

By-Law No. 2017-81

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 175 Main Street to permit two detached dwellings

OttWatch.ca By-law Archival Project



OttWatch.ca has begun archiving copies of all by-laws passed by the City of Ottawa. After each City Council meeting we ask for copies of by-laws enacted at the meeting, add this title page, and upload them to ottwatch.ca.

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 It may have been repealed.

When in doubt, visit <http://ottawa.ca/en/residents/laws-licenses-and-permits/laws/laws-z>

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: 2017-03-08

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-81>

This title page generated on 2017-04-20

BY-LAW NO. 2017 - 81

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 175 Main Street to permit two detached dwellings.

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 R3Q[2307] to R3Q[2380].
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
2380	R3Q[2380]			<p>- Sections 139 and 140 do not apply to the initial construction of a residential use building on the site, but do apply except where otherwise regulated in this exception to:</p> <p>(i) a change in use from one type of residential use building to another permitted dwelling type;</p> <p>(ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,</p> <p>(iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building.</p> <p>- Minimum width of a private way is 3 metres.</p> <p>- Maximum building height is 11 metres.</p> <p>- Minimum front yard setback is 2 metres.</p>

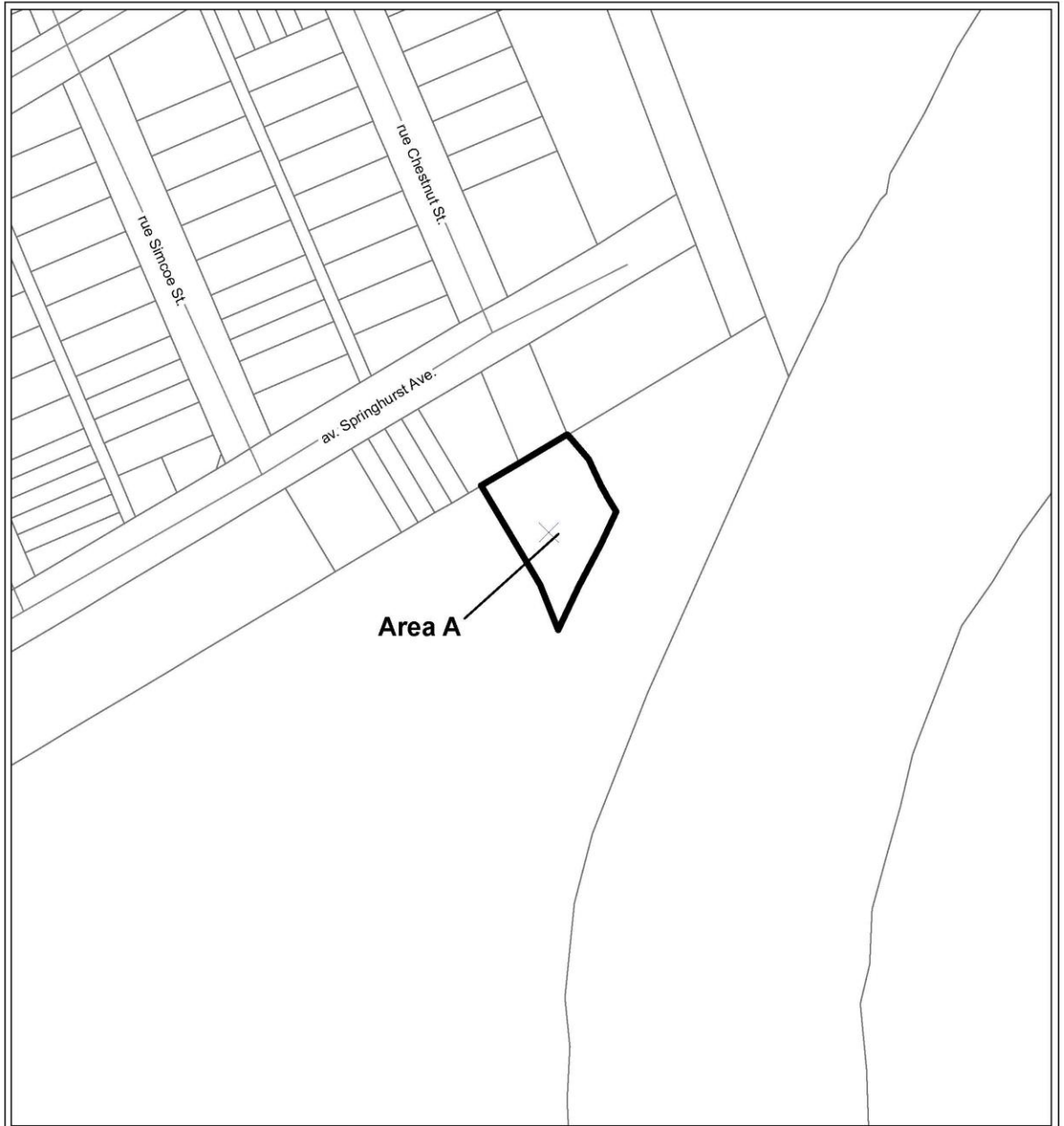
				<ul style="list-style-type: none"> - Minimum rear yard setback is 1.2 metres. - Despite Section 59, a lot is considered to comply with Section 59 if it abuts a Multi-Use Pathway for a distance of at least 3 metres. - The front lot line is deemed to be that lot line abutting the Multi-Use Pathway. - A roof top access is not permitted. - Despite Section 109, where a walkway is located between two dwellings, the maximum permitted width is 2.4 metres. - Despite Section 142, a Coach House is not permitted. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used. - The maximum size and extent of the following permitted projections into all required yards is as follows: <ul style="list-style-type: none"> (i) chimney, chimney box and fireplace box is 1 m, but not closer than 0.3 metres to a lot line; (ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer than 0.15 metres to all other lot lines; (iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 1.5 metres but not closer than 0.3 metres to a lot line; (iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear, or corner side lot line and no closer than 2 metres to an interior side
--	--	--	--	---

				yard lot line; and (v) open stairways, stoop, landing steps and ramps may project to a lot line.
--	--	--	--	---

ENACTED AND PASSED this 8th day of March, 2017.

CITY CLERK

MAYOR



D02-02-16-0057

17-0303-X

M:\Zoning_Bylaw\bylaws\

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

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

This is Attachment 1 to By-law Number 2017-81, passed March 8, 2017
Lands Affected by By-law

Area A to be rezoned from R3Q[2307] to R3Q[2380]



BY-LAW NO. 2017 - 81

-0

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 175 Main Street to permit two detached dwellings.

-0

Enacted by City Council at its meeting of March 8, 2017.

-0

LEGAL SERVICES

KM/rm

COUNCIL AUTHORITY:
City Council March 17, 2017
Agenda Item 8 (PC Report No. 40)