

# By-Law No. 2017-68

*A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of part of the lands known municipally as 255 Kanata Avenue*

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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 It may have been repealed.

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**Enacted On:** 2017-02-22

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-68>

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BY-LAW NO. 2017 - 68

A by-law of the City of Ottawa to amend By-law No. 2008-250 of the City of Ottawa to change the zoning of part of the lands known municipally as 255 Kanata Avenue.

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

1. 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 MC10 to MC10[2375].
2. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

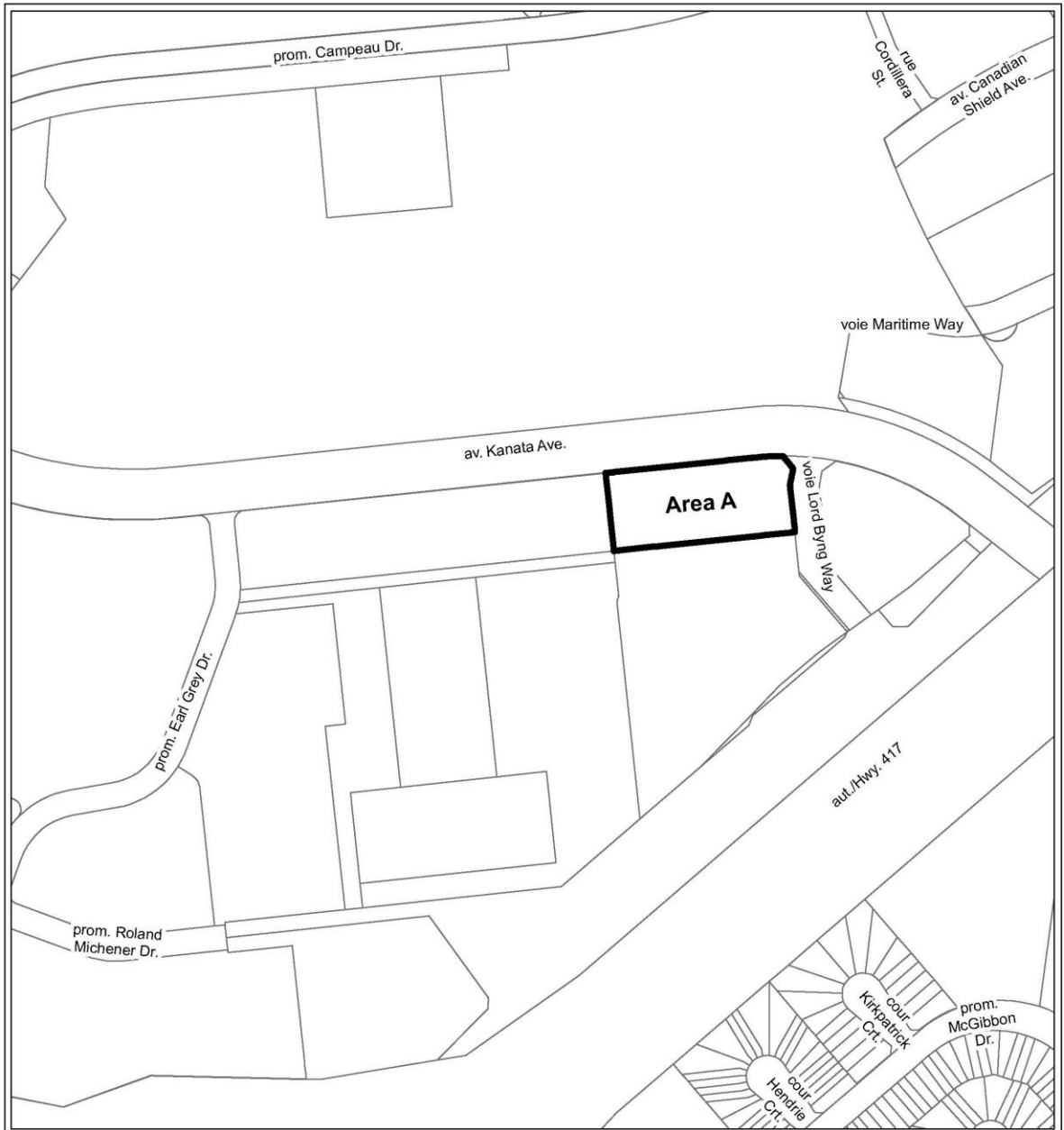
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2375	MC10[2375]			<p>- Despite Section 192(10)(a) the maximum individual gross leasable floor area permitted for each use listed within this section is as follows:</p> <p>(i) One individual use is permitted to have up to 1250 square metres gross leasable area;</p> <p>(ii) Four individual uses are permitted to have up to 450 square metres gross leasable area;</p> <p>(iii) All other individual uses are permitted to have up to 300 square metres gross leasable area.</p> <p>- Despite anything to the contrary in this by-law, provided the outermost exterior walls of the building, including any parapet, meet or exceed the minimum building height requirement of the MC10 zone, the building is considered to comply with this provision.</p>

				<ul style="list-style-type: none"> <li>- Despite Section 192(10)(vi)1.(a) the minimum building separation on a lot between main buildings, between facing walls, where both of which or one of which facing wall contains room windows is 6 metres.</li> <li>- A minimum of 40% of the surface area of the building façade facing Kanata Avenue measured from the ground floor closest to the level of finished grade of Kanata Avenue up to 4.5 metres in height must be comprised of transparent glazing and active customer or resident entrance doors.</li> <li>- No loading space is required for an office use with a gross floor area less than 700 square metres.</li> </ul>
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ENACTED AND PASSED this 22<sup>nd</sup> day of February, 2017.

CITY CLERK

MAYOR



	
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<b>LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250</b>	

This is Attachment 1 to By-law Number 2017-68, passed February 22, 2017

**Lands Affected by By-law**

Area A to be rezoned from MC10 to MC10[2375]



