

# By-Law No. 2017-120

*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 the lands known municipally as 30 Highbury Park Drive*

## 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 It may have been repealed.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](mailto:kevino@kevino.net) when they email it to you. You'd be doing the entire community a favour!

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

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-120>

This title page generated on 2017-04-20

BY-LAW NO. 2017 - 120

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 the lands known municipally as 30 Highbury Park Drive.

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

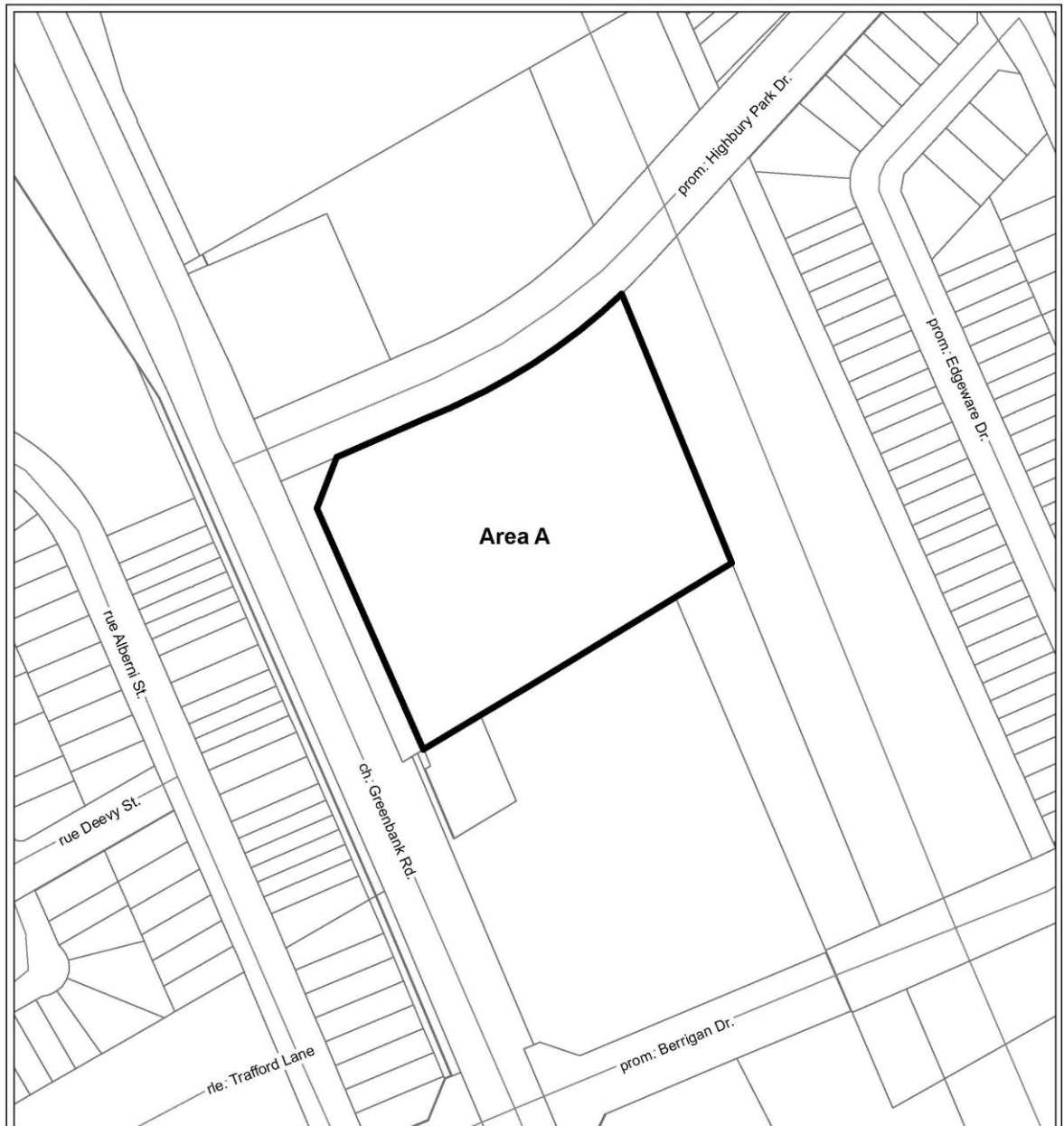
1. The Zoning Map of By-law No. 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown as Area A on Attachment 1 to this by-law from DR to LC[2390].
2. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2390	LC[2390]			<p>-The maximum total gross leasable area occupied by all the separate occupancies combined is 4,600 square metres.</p> <p>-The maximum gross leasable area for only one of the occupancies located on the ground floor of a building is 1,500 square metres and it must be a minimum of 75 metres from the lot line abutting Greenbank Road.</p> <p>-Section 103 does not apply to Shopping Centre uses.</p> <p>-The maximum parking rate for a Shopping Centre is 5.4 parking spaces per 100 square metres of gross leasable floor area, to a maximum of 188 parking spaces.</p> <p>-A two metre minimum landscaped buffer is permitted to be located along Highbury Park Drive.</p>

ENACTED AND PASSED this 12<sup>th</sup> day of April, 2017.

CITY CLERK

MAYOR



D02-02-16-0025

17-0541-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 appartiennent à Teranet Enterprises Inc.  
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit  
sans autorisation. C'EST NI 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 2017-120, passed April 12, 2017

**Lands Affected by By-law**

Area A to be rezoned from DR to LC[2390]



NOT TO SCALE

BY-LAW NO. 2017 - 120

-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 the lands known municipally as 30 Highbury Park Drive.

-0-

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

-0-

LEGAL SERVICES

KM/ml

COUNCIL AUTHORITY:

City Council April 12, 2017

Bulk Consent Agenda Item N

(PC Report No. 41)