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## Section 101 – Title

Provisions	Notes
(1) This by-law may be cited as the City of Ottawa Zoning By-law.	<b>Subsection (1)</b> – Carried forward from Section 1 of the current Zoning By-law 2008-250.

## Section 102 – Compliance with Zoning By-law

Provisions	Notes
(1) No person will use any land, erect, place, alter, expand, or use any building within the territorial limits of the City of Ottawa, except in full conformity with all of the provisions of this by-law.	<b>Subsection (1)</b> – Carried forward from Section 2 of the current Zoning By-law 2008-250.

# Section 103 – Continuation Provisions

Provisions	Notes
<p>The following applies to land or buildings that are legally non-complying with this by-law:</p> <p>(1) A person may build an addition to an existing principal building, a new accessory building, or an addition to an accessory building on land that is legally non-complying with respect to lot width or lot area if:</p> <p>(a) the addition or new accessory building conforms to all other provisions of this bylaw; and</p> <p>(b) no additional dwelling units, oversize dwelling units, or rooming units are created.</p> <p>(2) A permitted principal use, in a building or on a lot that does not comply with the regulatory provisions of this by-law, may change to another permitted use without the need for a minor variance from the Committee of Adjustment provided that the regulatory provisions are no more restrictive for the new use.</p> <p>(3) The construction of an addition to a building or a permitted projection into a yard of a building that does not comply with the provisions of this by-law is permitted without the need for approval from the Committee of Adjustment provided that:</p> <p>(a) where compliance of certain provisions has been met with the existing building, compliance must be maintained,</p> <p>(b) the entirety of the addition is within the building envelope permitted by this by-law and the resulting lot coverage does not exceed what is permitted by this by-law for the building that is subject to the addition;</p> <p>(c) the projection is no closer to any lot line than this by-law would permit and does not otherwise exceed the maximum projection provided for in Section 204;</p> <p>(d) where (b) or (c) do not apply, any addition or a permitted projection that proposes to expand the existing non-complying building envelope must move towards compliance with the zoning regulations such that the extent of the proposed addition falls at least halfway between the required provision and existing non-complying situation; and</p> <p>(e) any non-compliance with required visitor parking is not increased.</p> <p><del>(4) Development is permitted on any vacant lot existing as of [the date of the passing of this by-law] and which lot is legally non-complying with respect to lot width or lot area provided:</del></p> <p><del>(a) the proposed use is a use permitted in the zone in which the lot is located;</del></p> <p><del>(b) the proposed use does not contravene any other zone provisions; and</del></p> <p><del>(c) the lot is zoned AG – Agricultural Zone, RR – Rural Residential Zone, RU – Rural Countryside Zone, V1 – V5 – Residential First Density Zone, V2 – Village Residential Second Density Zone, V3 – Village Residential Third Density Zone or VM – Village Mixed-Use Zone.</del></p> <p>(54) <u>Despite subsection (1), development is permitted on a lot, including on a vacant lot [existing as of the date of passing of this by-law], zoned RU – Rural Countryside, RR – Rural Residential, V1 – V5, V2, V3 – Village Residential 1 to 5, or VM – Village Mixed-Use [existing as of June 25, 2008 [the date of passing of this by-law] and which is legally non-complying with respect to lot width or lot area provided:</u></p> <p>(a) <u>the</u><del>The</del> proposed use is a use permitted in the zone in which the lot is located; and</p> <p>(b) <u>the</u><del>The</del> proposed use does not contravene any other provisions of this by-law.</p>	<p><b>Subsections (1) to (5)</b> – Carried forward from Section 3 of the current Zoning By-law 2008-250.</p> <p><a href="#">In DRAFT 2, subsections (4) and (5) were merged into a new subsection (4). The new subsection carries forward the intent of the former subsections, and the list of zones the provisions apply to was expanded to include the RU – Rural Countryside and RR – Rural Residential Zones.</a></p> <p><a href="#">The new subsection (4) ensures that lots existing as of the date of passage of the new Zoning By-law are compliant with the by-law. This provision is needed given the minimum lot sizes in the RU, RR and V1 – V5 zones were modified to conform with the minimum lot sizes in the Official Plan for newly created lots. All existing lots will be deemed to comply with the minimum lot area and lot width for the zone, however new development must comply with all other provisions in the zones.</a></p>

## Section 104 – Expropriation and Conveyance under the Planning Act

Provisions	Notes
<p>(1) For the purposes of determining compliance with the regulations of this by-law, in the event of an expropriation or conveyance of a part of a lot by or to the City of Ottawa or other expropriating authority, the lot or the building or the use will not be found to conflict with the provisions of this by-law by reason only of that expropriation or conveyance.</p> <p>(2) For the purposes of subsection (1), expropriation means expropriation by the City or other expropriating authority, and conveyance means the taking or receiving of land by the City of Ottawa or other expropriating authority, including a road widening.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 4 of the current Zoning By-law 2008-250.</p>

