

BY-LAW NO. 2025 – XX

A by-law of the City of Ottawa to amend By-law Numbered 2008-250 of the City of Ottawa to change the zoning for the property known municipally as 1600 Stagecoach Road.

The Council of the City of Ottawa, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, enacts as follows:

(a) The Zoning By-law Map of By-law 2008-250, entitled the “City of Ottawa Zoning By-law” is amended by rezoning the lands shown on Zoning Map Schedule to this by-law as follows:

- (a) Area A – rezoned from RU and DR1 to V1E [xxxx]
- (b) Area B – rezoned from RU to O1

(b) Section 240 – Rural Exceptions of By-law No. 2008-250 entitled “City of Ottawa Zoning By-law” is amended by adding rural exception [xxxx] as follows:

Applicable Zones	Additional Land Uses Permitted	Land Uses Prohibited	Provisions
V1E [xxxx]			- Despite Table 232 the minimum lot area is 4000m² - Despite Table 232 the minimum interior side yard setback is 1.5m and 3.5m - Despite Table 232 the minimum corner side yard setback is 7.5m - Despite Table 232 the minimum rear yard setback is 10.5m

ENACTED AND PASSED this **XXth** day of **MONTH**, 2025.

CITY CLERK

MAYOR

BY - LAW NO. 2025 - XXX

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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
1600 Stagecoach Rd.

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Enacted by City Council at its meeting of
Month Day, 2025.

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LEGAL SERVICES
XX/xx

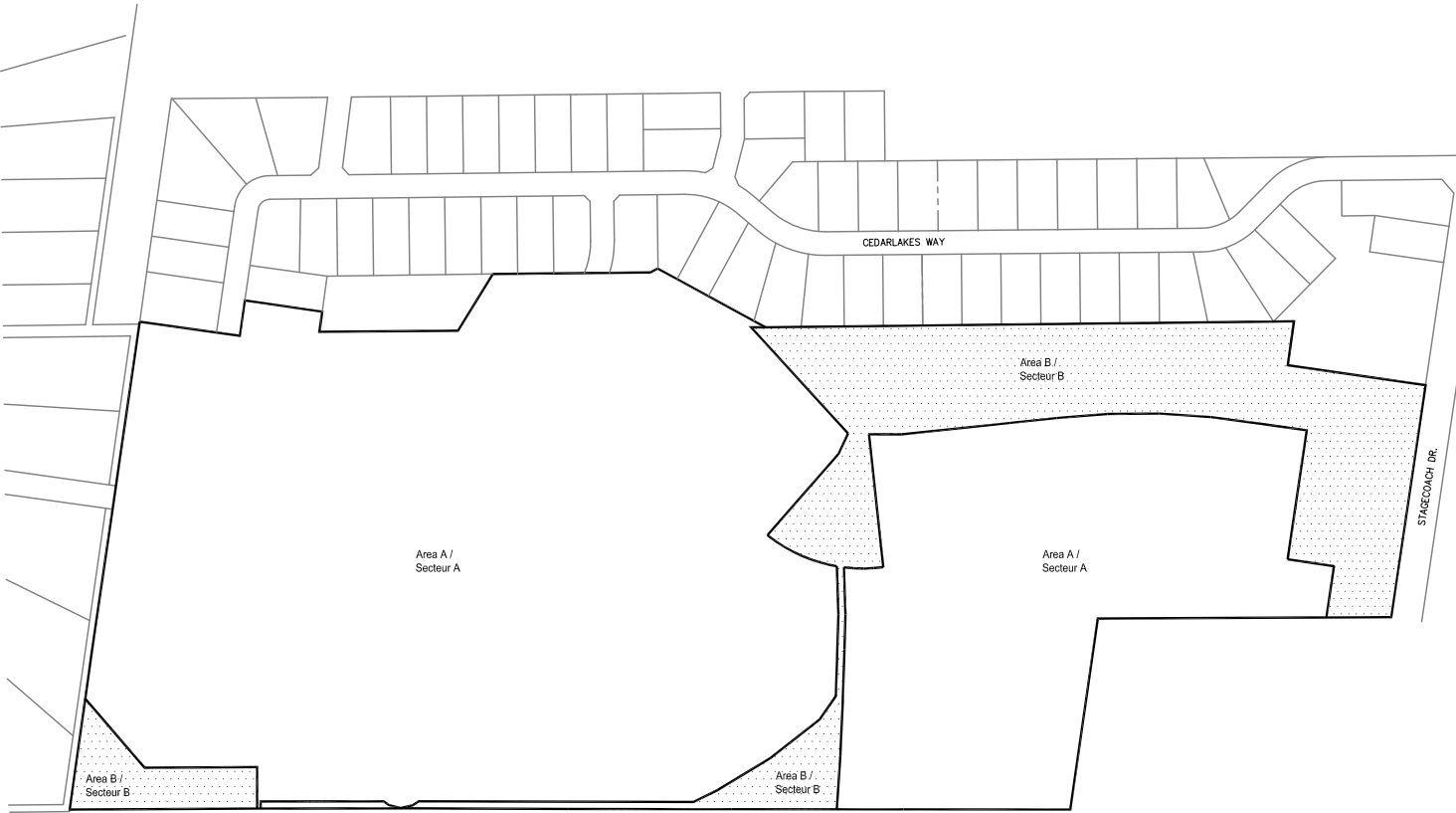
COUNCIL AUTHORITY:
City Council **Month Day**, 2025
Agenda Item XX
(PHC [ARAC] Report No. xx)

SCHEDULE: ZBL

Zoning Map

Area A to be rezoned from RU and DR1 to V1E [xxx]
Le zonage du secteur A sera modifié de RU and DR1 to V1E [xxx]

Area B to be rezoned from RU to O1
Le zonage du secteur B sera modifié de RU to O1



LOCATION MAP / PLAN DE LOCALIZATION
ZONING KEY PLAN / SCHEMA DE ZONAGE

 1600 Stagecoach Rd.

ZONING INFORMATION

REQUIRED

MUNICIPAL ZONING: V1E [xxx]

LOT AREA (MIN)	4000m ²
LOT WIDTH (MIN)	30.0m
BUILDING HEIGHT (MAX)	11.0m
LOT COVERAGE (MAX)	15%

SETBACK:

FRONT YARD (MIN)	7.0m
CORNER SIDE (MIN)	7.5m
INTERIOR SIDE (MIN)	1.5m and 3.5m
REAR YARD (MIN)	10.5m