

By-Law No. 2018-286

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 443 and 447 Kent Street, and 423 and 425 McLeod Street

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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: 2018-07-11

OttWatch Bylaw Reference: <http://ottwatch.ca/bylaws/2018-286>

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BY-LAW NO. 2018 - 286

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of the lands known municipally as 443 and 447 Kent Street, and 423 and 425 McLeod 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 on Attachment 1 to this by-law as follows:
 - (a) Area A from TM14 H(17) to R4S[2514]; and,
 - (b) Area B from R4S[479] to R4S[2514].

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 |
| 2514 | R4S[2514] | | | -minimum corner side yard setback: 1.6 m -minimum front yard setback: 0.8 m -minimum rear yard setback: 0 m -minimum eastern interior lot line setbacks: 1.2 m -minimum required residential parking spaces: 4 -minimum at grade communal amenity area does not have to be located in a rear yard nor abut a rear lot line, with at least one aggregated area of a minimum of 39 m ² and the total amenity area required is 85 m ² . - Section 60 does not apply -The minimum corner side yard setback for the building existing on the date of the passing of this by-law is 0 m. - 21 percent of the lot area must be provided as landscaped area for a |

| | | | | |
|--|--|--|--|---|
| | | | | lot containing an apartment building, low-rise. |
|--|--|--|--|---|

ENACTED AND PASSED this 11th day of July, 2018.

CITY CLERK

MAYOR



This is Attachment 1 to By-law Number 2018-286, passed July 11, 2018

D02-02-17-0126 18-0913-D

Lands Affected by By-law

M:\Zoning_Bylaw\bylaws

Area A to be rezoned from TM14H(17) to R4S[2514]
 Area B to be rezoned from R4S[479] to R4S[2514]

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



BY-LAW NO. 2018 - 286

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Enacted by City Council at its meeting of July 11, 2018.

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LEGAL SERVICES

K. Mahon/ml

COUNCIL AUTHORITY:

City Council July 11, 2018

Agenda Item 8 (PC Report No. 66A)