## Section 105 – Penalties

Provisions	Notes
<p>(1) The following penalties apply:</p> <ul style="list-style-type: none"> <li>(a) every person who contravenes any of the provisions of this by-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable: <ul style="list-style-type: none"> <li>(i) on a first conviction, to a fine of not more than \$25,000.00; and</li> <li>(ii) on a subsequent conviction, to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.</li> </ul> </li> <li>(b) where the person convicted of a breach of any of the provisions of this by-law is a corporation, the penalty that may be imposed is: <ul style="list-style-type: none"> <li>(i) on a first conviction, a fine of not more than \$50,000.00; and</li> <li>(ii) on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as set out in subsection (1).</li> </ul> </li> </ul> <p>(2) Where a conviction of a breach of any of the provisions of this by-law has been entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction, thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 5 of the current Zoning By-law 2008-250.</p>

## Section 106 – Technical Revisions to the Zoning By-law

Provisions	Notes
<p>(1) Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:</p> <ul style="list-style-type: none"><li>(a) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision;</li><li>(b) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and</li><li>(c) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.</li></ul>	<p><b>Subsection (1)</b> – Revised from Section 6 of the current Zoning By-law 2008-250 with minor modifications to remove reference to column II, given that the exceptions tables will no longer include the current information in column II.</p>

## Section 107 – Commencement

Provisions	Notes
<p>(1) Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i>, the affected portions of this by-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the by-law, except for those parts of it that are repealed by or at the direction of the Ontario Land Tribunal, is deemed to have come into force on the day that it was passed.</p> <p>(2) By-law 2008-250, as amended except for Part 19, is repealed upon the coming into force of this by-law.</p>	<p><b>Subsections (1) and (2)</b> – Revised from Section 7 of the current Zoning By-law 2008-250 with the following modifications:</p> <ul style="list-style-type: none"> <li>• The provision concerning commencement establishes that once appeals of the new Zoning By-law are withdrawn or finally disposed of at the direction of the Ontario Land Tribunal, the Zoning By-law is deemed to have come into effect on the day it was approved by City Council.</li> <li>• The provisions in this section have been carried forward from the current Zoning By-law 2008-250, however where that By-law referenced repeal of the 36 zoning by-laws from the former municipalities, the provision in Section 107 refers to repealing only one zoning by-law, being Zoning By-law 2008-250.</li> <li>• The provisions in Zoning By-law 2008-250 will be repealed, except for the provisions of Part 19 – Section 37 Provisions, which include agreements and provisions for specific properties that are the subject of a by-law passed pursuant to Section 37 of the <i>Planning Act</i>.</li> </ul>

## Section 108 – Validity

Provisions	Notes
(1) Should any section or provision of this by-law for any reason be declared invalid by a court of competent jurisdiction, such declaration does not affect the validity of the by-law as a whole and all the remaining sections or provisions of this by-law remain in full force and effect until repealed.	<b>Subsection (1)</b> – Carried forward from Section 8 of the current Zoning By-law 2008-250.

