

# By-Law No. 2018-103

*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 1211 Old Montreal 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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**Enacted On:** 2018-04-11

**OttWatch Bylaw Reference:** <http://ottwatch.ca/bylaws/2018-103>

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BY-LAW NO. 2018 - 103

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 1211 Old Montreal 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 as follows:

- a) Area A from R3Z to AM[2139]; and
- b) Area B on from R3Z to R3Z[2462].

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
2462	R3Z[2462]	place of assembly		The following provisions apply to a place of assembly: <ul style="list-style-type: none"> <li>- minimum lot width: 6.0 m</li> <li>- minimum lot area: 150 m<sup>2</sup></li> <li>- minimum front yard setback: 3.0 m</li> <li>- minimum side yard setback: 1.2 m</li> <li>- minimum rear yard setback: 6.0 m</li> <li>- maximum lot coverage: 40%</li> <li>- maximum building height: 11m</li> <li>- no parking is required for a place of assembly</li> </ul>

3. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is further amended by adding the following provisions to Column V of exception 2139 as follows:

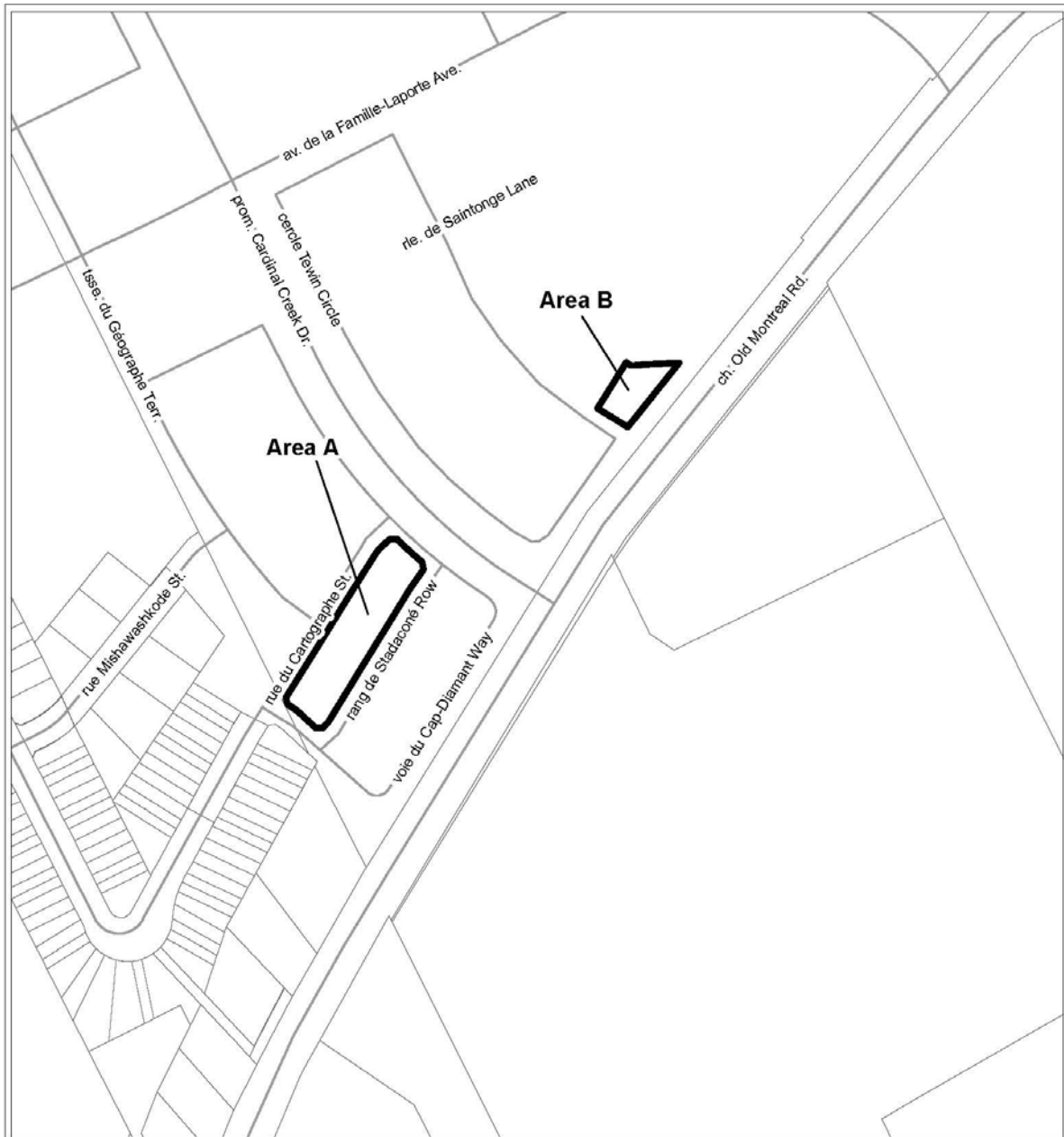
The following provisions apply to back-to-back townhouses:  
 Maximum number of attached units in a townhouse dwelling: 12


An air conditioner condenser may be located in a front yard when units are attached back-to-back

ENACTED AND PASSED this 11<sup>th</sup> day of April, 2018.

CITY CLERK

MAYOR



	
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<b>LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250</b>	

This is Attachment 1 to By-law Number 2018-103, passed April 11, 2018  
**Lands Affected by By-law**

Area A to be rezoned from R3Z to AM[2139]  
 Area B to be rezoned from R3Z to R3Z[2462]



NOT TO SCALE

