

## **ONTARIO REGULATION XXX/23**

made under the

### **PLANNING ACT**

Made: March XX, 2023

Filed: 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.

#### **Non-application of s. 41 of the Planning Act, site plan control area**

3. Section 41 of the Act does not apply to the lands described in section 2 of this Order.

#### **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 General Mixed Use (GM) exception XX.

#### **Zoning requirements**

6. The zoning requirements for the General Mixed-Use Zone (GM) set out in Section 187 of the zoning by-law apply with the following exceptions:

1. The Floor Space Index (FSI) of 2.0 does not apply

2. 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

Apartment Dwelling Low Rise – 1 space per dwelling unit

Apartment Dwelling Mid Rise – 1 space per dwelling 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