# Section 109 – Transition for Complete Applications

Provisions	Notes
<p><b>Complete applications for a building permit</b></p> <p>(1) Nothing in this By-law prevents the development or use of a lot or a building for which a complete application for a building permit was received by the City on or before the date of passing of this By-law, if the development or use complies, or the building permit application is amended to comply, with the provisions of By-law 2008-250 as it read immediately prior to the passing of this By-law.</p>	<p><b>Subsections (1) to (5)</b> – New provisions that revise Section 9 of the current Zoning By-law 2008-250 for Building Permits and Planning Act applications.</p>
<p><b>Complete <i>Planning Act</i> applications</b></p> <p>(2) Where a complete application was received by the City on or before the date of passing of this By-law for the development or use of a lot or one or more buildings, approval may be granted in the context of By-law 2008-250 as it read immediately prior to the passing of this By-law, for one or more of the following applications where they are consistent with the intent of the complete application:</p> <ul style="list-style-type: none"> <li>(a) <b>any</b> application under Section 45 of the <i>Planning Act</i>;</li> <li>(b) <b>site</b> Plan Control application under Section 41 of the <i>Planning Act</i>;</li> <li>(c) <b>aA</b> Zoning By-law Amendment application under Section 34 of the <i>Planning Act</i>;</li> <li>(d) <b>consent</b> pursuant to Section 53 of the <i>Planning Act</i>;</li> <li>(e) <b>draft</b> Plan of Subdivision pursuant to Section 51 of the <i>Planning Act</i> or a description under the <i>Condominium Act</i>;</li> <li>(f) <b>aA</b> Part Lot Control exemption pursuant to Section 50 of the <i>Planning Act</i>.</li> </ul> <p><u>(3) For the purpose of Section 109(2), “complete application”:</u></p> <ul style="list-style-type: none"> <li><u>(a) means an application which could have been approved or granted on the date immediately before the passing of this By-law, had it been processed or disposed of on that day;</u></li> <li><u>(b) does not include documents submitted for the purpose of consultation with city staff under section 41(3.1) of the <i>Planning Act</i>, or its successor, as amended.</u></li> </ul>	
<p><b>Building permits may be issued</b></p> <p><del>(43)</del> Where the development or use of a lot of one or more buildings qualifies under Section 109(2), a building permit may be issued after final approval is received for all required applications if the development or use complies, or the building permit application for the development or use is amended to comply, with the provisions of By-law 2008-250 as it read immediately prior to the passing of this By-law.</p> <p><del>(4) For the purpose of Section 109(2), “complete application”:</del></p> <ul style="list-style-type: none"> <li><del>(a) means an application which could have been approved or granted on the date immediately before the passing of this By-law, had it been processed or disposed of on that day;</del></li> <li><del>(b) does not include documents submitted for the purpose of consultation with city staff under section 41(3.1) of the <i>Planning Act</i>, or its successor, as amended.</del></li> </ul>	
<p><b>Expiration of Transition</b></p> <p>(5) Nothing in this By-law applies to continue an exemption provided by clauses 109(1) and (2) beyond the issuance of the final building permit upon which the exemptions are founded.</p>	
<p><b>Repeal</b></p> <p>(6) Section 109 is repealed in its entirety five years after the date of passing of this By-law.</p>	<p><b>Subsection (6)</b> – New provision that introduces a five-year transition period for projects meeting the criteria of this section.</p>

# Section 110 – Continuation of Approved Applications

Provisions	Notes
<p><b>Approved Applications</b></p> <p>(1) Nothing in this by-law prevents the issuance of a building permit for a use of a lot or a building for which one or more approvals under Section 34, 41, <del>or 45, 51 or 53</del> of the <i>Planning Act</i> were issued on or before [the date of passing of this By-law] if the development or use complies, or is amended to comply, with the provisions of By-law 2008-250 as it read immediately prior to the passing of this By-law.</p> <p><b>Repeal</b></p> <p>(2) Section 110 is repealed in its entirety three years after the date of passing of this By-law.</p>	<p><b>Subsection (1)</b> – New provision that expands rights for approved applications to be carried forward and also amended subsequent to passage of the new Zoning By-law.</p>

## Section 111 – Citation

Provisions	Notes
(1) This by-law may be cited by its long title, its short title, or by its by-law number, and any such citation is to be taken as meaning the by-law as amended.	<b>Subsection (1)</b> – Carried forward from Section 10 of the current Zoning By-law 2008-250.

## Section 112 – Language

Provisions	Notes
<p>(1) The following rules and definitions apply to this by-law, unless a contrary intention is evident from the context:</p> <ul style="list-style-type: none"><li>(a) this by-law is written in plain language; and</li><li>(b) a deliberate attempt has been made to keep the words, the grammar and the syntax used as simple as possible while meeting the legal requirement for clear and precise legislation.</li></ul>	<p><b>Subsection (1)</b> – Carried forward from Subsections 11(1) and (2) of the current Zoning By-law 2008-250.</p>

# Section 113 – By-law Division

Provisions	Notes
<p>(1) The system of division of the provisions of this by-law is as follows:</p> <ol style="list-style-type: none"><li>1. <b>section</b> [Arabic numeral];<ol style="list-style-type: none"><li>(1) <b>subsection</b> [bracketed Arabic numeral];<ol style="list-style-type: none"><li>(a) <b>clause</b> [bracketed lower-case letter];<ol style="list-style-type: none"><li>(i) <b>sub clause</b> [bracketed lower-case Roman numeral]; and<ol style="list-style-type: none"><li>1. <b>paragraph</b> [Arabic numeral].</li></ol></li></ol></li></ol></li></ol></li></ol>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 12 of the current Zoning By-law 2008-250.</p>

## Section 114 – *Legislation Act*

Provisions	Notes
(1) The <i>Legislation Act</i> , 2006 applies to this by-law.	<b>Subsection (1)</b> – Carried forward from Section 13 of the current Zoning By-law 2008-250.

