

City of Ottawa Site Plan Control Subtype Thresholds

Note: This is an over-simplified summary of thresholds of different site plan control subtypes. Please contact City Staff at Planning Services for interpretation.

	Rural Small	Standard	Complex	
Residential	N/A	<ul style="list-style-type: none"> • On municipal services and inside SPC Inner Area** <ul style="list-style-type: none"> ○ 12 ~ 13 units, ○ 600 ~ 1200 sq. m., or ○ >= 4 parking • On municipal services and outside SPC Inner Area <ul style="list-style-type: none"> ○ 12 ~ 13 units, ○ 600 ~ 1200 sq. m., or ○ >= 8 parking 	<ul style="list-style-type: none"> • For all services situations <ul style="list-style-type: none"> ○ >= 14 units, ○ >= 5 storeys, ○ > 1,200 sq. m., or ○ PUD*** 	
	<ul style="list-style-type: none"> • On private services <ul style="list-style-type: none"> ○ 4 ~ 6 units, ○ <= 600 sq. m.*, and ○ <= 7 parking, or ○ Coach house on lot >= 0.4 ha & with no other planning applications 	<ul style="list-style-type: none"> • On private services (Rural Standard) <ul style="list-style-type: none"> ○ 12 ~ 13 units, ○ 600 ~ 1200 sq. m., or ○ >= 8 parking 		
Mixed-use	N/A	<ul style="list-style-type: none"> • On municipal services <ul style="list-style-type: none"> ○ 12 ~ 13 units + non res., or ○ 1 ~ 1400 sq. m. 	<ul style="list-style-type: none"> • For all services situations <ul style="list-style-type: none"> ○ >= 14 residential units ○ >= 5 storeys, ○ > 1,400 sq. m., or ○ PUD 	
	<ul style="list-style-type: none"> • On private services <ul style="list-style-type: none"> ○ 1 ~ 6 units, and ○ <= 600 sq. m. 	<ul style="list-style-type: none"> • On private services (Rural Standard) <ul style="list-style-type: none"> ○ 12 ~ 13 residential units, or ○ 600 ~ 1400 sq. m. 		
Non-residential	N/A	<ul style="list-style-type: none"> • For all services situations <ul style="list-style-type: none"> ○ Drive-through facilities not inside the SPC Inner Area, and not abutting residential zones 	<ul style="list-style-type: none"> • For all services situations <ul style="list-style-type: none"> ○ Drive-through facilities inside the SPC Inner Area, or abutting residential zones 	
	N/A	<ul style="list-style-type: none"> • On municipal services <ul style="list-style-type: none"> ○ 600 ~ 1,860 sq. m., or ○ >= 10 parking 		<ul style="list-style-type: none"> • For all services situations <ul style="list-style-type: none"> ○ >= 5 storeys, or ○ > 1,860 sq. m.
	<ul style="list-style-type: none"> • On private services <ul style="list-style-type: none"> ○ 300 ~ 600 sq. m. 	<ul style="list-style-type: none"> • On private services (Rural Standard) <ul style="list-style-type: none"> ○ 600 ~ 1,860 sq. m., or ○ >= 10 parking 		
Revision	<ul style="list-style-type: none"> • Where a revision is to change a site plan approval component that generated significant public interest, it is recommended to treat it as a Revision-Complex site plan. The discretion is with the Development Review Manager. • Changes to a previously approved site plan after more than 3 years shall be treated as a new application. 			
Minor deviation	<ul style="list-style-type: none"> • Minor deviations without the need for a site plan application is to be determined at a case-by-case basis, at the discretion of the Development Review Manager. A record of the permission shall be retained. 			

* All references to areas in sq. m. (square metres) are measured as Gross Floor Area.

** SPC (Site Plan Control) Inner Area is as defined under the Site Plan Control By-law.

*** PUD (Planned Unit Development) is as defined under the Zoning By-law.