordance with the Zoning By-law, a Zoning By-law amendment, also known as a rezoning, is required. For example, a Zoning By-law amendment may:
 - » Request a change of land use from residential to commercial to permit a development with stores and restaurants, instead of residential homes;
 - » Seek more units or height for a building;
 - » Decrease the number of parking spaces required.

Understanding what is zoning and how it affects you is the first step to getting involved.

What a Zoning By-law Amendment Can Change

Each Zoning By-law amendment proposal is unique. However, here are few things to keep in mind.



It can change the ...

- » use of land;
- » maximum number of units in a building;
- » minimum lot area or width;
- » distance between the lot line and the building;
- » minimum landscape requirements;
- » parking and loading facilities.

What is the Zoning By-law Amendment Process?

1 Pre-consultation

Those who apply for a Zoning By-law amendment must meet with Development Review staff from the City of Ottawa for a pre-consultation. Development Review staff outline what studies and plans are required and provide an overview of the land use principles that must be addressed by the proposed Zoning By-law amendment before it will be reviewed.

2 Public notification

The City installs a notification sign on the lands affected by the proposed Zoning By-law amendment and notifies nearby property owners and registered community groups once the application is submitted to the City.

3 Technical review

Reviewing a Zoning By-law amendment application involves many individuals including Development Review Planners, Engineers, Architects, City Councillors, registered community groups, residents and other professionals.

The *Planning Act* lays out the rules on when consultation takes place, with whom, and to what degree.

4 Staff recommendation at Committee meeting

Development Review staff provide a recommendation, in most cases, to either the Agriculture and Rural Affairs Committee (for rural area amendments) or the Planning and Housing Committee (for all other proposed amendments).

5 Council decision and appeal period

Committee considers the report and the opinion of public delegations and makes a recommendation to City Council. City Council then approves or refuses the Zoning By-law amendment. This decision may be appealed to the Ontario Land Tribunal, the provincial tribunal that is the final arbiter of any planning decisions, by a community member, an organization, or the property owner.

How to Get Involved

- Submit written comments to the Development Review Planner.
- Attend the public open house and/or committee meeting(s) at City Hall.
- Make a presentation when the proposed amendment is presented for review at a City committee meeting. Be prepared to come with information about how you believe the proposal impacts you such as:
 - » your ability to use and enjoy your property;
 - » any traffic concerns;
 - » any concerns about how the development may fit into the existing character of your neighbourhood.
- Only by submitting written comments or making a presentation at a committee meeting at City Hall, can you make an appeal to Council's decision to the Ontario Land Tribunal.



For More Information:

For information regarding a specific application, please contact the Development Review Planner assigned to the application or visit:

ottawa.ca/devapps

For general zoning information, please call 3-1-1 and ask to speak to a Development Information Officer. To consult the Zoning By-law visit:

ottawa.ca/zoning