## Section 115 – Tense

Provisions	Notes
<p>(1) Despite the tense used in a provision:</p> <ul style="list-style-type: none"><li>(a) every provision of this by-law is to be applied to the circumstances as they exist at the time in question; and</li><li>(b) every obligation imposed by this by-law is a continuing one so long as either the use, the circumstances, the reason for the obligation, or the events which caused, precipitated, or gave rise to the obligation continue.</li></ul>	<p><b>Subsection (1)</b> – Carried forward from Section 14 in the current Zoning By-law 2008-250.</p>

## Section 116 – Benevolent Interpretation

Provisions	Notes
(1) This by-law is remedial in nature and shall be interpreted in a benevolent manner and read and applied in a way that will ensure the effective implementation of its provisions and intent.	<b>Subsection (1)</b> – Carried forward from Section 16 of the current Zoning By-law 2008-250.

## Section 117 – Analogy

Provisions	Notes
(1) Without limiting the generality of Section 116, where a situation arises that is not covered by a specific regulation, the provisions of this by-law apply by analogy to that situation, so that the application that is made of Section 116 is the one that ensures the effective implementation of this by-law.	<b>Subsection (1)</b> – Carried forward from Section 17 in the current Zoning By-law 2008-250.

## Section 118 – Most Restrictive Applies

Provisions	Notes
(1) Without limiting the generality of Sections 116 or 117, where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.	<b>Subsection (1)</b> – Carried forward from Section 18 in the current Zoning By-law 2008-250.

## Section 119 – Specific Over General

Provisions	Notes
(1) Despite Section 118, where an exception, suffix, schedule or overlay applies, the provisions imposed by that exception, suffix, schedule or overlay prevail over any other provision in the Zoning By-law.	<b>Subsection (1)</b> – Carried forward from Section 19 in the current Zoning By-law 2008-250.

## Section 120 – Uses Not in Buildings

Provisions	Notes
(1) Where a use does not take place within a building, but a regulation imposes a requirement premised on that use being in a building, the requirement applies as though the actual area occupied by the use is in a building, so that the true spirit, intent and meaning of the by-law is implemented.	<b>Subsection (1)</b> – Revised from Section 20 in the current Zoning By-law 2008-250 to remove reference to parking requirements for a storage yard.

# Section 121 – Gender

Provisions	Notes
(1) This by-law is gender-neutral and, accordingly, any reference to one gender includes all.	<b>Subsection (1)</b> – Revised from Section 21 in the current Zoning By-law 2008-250 to reflect all genders as opposed to only two.

## Section 122 – Plural

Provisions	Notes
(1) Words in the singular include the plural, and words in the plural include the singular.	<b>Subsection (1)</b> – Carried forward from Section 22 in the current Zoning By-law 2008-250.

## Section 123 – Ordinary Meaning

Provisions	Notes
(1) Unless otherwise defined, the words and phrases used in this by-law have their normal and ordinary meaning.	<b>Subsection (1)</b> – Carried forward from Section 23 in the current Zoning By-law 2008-250.

