

By-Law No. 2017-276

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 2025 Mer Bleue Road and part of 4200 Innes Road

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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.

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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: 2017-08-23

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-276>

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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 on Attachment 1 to this by-law as follows:

- (a) Area A from AM[1607] H(21)-h to AM[2413] H(21); and,
- (b) Area B from AM[1607] H(21)-h to AM[2414] H(40)-h.

2. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exception:

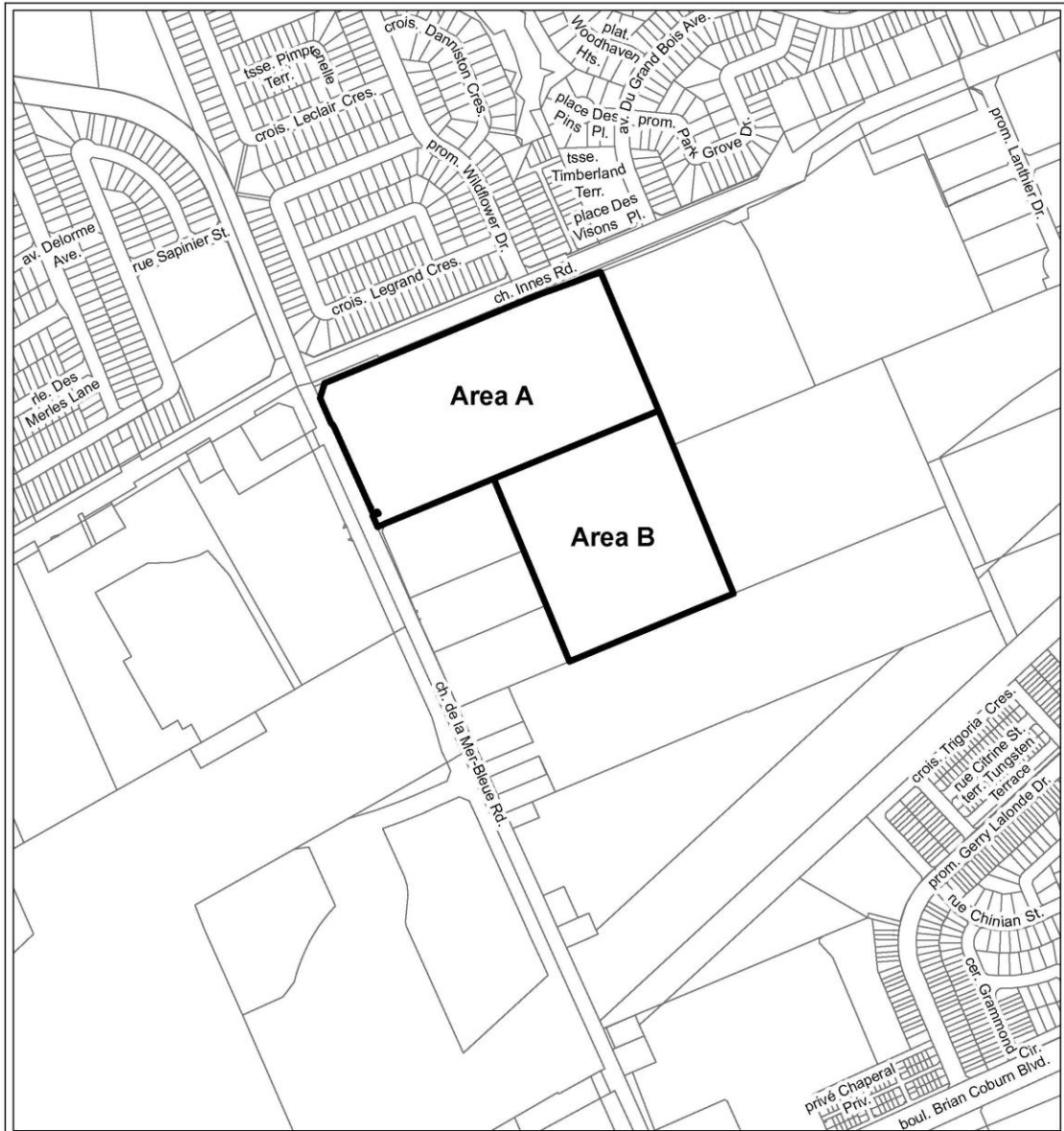
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2413	AM[2413] H(21)		-amusement park -automobile dealership -automobile service station -gas bar	-a carwash is only permitted when located within an accessory parking garage associated with another principal use -an automobile rental establishment may not display or store vehicles outdoors
2414	AM[2414] H(40)-h		-all uses until such time as the holding symbol is removed -amusement park -automobile dealership -automobile service station -gas bar	-A carwash is only permitted when located within an accessory parking garage associated with another principal use -An automobile rental establishment may not display or store vehicles outdoors -For the purpose of this exception, a tower is that portion of a building over 6 storeys; -Towers are subject to the following provisions: -The minimum required lot area is 2,000 square metres


				<ul style="list-style-type: none"> -The minimum front and corner side yard setback for a tower is 4.5 metres -The minimum interior side and rear yard setback for a tower is 11.5 metres -The minimum separation distance between towers on the same lot is 23 metres -no projections are permitted to be located in the minimum required setbacks or in the minimum separation distance. -The holding symbol may not be removed until such time as there is a draft approved subdivision over the subject property, which addresses the following: <ul style="list-style-type: none"> -Proposes a public street network to the satisfaction of the General Manager of Planning Infrastructure and Economic Development, including a public street traveling south from Wildflower Drive to the southern property line within the AM [2414] H(40) zone. - Provides sufficient parkland on site, to the satisfaction of the General Manager of Planning Infrastructure and Economic Development.
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ENACTED AND PASSED this 23rd day of August, 2017.

CITY CLERK

MAYOR



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

This is Attachment 1 to By-law Number 2017-276, passed August 23, 2017
Lands Affected by By-law

Area A to be rezoned from AM[1607] H(21)-h to AM[2413] H(21)

Area B to be rezoned from AM[1607] H(21)-h to AM[2414] H(40)-h



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Enacted by City Council at its meeting of August 23, 2017.

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LEGAL SERVICES
KM/ml

COUNCIL AUTHORITY:
City Council August 23, 2017
Agenda Item 1 (PC Report No. 48)