

DOCUMENT 3 - OTTAWA'S EDITS TO THE DRAFT MZO 4085 STRANDHERD DRIVE

ONTARIO REGULATION XXX/23

made under the

PLANNING ACT

Made: March XX, 2023

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ZONING ORDER – CITY OF OTTAWA

Definitions

1. In this Order,

“Zoning By-law” means Zoning By-law No. 2008-250 of the City of Ottawa.

Application

2. This Order applies to lands in the City of Ottawa, in the Province of Ontario, being the lands outlined in red on a map numbered XXX and filed at the Toronto office of the Ministry of Municipal Affairs and Housing located at 777 Bay Street.

Matters that may be deal with in agreement

4. Each person who owns all or any part of the lands described in section 2 shall enter into one or more agreements with the City of Ottawa dealing with the matters listed in subsection 47 (4.4) of the Planning Act.

Established zoning

5. The lands located in the area shown as General Mixed-Use Zone on the map referred to in section 2 are rezoned from Development Reserve (DR) to Minor Institutional Zone (I1A) exception XX.

Zoning requirements

6. The zoning requirements for the Minor Institutional Zone (I1A) set out in Section 170 of the zoning by-law apply with the following exceptions:

1. Maximum building height: 20 metres (6 storeys)

2. Additionally permitted uses:

Bank

Bank Machine

Community Health and Resource Centre

Convenience Store

Medical Facility

Office

Personal Service Business

Retail Food Store (<=3000 sq.m)

Retail Store (<=300 sq.m per store)

3. Parking requirements shall be amended accordingly for the following uses:

Residential Care Facility – 0.4 spaces per dwelling / rooming unit

Retirement Home – 0.4 spaces per dwelling / rooming unit

Bank – 1 space per 100 sm of Gross Leasable Floor Area

Convenience Store - 1 space per 100 sm of Gross Leasable Floor Area

Medical Facility - 1 space per 100 sm of Gross Leasable Floor Area

Office - 1 space per 100 sm of Gross Leasable Floor Area

Personal Service Business - 1 space per 100 sm of Gross Leasable Floor Area

Retail Store – 1 space per 100 sm of Gross Leasable Floor Area

Deemed by-law

7. This Order is deemed for all purposes, except the purposes of section 24 of the Act, to be and to always have been a by-law passed by the council of the City of Ottawa.

Commencement

8. This Regulation comes into force on the day it is filed.

Made by:

STEVE CLARK

Minister of Municipal Affairs and Housing

Date made: March XX, 2023