# Section 124 – Former Typology Interpretation

Provisions	Notes
<p>(1) For the purposes of Parts 13, <a href="#">15</a> and <a href="#">1745</a>, the following definitions of land use terms are to be used for the interpretation of the intent of the provisions where these land use terms are used:</p> <p><b>Apartment Dwelling, Low-Rise</b> means a residential use building that is four or fewer storeys in height and contains four or more principal dwelling units, other than townhouse dwelling or Stacked Dwelling. (<i>un immeuble d'appartements de faible hauteur</i>)</p> <p><b>Apartment Dwelling, Mid-Rise</b> means a residential use building that is more than four storeys but less than ten storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or Stacked Dwelling. (<i>un immeuble d'appartements de moyenne hauteur</i>)</p> <p><b>Apartment Dwelling, High-Rise</b> means a residential use building that is ten or more storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or Stacked Dwelling. (<i>un immeuble d'appartements de grande hauteur</i>)</p> <p><b>Bunk House Dwelling</b> means a seasonal dwelling for the housing of temporary farm workers and includes a kitchen, bathroom and communal sleeping facilities. (<i>pavillon-dortoir</i>)</p> <p><b>Coach House</b> means a separate dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit, but is contained in its own building that may also contain uses accessory to the principal dwelling. (<i>annexe résidentielle</i>)</p> <p><b>Detached Dwelling</b> means a residential use building that contains only one principal dwelling unit or oversize dwelling unit. (<i>une habitation isolée</i>)</p> <p><b>Duplex Dwelling</b> means a residential use building containing two principal dwelling units that are divided horizontally. (<i>un duplex</i>)</p> <p><b>Linked-detached Dwelling</b> means a residential use building containing two detached dwelling units that are only connected by the foundation, with each unit having lot frontage except where located within a planned unit development. (<i>une habitation isolée à fondations reliées</i>)</p> <p><b>Oversize Dwelling Unit</b> means a residential unit that:</p> <ul style="list-style-type: none"> <li>(a) is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and</li> <li>(b) contains more than four, but no more than eight bedrooms. (<i>logement surdimensionné</i>)</li> </ul> <p><b>Townhouse Dwelling</b> means a residential use building containing three or more attached principal dwelling units divided vertically. (<i>une habitation en rangée</i>)</p> <p><b>Semi-detached Dwelling</b> means a residential use building containing two attached principal dwelling units that are divided vertically, with each unit having lot frontage except where located within a planned unit development, <u>and in the case of a long semi-detached dwelling where the dwelling units are attached and arranged one behind the other, and that may be developed in a flag lot configuration; and "long semi" has the same meaning as long semi-detached dwelling.</u> (<i>une habitation jumelée</i>).-<del>(<i>une habitation jumelée</i>)</del></p> <p><b>Stacked Dwelling</b> means a residential use building of four or fewer storeys in height containing four or more principal dwelling units where the units are divided horizontally and vertically, and in which each dwelling unit has an independent entrance to the interior. (<i>une habitation superposée</i>)</p> <p><b>Secondary Dwelling Unit</b> means a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, duplex dwelling, three-unit dwelling. (<i>un logement secondaire</i>)</p> <p><b>Three-unit Dwelling</b> means a residential use building containing three principal dwelling units divided horizontally or a combination of horizontally and vertically. (<i>un triplex</i>)</p>	<p><b>Subsection (1)</b> – New provision that is required as the new Zoning By-law regulates residential land uses based on the maximum density of dwelling units permitted on a lot. Whereas the current Zoning By-law 2008-250 lists the types of dwellings that are permitted in the residential and mixed-use zones.</p> <p>The purpose of this section is to ensure that any remaining references to the type of dwelling remain functional until such a time as they may be revised.</p> <p><a href="#">Subsection (1) modified by adding reference to Part 17 – Area-specific schedules to provide interpretation of land use terms in schedules.</a></p> <p><a href="#">Definition for semi-detached dwelling modified by adding the definition of a long semi-detached dwelling.</a></p>

## Section 125 – Elements Not Part of By-law

Provisions	Notes
(1) Appendices, purpose statements, footnotes, headings, indices, marginal notes, tables of contents, illustrations, <a href="#">diagrams</a> , <a href="#">3-dimensional mapping on schedules</a> , references to former enactments or enabling legislation do not form part of the by-law and are editorially inserted for convenience of reference only.	<b>Subsection (1)</b> – Carried forward from Section 26 of the current Zoning By-law 2008-250.

## Section 126 – Tables

Provisions	Notes
(1) Tables are part of the by-law and are used throughout to present regulations in a concise format, and are structured with vertical columns and horizontal rows that are each numbered and titled for reference purposes.	<b>Subsection (1)</b> – Carried forward from Section 27 of the current Zoning by-law 2008-250.

## Section 127 – Abbreviations

Provisions	Notes
(1) The abbreviations “m” and “m <sup>2</sup> ” are used in the Zoning By-law text and mean “metres” and “square metres” respectively.	<b>Subsection (1)</b> – Carried forward from Section 28 in the current Zoning By-law 2008-250.

## Section 128 – Zoning Map

Provisions	Notes
(1) The Zoning Map attached to this by-law is part of the Zoning By-law and shows the different areas, called zones or subzones, into which this by-law divides the city and shows the zoning codes given to these areas; and those zones or subzones may be cited by either their zone name or their zone code.	<b>Subsection (1)</b> – Carried forward from Section 29 of the current Zoning By-law 2008-250
(2) The Zoning Map is provided as a single electronic consolidation for the entire city.	<b>Subsection (2)</b> – New provision that refers to the electronic Zoning Map.

## Section 129 – Zone Codes

Provisions	Notes
<p>(1) The zones are designated by a zone code that is formed from one or more of the following parts:</p> <ul style="list-style-type: none"><li>(a) the primary zone symbol;</li><li>(b) the subzone symbol;</li><li>(c) the exception symbol; and</li><li>(d) the suffixes and schedules.</li></ul>	<p><b>Subsection (1)</b> – Carried forward from Section 30 of the current Zoning By-law 2008-250.</p>

