

BY-LAW NO. 2024 - 378

A by-law of the City of Ottawa to amend By-law No. 2008-250 to change the zoning of part of lands known municipally as 2793, 2983, 3053 and 3079 Navan Road and 2690 Pagé 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, titled the "City of Ottawa Zoning By-law" is amended by rezoning the lands shown on Attachment 1 as follows:

- (a) Area A from DR to GM[2546] H(14.5);
- (b) Area B from GM[2546] H(14.5) to GM[2974] H(16);
- (c) Area C from GM[2546] H(14.5) to O1;
- (d) Area D from GM[2546] H(14.5) to GM[2975] H(14.5); and
- (e) Area E from DR to GM[2975] H(14.5).

2. Exception 2546 of Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended as follows:

In Column V, Provisions, add the text: "Despite Table 101, the minimum parking space rate for a Dwelling, Low-rise Apartment: 1 space per unit."

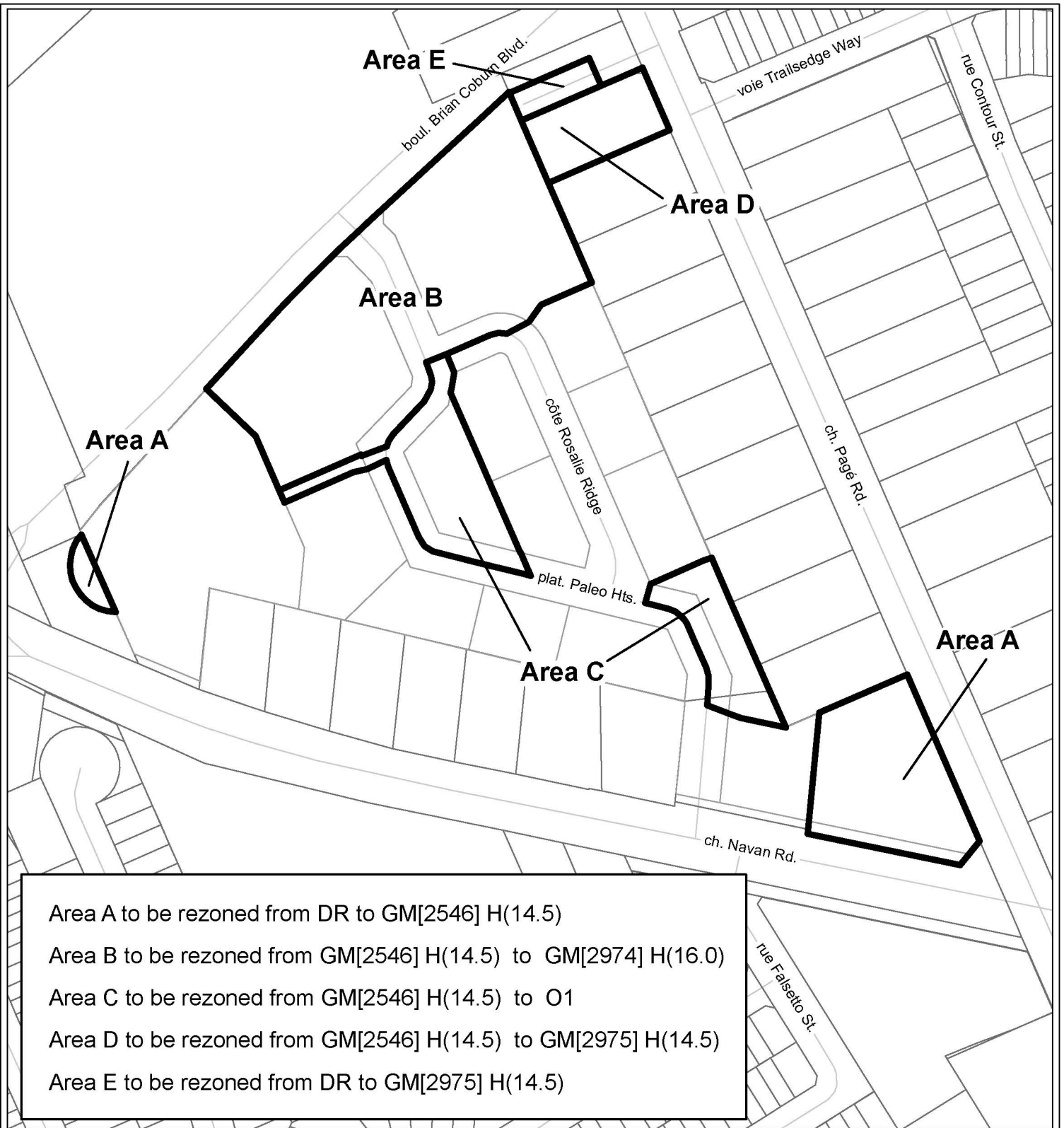
3. Section 239 – Urban Exceptions of the said By-law No. 2008-250 is amended by adding the following exceptions:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2974	GM[2974] H(16)			- Each lot will have a minimum of 800m ² of commercial space.
2975	GM[2975] H(14.5)			- Despite Table 187(e), the minimum rear yard setback for a residential building is 3m.

ENACTED AND PASSED this 4th day of September 2024.

CITY CLERK

MAYOR



Area A to be rezoned from DR to GM[2546] H(14.5)
 Area B to be rezoned from GM[2546] H(14.5) to GM[2974] H(16.0)
 Area C to be rezoned from GM[2546] H(14.5) to O1
 Area D to be rezoned from GM[2546] H(14.5) to GM[2975] H(14.5)
 Area E to be rezoned from DR to GM[2975] H(14.5)

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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 2024-378, passed September 4, 2024

Lands Affected by By-law

Areas to be rezoned as per Legend

NOT TO SCALE

