

# By-Law No. 2017-405

*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 1040 Bank Street.*

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**Enacted On:** 2017-12-13

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2017-405>

This title page generated on 2018-02-19

BY-LAW NO. 2017 - 405

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 1040 Bank Street.

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 I1A to TM[2429] S376.

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
2429	TM[2429] S376	- townhouse dwellings		<ul style="list-style-type: none"> <li>- Maximum building heights and minimum yard setbacks as shown on Schedule 376.</li> <li>- Only residential uses are permitted in Areas B, C, D, E, F and G as shown on Schedule 376.</li> <li>- Townhouse dwellings are only permitted within Area G of Schedule 376.</li> <li>- A maximum front yard setback does not apply.</li> <li>- Permitted projections are not subject to the heights shown on Schedule 376.</li> <li>- All parking must be located within a building.</li> <li>- One double traffic lane driveway measuring a minimum of 4 metres wide is permitted and only from Galt Street, including that portion on the ramp leading to the parking garage.</li> <li>- Section 197(13) regarding building entrances does not</li> </ul>

				apply. - Section 139 does not apply. - The lands zoned TM[2429] S376 are considered one lot for zoning purposes.
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3. Part 17 - Schedules of By-law No. 2008-250 is amended by adding Attachment 2 to this by-law as Schedule 376.

ENACTED AND PASSED this 13<sup>th</sup> day of December, 2017.

CITY CLERK

DEPUTY MAYOR



D02-02-17-0044

17-1597-X

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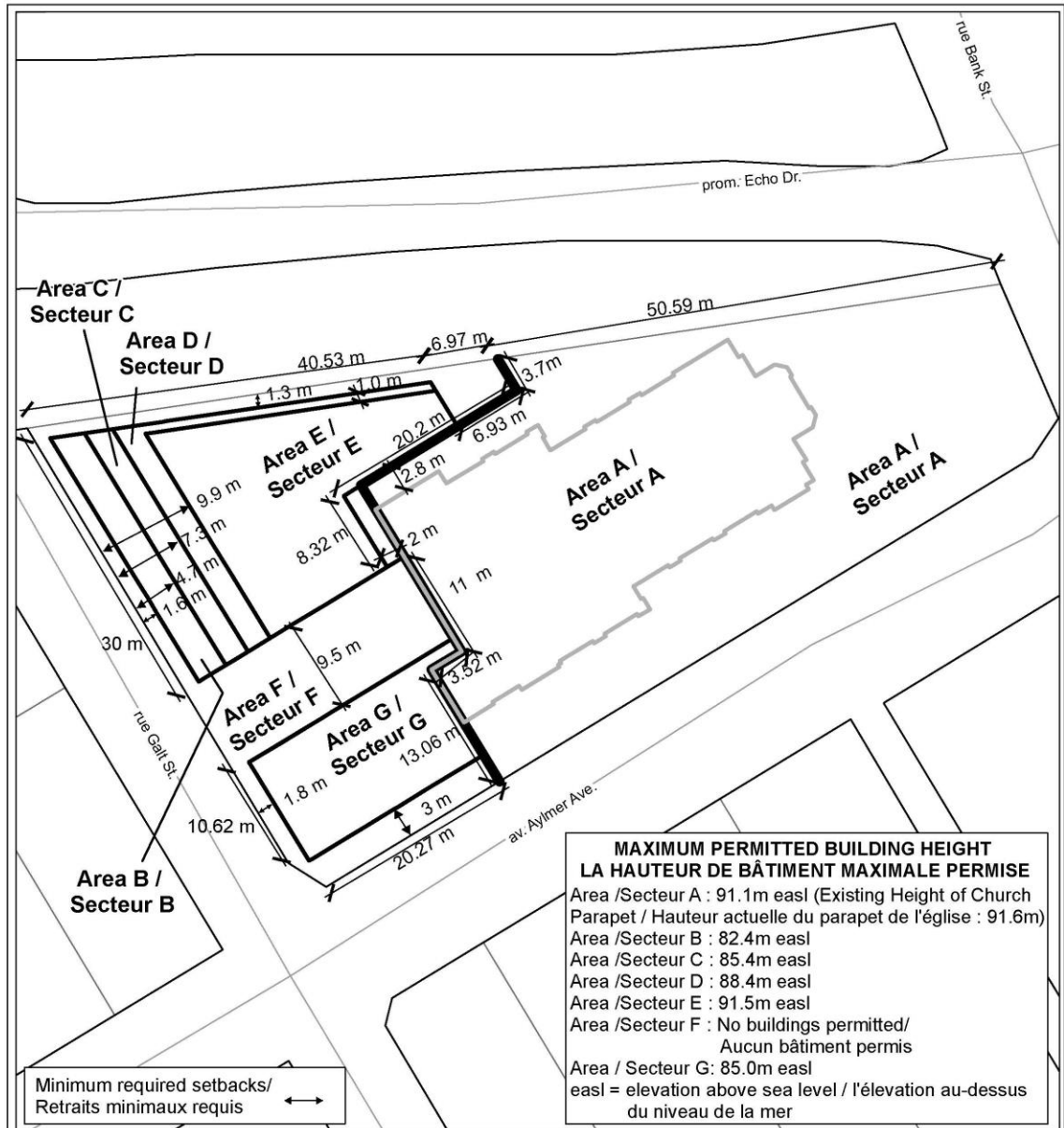
LANDS AFFECTED PART OF THE ZONING  
MAP OF BY-LAW NO. 2008-250

This is Attachment 1 to By-law Number 2017-405, passed December 13, 2017

**Lands Affected by By-law**

Area A to be rezoned from I1A to TM[2429] S376





D02-02-17-0044

17-1405-D

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**This is Schedule 376 to Zoning By-law No. 2008-250  
Annexe 376 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2017-405, passed December 13, 2017  
Pièce jointe n° 2 du Règlement municipal n° 2017-405, adopté le 13 décembre 2017



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Enacted by City Council at its meeting of December 13, 2017.

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LEGAL SERVICES:  
K. Mahon/js

COUNCIL AUTHORITY:  
City Council December 13, 2017  
Agenda Item 29 (PC Report No. 55)