## Section 130 – Former Section 37 of the *Planning Act*

Provisions	Notes
<p>(1) Notwithstanding the repeal of the remainder of City of Ottawa Zoning By-law 2008-250, the provisions of Part 19 of the said by-law continue to apply to the properties specifically addressed in that Part of the said by-law, including any requirements for agreements pursuant to former s. 37 of the <i>Planning Act</i>. For greater clarity, the land use permissions and requirements imposed by the present by-law also apply to all properties which are addressed in Part 19 of City of Ottawa Zoning By-law 2008-250, but to the extent of any conflict the permissions and requirements in the said Part 19 of By-law 2008-250 shall prevail.</p>	<p><b>Subsection (1)</b> – New provision that recognizes provisions and agreements made under former Section 37 of the <i>Planning Act</i>.</p>

# Section 131 – Zone Boundaries

Provisions	Notes
<p>(1) Where the boundary of any zone shown on the Zoning Map:</p> <ul style="list-style-type: none"> <li>(a) follows a public street, lane, utility right-of-way, railway right-of-way or watercourse, it is considered to follow the centreline of such street, lane, utility right-of-way, railway right-of-way, or watercourse;</li> <li>(b) substantially follows lot lines shown on the zoning maps or the electronic consolidation of the Zoning Map, it is considered to follow such lot lines;</li> <li>(c) follows a street and the street is closed, the land in the said closed street is considered to be included in the zone of the adjoining land and if such street forms a boundary between two or more different zones, it is considered to follow the centreline of that closed street; and</li> <li>(d) passes through a lot and the distance is not indicated, it is considered to be located as measured using the scale of the Zoning Map.</li> </ul> <p>(2) For greater clarity, notwithstanding subsection (1)(a), a public street is not subject to this by-law.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 32 in the current Zoning By-law 2008-250.</p> <p><b>Subsection (2)</b> – New provision to clarify that this by-law does not apply to public streets.</p>

## Section 132 – Split Zoning

Provisions	Notes
<p>(1) Where a lot is divided into more than one zone, each portion of the lot must be used in accordance with the provisions of the applicable zone; however, the zone boundary is not to be treated as a lot line. Where two or more regulations are equally applicable to a lot, <u>the most restrictive provision applies, in accordance with</u> Section 118<del> applies</del>.</p> <p>(2) Where two zone codes are applied to a vacant school site, shown on the zoning maps separated by a diagonal line (example: <u>INZ1A/N2A</u>), the uses permitted are either those permitted in the institutional zone, subject to the institutional zone requirements; or those permitted in the other zone, subject to the requirements of that zone.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 33 of the current Zoning By-law 2008-250.</p>

## Section 133 – Purpose Statements

Provisions	Notes
<p>(1) Purpose statements are included in each zone and:</p> <ul style="list-style-type: none"> <li>(a) <del>are intended to</del> assist in understanding the by-law's objectives and purpose, and in understanding the planning principles underlying the use provisions and the regulatory provisions of the zone;</li> <li>(b) <del>are structured to</del> reflect a prime objective of the by-law to implement the land-use related policies of the Official Plan;</li> <li>(c) contain three basic elements: <ul style="list-style-type: none"> <li>(i) land use designation,</li> <li>(ii) the link to the policy of the Official Plan, <del>and</del></li> <li>(iii) the planning objective that links the zone to the policy; and</li> </ul> </li> <li>(d) <del>assist in</del><del>are equally applicable to</del> the <u>understanding of</u> subzones and exception zones.</li> </ul> <p>(2) Statements of planning intent may also be included within other provisions.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 34 of the current Zoning By-law 2008-250.</p>

# Section 134 – By-law Organization

Provisions				Notes
(1) The organization and structure of this by-law is set out in Table 134A, below:				<p><b>Subsection (1) – Table 134A –</b> Revised from Section 35 in the current Zoning By-law 2008-250 with modifications to reflect new zones and formatting conventions.</p>
Table 134A – Zoning By-law Organization and Structure				
Name of the Mechanism	(a) Description of the Mechanism	(b) Legal Effect	(c) Where Used	
(i) Generally Applicable and Specific Use Provisions, General Setbacks and Housing Provisions	Regulations that apply on a broad level.	Enacts provisions that apply to most uses or a specific use in most cases.	Parts 2, 3, 4 and 7	
(ii) Overlays	An additional layer of regulation.	Imposes regulations that take precedence of the underlying zoning or over any other provisions in the by-law.	Part 5; shown on the zoning map by a distinctive marking (e.g. shading or hatching) and may overlap the boundaries of the underlying zones.	
(iii) Suffix	A simple form of overlay.	Adds a single, specific regulation to a zone: “H(X)” – Height maximum of X m “F(Y)” – Floor space index maximum of Y “-h” – Holding Zone “-c” –Neighbourhood Commercial	Indicated by its initial and value as a suffix to the primary zone.	
(iv) Parking, Queuing and Loading Provisions	Regulations that apply on a broad level related to parking, queuing and loading.	Enacts provisions that regulate parking, queuing and loading.	Part 6	
(v) Primary Zone	The basic structural unit of the by-law with specific permitted uses and regulations.	Regulates areas of similar or compatible land uses.	Parts 8 to 14; Indicated by one of the symbols set out in Table 134B, below.	
(vi) Subzone	Sub-category of primary zone.	Imposes regulations to deal with the unique characteristics of an area while maintaining the purpose of the primary zone.	Parts 8 to 14; Indicated by a letter or number added to a primary zone symbol.	
(vii) Exception	A modification to the zoning of a site. All other provisions of the by-law continue to apply.	Enacts regulations or makes modifications to the regulations applicable to the site. Contains only the provision being modified and does not repeat regulations which already apply.	Part 15; The applicable exception is indicated by a number within square brackets, e.g. [1] for the urban area and [1r] for the rural area, the number corresponding to the text of the exception in Part 15.	
(viii) Schedules	A document appended to and forming part of the by-law.	Identifies areas of land for purposes of the by-law or imposes specific or detailed regulations meant to apply to specific lands.	Parts 16 and 17; Indicated by an “S” followed by the applicable schedule number, e.g. S3.	

