

# By-Law No. 2017-352

*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 3315 Shea Road.*

## OttWatch.ca By-law Archival Project



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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 It may have been repealed.

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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:** 2017-11-08

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-352>

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BY-LAW NO. 2017 - 352

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 3315 Shea Road.

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
  - Area A from DR1 to V1O[xx1r];
  - Area B from DR1 to V1O[xx2r];
  - Area C from DR1 to O1; and
  - Area D from DR1 to EP1.
  
2. Section 240 – Rural Exceptions of the said By-law No. 2008-250 is amended by adding the following exceptions:

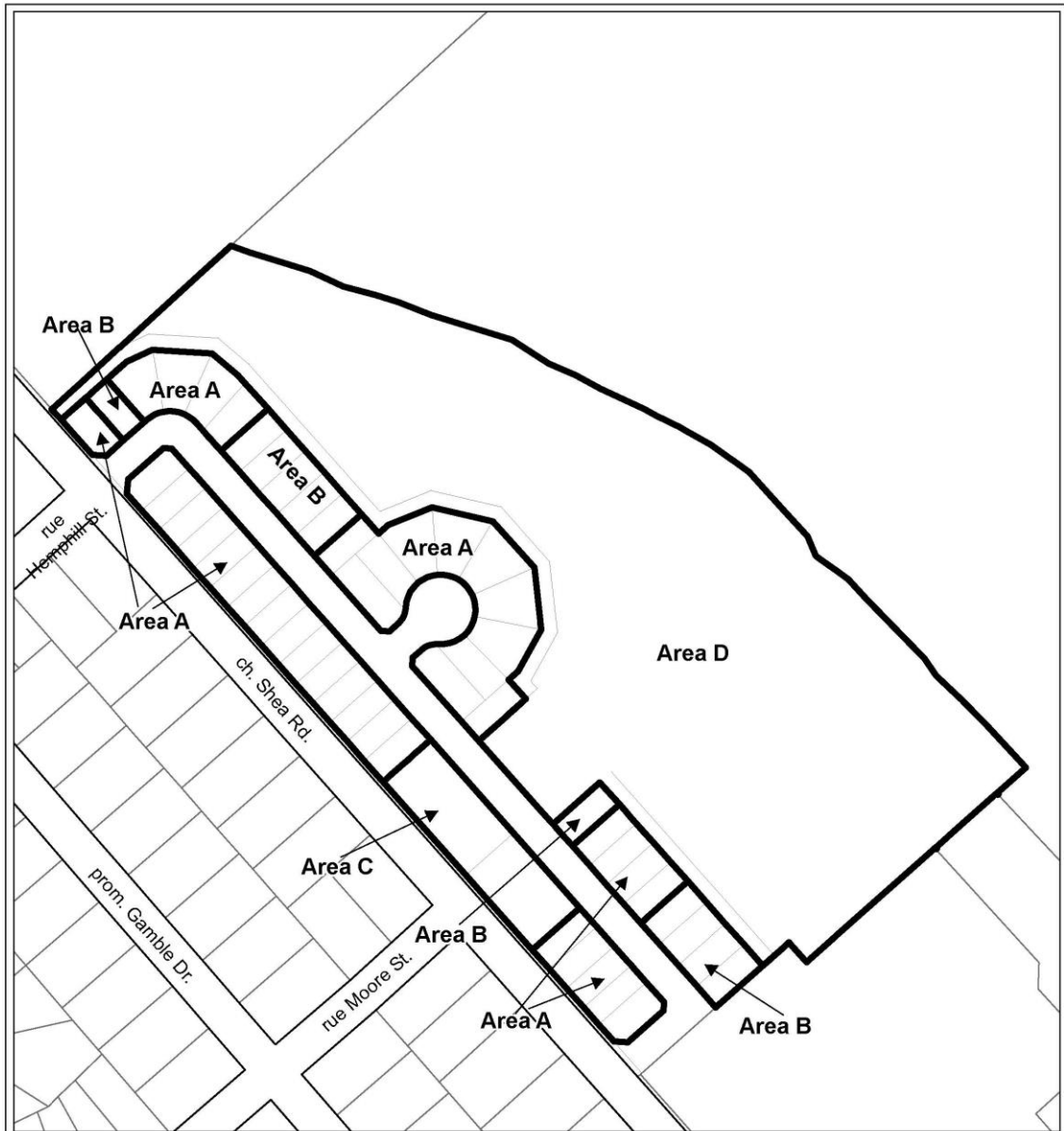
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
850	V1O[850r]			Zone requirements for detached dwellings: -Minimum Front Yard Setback: 6.0 metres -Minimum Corner Side Yard Setback: 4.5 metres -Minimum Interior Side Yard: 1.2 metres -Minimum Rear Yard: 6.0 metres -Maximum Coverage: 45% -A maximum of 50% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for any areas occupied by projections permitted under

				Section 65 and a walkway with a maximum width of 1.8 metres, and accessory building and structures must be landscaped with soft landscaping
851	V1O[851r]			<p>Zone requirements for detached dwellings:</p> <ul style="list-style-type: none"> <li>-Minimum Front Yard Setback: 6.0 metres</li> <li>-Minimum Corner Side Yard Setback: 4.5 metres</li> <li>-Minimum Interior Side Yard setback: 1.2 metres</li> <li>-Minimum Rear Yard setback: 6.0 metres</li> <li>-Maximum lot Coverage: 45%</li> <li>-A maximum of 65% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, and accessory building and structures must be landscaped with soft landscaping</li> </ul>

ENACTED AND PASSED this 8<sup>th</sup> day of November, 2017.

CITY CLERK

MAYOR



D02-02-16-0012 | 17-1471-D

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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 2017-352, passed November 8, 2017

**Lands Affected by By-law**

- Area A to be rezoned from DR1 to V1O[850r]
- Area B to be rezoned from DR1 to V1O[851r]
- Area C from DR1 to O1
- Area D from DR1 to EP1



