

# By-Law No. 2017-103

*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 lands known municipally as 1309 Carling Avenue*

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**Enacted On:** 2017-04-12

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-103>

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BY-LAW NO. 2017 - 103

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 lands known municipally as 1309 Carling 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 AM10 to AM10[2393] S368.
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
2393	AM10[2393] S368			<ul style="list-style-type: none"> <li>- maximum permitted building heights of AM10 do not apply and are as per S368</li> <li>- The stated depth within which mixed use and non-residential buildings must occupy at least 50 per cent of the frontage under clause 185(10)(b)(i) is replaced with 7 metres for the purposes of this exception.</li> <li>- The requirement under Clause 185(10)(b)(i) that 50 per cent of the frontage be occupied by building walls only applies along the lot line abutting Carling Avenue.</li> <li>- The requirements of clause 185(10)(g) apply to buildings located within 7 metres of the front lot line and within 6 metres of the corner side lot line.</li> <li>- The required 1.5 metre wide landscape buffer between a parking lot containing more than 10 but fewer than 100 spaces and a lot line not abutting a street does</li> </ul>

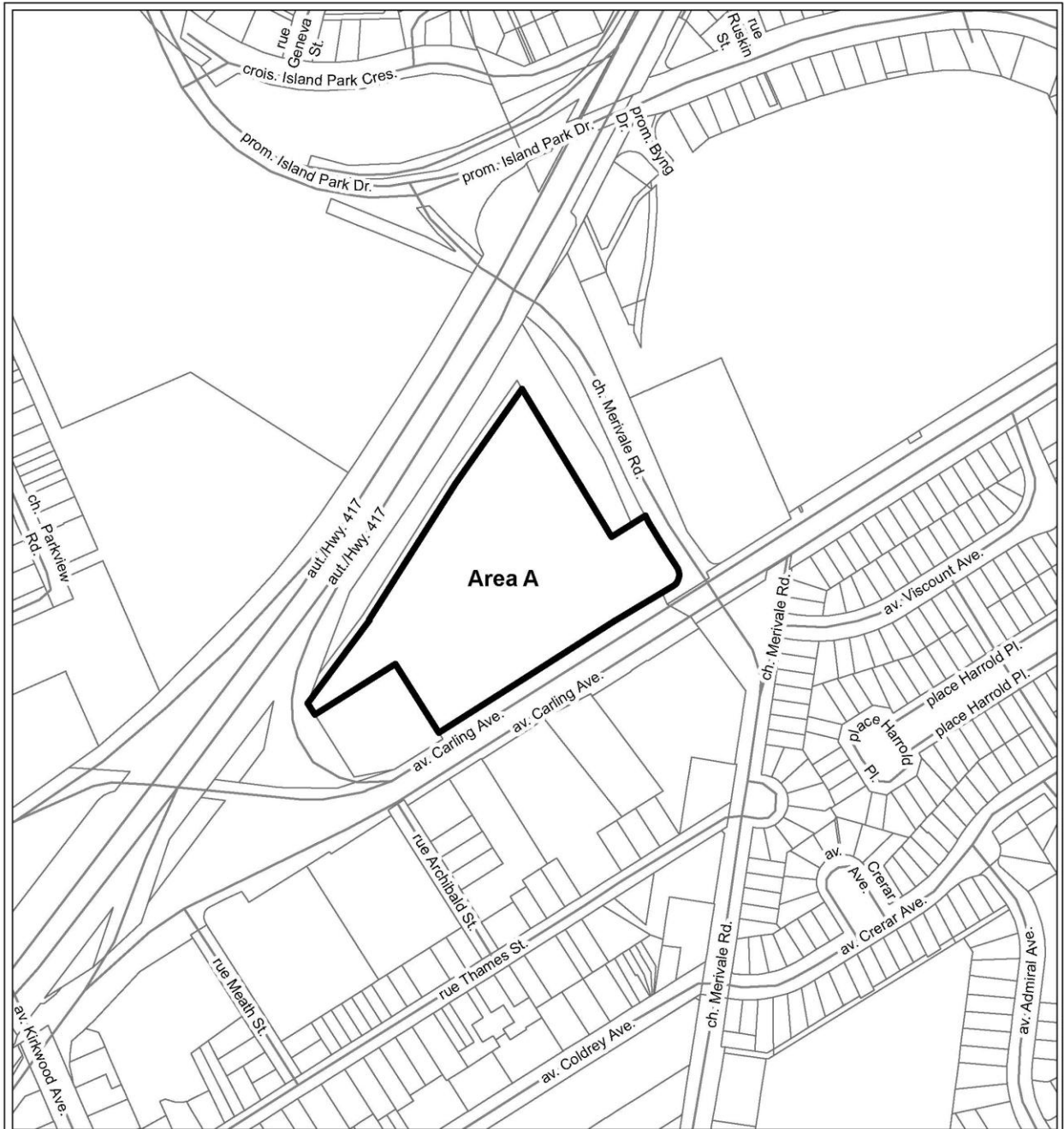
				<p>not apply.</p> <ul style="list-style-type: none"> <li>- Schedule 368 does not apply to accessory buildings or structures which continue to be regulated by Section 55, and temporary buildings or structures which continue to be regulated by Section 71.</li> <li>- For Area A abutting Merivale Road as shown on Schedule 368 the maximum corner side yard setback is 6 metres.</li> </ul>
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3. Part 17 – Schedules of the said By-law No.2008-250 is amended by adding Attachment 2 as Schedule 368.

ENACTED AND PASSED this 12<sup>th</sup> day of April, 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 2017-103, passed April 12, 2017

**Lands Affected by By-law**

Area A to be rezoned from AM10 to AM10[2393] S368



BY-LAW NO. 2017 - 103

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Enacted by City Council at its meeting of April 12, 2017.

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LEGAL SERVICES  
KM/rm

COUNCIL AUTHORITY:  
City Council April 12, 2017  
Agenda Item 8 (PC Report No. 41)