- (2) The list of primary zone names and zone codes used in the text and map to create and identify the zones in this by-law, together with the meaning of those codes, is set out in Table 134B, below:

Table 134B – Zone Codes and Names		
	(a) Zone Name	(b) Zone Code
(i) Neighbourhood Zones	1. Neighbourhood Zones	N1, N2, N3, N4, N5, N6
(ii) Rural Residential and Village Zones	1. Rural Residential Zone	RR
	2. Village Mixed-Use Zone	VM
	3. Village Residential Zones	V1, V2, V3, V4, V5
(iii) Mixed Use Zones	1. Hub Zones	H1, H2, H3
	2. Mainstreet Zone	MS1, MS2
	3. Minor Corridor Zone	CM1, CM2
	4. Neighbourhood Mixed-Use Zone	NMU
(iv) Industrial and Transportation Zones	1. Heavy Industrial Zone	IH
	2. Industrial and Logistics Zone	IL
	3. Mixed Industrial Zone	IM
	4. Airport Transportation Zone	T1
	5. Transportation Zone	T2
(v) Institutional, Park and Leisure Zones	1. Institutional Zone	INZ
	2. Recreation Zone	REC
	3. Large-Scale Institutional and Recreation Zone	LGZ
	4. Open Space Facility Zone	FAC
	5. Green Space Zone	GRN
(vi) Special District Zones	1. Parliament and Confederation Boulevard	SDP
	2. Rideau Canal	SDC
	3. ByWard Market	SDB
	4. Lansdowne	SDL
	5. Ottawa River Islands	SDR
	6. Ottawa International Airport	EDA
	7. Kanata North	EDK
(vii) Rural and Agricultural Zones	1. Agricultural Zone	AG
	2. Rural Countryside Zone	RU
	3. Rural Commercial Zone	RC
	4. Rural Industrial and Logistics	RIL
	5. Rural General Industrial Zone	RG
	6. Rural Heavy Industrial Zone	RH
	7. Rural Institutional Zone	RI
	8. Mineral Extraction Zone	ME
	9. Mineral Reserve Zone	MR
	10. Mobile Home Park Zone	MH
(viii) Greenbelt, Reserve and Protection Zones	1. Development Reserve Zone	DR
	2. Environmental Protection Zone	EP
	3. Greenbelt Facility Zone	GBF
	4. Greenbelt Rural Zone	GBR

**Subsection (2) – Table 134B** – The contents of Table 134B remain provisional while this by-law remains in draft.

## Section 135 – Subzones

Provisions	Notes
(1) Subzones are created by adding a number or a letter to the primary zone code and have the effect of modifying the uses or the regulations of the primary zone to the extent set out in the text of the provisions for that subzone.	<b>Subsection (1)</b> – Carried forward from Section 36 in the current Zoning By-law 2008-250.

