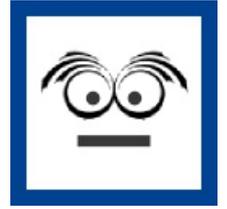


By-Law No. 2017-409

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 3490 Innes 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 It may have been repealed.

When in doubt, visit <https://ottawa.ca/en/residents/laws-licenses-and-permits/laws>

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: 2017-12-13

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2017-409>

This title page generated on 2018-02-19

BY-LAW NO. 2017 - 409

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 3490 Innes 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 on Attachment 1 to this by-law as follows:

- (a) Area A from IL2 H(14)-h to DR;
- (b) Area B from IL2 H(14)-h to R3YY[2435];
- (c) Area C from IL2 H(14)-h to R3YY[1909]; and,
- (d) Area D from IL2 H(14)-h to O1.

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
2435	R3YY[2435]			<p>-A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.</p> <p>-Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.</p> <p>-Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box,</p>

			<p>fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.</p> <p>-Despite Table 65, Row6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 metres of a lot line.</p> <p>-Despite Table 65, Row 8, an air-conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.</p> <p>-Despite Section 57(2), for townhouse dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is</p>
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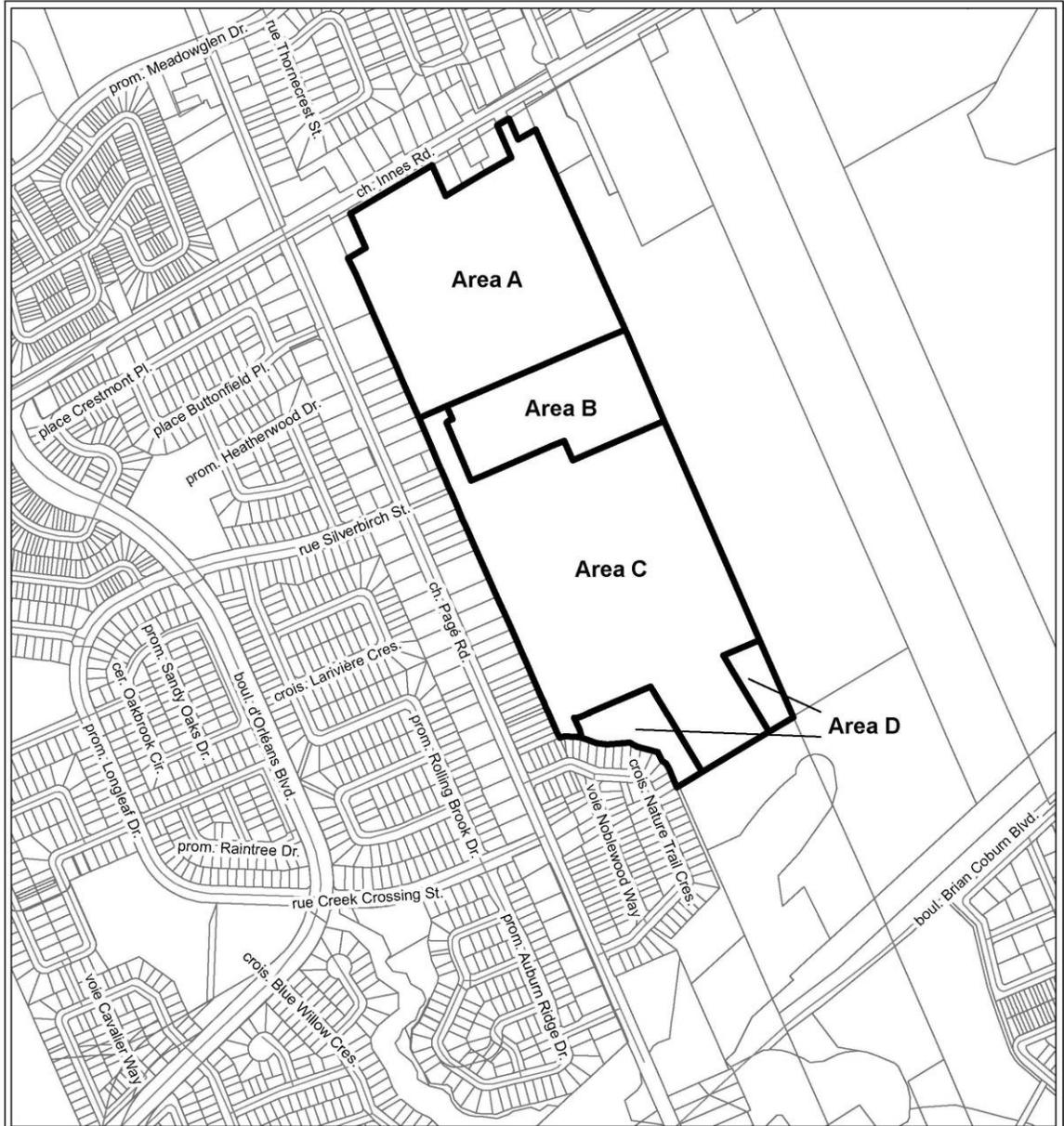
				<p>2.75 metres and not 6 metres.</p> <p>-In the case of a home based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.</p> <p>-Section 136 does not apply.</p> <p>-zone requirements for detached dwellings:</p> <ul style="list-style-type: none"> -minimum lot area: 220 square metres -minimum front yard setback 3 metres -minimum front yard setback for an attached garage: 3.5 metres -Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. -minimum corner side yard: 2.5 metres -maximum lot coverage: 55 per cent <p>-zone requirements for semi-detached and townhouse dwellings:</p> <ul style="list-style-type: none"> -minimum lot area: 137 square metres -minimum lot width: 7.5 metres -minimum front yard setback: 3.0
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				<p>metres</p> <ul style="list-style-type: none"> -minimum interior side yard setback: 1.5 metres -minimum corner side yard: 2.5 metres -maximum building height: 14 metres -maximum lot coverage: 65 per cent -zone requirements for back-to-back townhouse dwellings: <ul style="list-style-type: none"> -minimum lot area: 81 square metres -minimum lot width: 7.5 metres -minimum front yard setback: 3.0 metres -minimum rear yard setback: 0.0 metres -minimum interior side yard setback: 1.5 metres -minimum corner side yard: 2.5 metres -maximum building height: 14 metres
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ENACTED AND PASSED this 13th day of December, 2017.

CITY CLERK

DEPUTY MAYOR



This is Attachment 1 to By-law Number 2017-409, passed December 13, 2017

Lands Affected by By-law

- Area A to be rezoned from IL2 H(14)-h to DR
- Area B to be rezoned from IL2 H(14)-h to R3YY[2435]
- Area C to be rezoned from IL2 H(14)-h to R3YY[1909]
- Area D to be rezoned from IL2 H(14)-h to O1

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