## Section 136 – Exceptions

Provisions	Notes
<p>(1) Exceptions are created by adding a number in square brackets, e.g. [1], to the zone code on the Zoning Map, and that have the effect of:</p> <ul style="list-style-type: none"><li>(a) allowing a use that would not be permitted otherwise;</li><li>(b) prohibiting a use that would be permitted otherwise; or</li><li>(c) incorporating other modifications to the Zoning By-law as are set out in the table for that exception, while retaining the un-modified provisions of the primary zone or subzone, as the case may be.</li></ul>	<p><b>Subsection (1)</b> – Carried forward from Section 37 in the current Zoning By-law 2008-250.</p>

## Section 137 – Suffixes

Provisions	Notes
<p>(1) The following suffixes may be used in the by-law:</p> <p>(a) Height Suffix - Height limits are created by adding to the zone code on the zoning maps:</p> <ul style="list-style-type: none"> <li>(i) an upper-case "H";</li> <li>(ii) followed by a number in parentheses, e.g. (10), and that have the effect of limiting the height above grade, in metres, to the number indicated in parentheses; heights may also be shown in terms of height in metres above sea level, indicated by the term 'ASL' following the number in parentheses;</li> <li>(iii) height limits may also be specified in a zone, subzone, exception, or provision; and</li> <li>(iv) the height imposed by the H suffix in (1)(a) does not prevail over zone provisions that limit building height based on distances from a lot line that abut a Neighbourhood zone.</li> </ul> <p>(b) Neighbourhood Commercial Suffix – Indicated in the zone code by “-c” means that regulations in Section 804 apply.</p> <p>(c) Floor Space Index – Floor space indices are created by adding an upper case "F" to the zone code on the zoning map followed by a number in parentheses, e.g. (1.0), and that number represents the maximum allowed floor space index for lands subject to zone. Floor space indices may also be specified in a zone, subzone, exception, or provision.</p> <p>(d) Holding Zone - Holding zones are created by adding a lower-case "h" to the zone code on the zoning maps, and that have the effect of allowing the uses set out in the corresponding text of the by-law at some time in the future, when the holding symbol is removed by an amendment to the zoning by-law once specified conditions, which are identified in the exception provisions, are met (e.g. such as conditions related to environmental, transportation, servicing matters).</p>	<p>This section consolidates four sections on suffixes into one section.</p> <p><b>Subsection (1)(a)</b> – Carried forward from Section 39 in the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)(b)</b> – Carried forward from Section 46 in the current Zoning By-law.</p> <p><b>Subsection (1)(c)</b> – Carried forward from Section 40 in the current Zoning By-law.</p> <p><b>Subsection (1)(d)</b> – Carried forward from Section 38 in the current Zoning By-law.</p>

## Section 138 – Schedules

Provisions	Notes
<p>(1) Schedules in Part 16 include provisions that impact certain geographic regions within the city.</p> <p>(2) Schedules in Part 17 affect certain properties and are indicated in the zone code on the Zoning Map by adding the letter “S” followed by a number added to the zone code, and are part of the by-law and enact the regulation, the description or the map they contain.</p>	<p><b>Subsections (1) and (2)</b> – Revised from Section 41 in the current Zoning By-law 2008-250 to provide clarification on the applicability of schedules in Parts 16 and 17.</p>

## Section 139 – Overlays

Provisions	Notes
(1) Flood plain overlay implements provisions in Section 501. (2) Mineral Aggregate Overlay implements provisions in Section 502. (3) Airport Influence Overlay implements provisions in Section 503. (4) Village Residential Enterprise Overlay implements provisions in Subsection 301.	<b>Subsections (1) to (4)</b> – New provisions that list the overlays in the new Zoning By-law and what provisions apply in lands subject to overlays.

## Section 140 – Endnotes

Provisions	Notes
(1) Endnotes refine or modify one or more of the provisions identified in tables in the by-law.	<b>Subsection (1)</b> – Revised from Section 44 in the current Zoning By-law 2008-250 in the event that endnotes are needed, although none are currently proposed in the first draft of the new Zoning By-law.

## Section 141 – Pending Amendments

Provisions	Notes
(1) The asterisks underscore symbol, “*_” on the Zoning Map is used to identify those lands for which a zoning amendment is pending.	<b>Subsection (1)</b> – Carried forward from Section 45 in the current Zoning By-law 2008-250.

## Section 142 – Holding Zones – Additions

Provisions	Notes
<p>(1) Additions to existing buildings and the construction of accessory buildings are permitted on a lot that is subject to a holding zone provision.</p> <p>(2) The cumulative total gross floor area of additions and accessory buildings mentioned in subsection (1), must not exceed 25% of the gross floor area of the existing building.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 61 in the current Zoning By-law 2008-250 with minor modifications to clarify intent.</p>

## Section 143 – Multiple Buildings

Provisions	Notes
<p>(1) Where buildings are connected only below grade, they are considered separate buildings for the purposes of applying the provisions of the by-law.</p> <p>(2) Except where <u>otherwise stated</u>, <del>a contrary intention is evident from the context</del>, separation distances required by this by-law between buildings do not apply to those portions of the building below grade.</p> <p>(3) Buildings connected above the ground floor by features such as pedways, bridges, or other connections and that do not create additional gross floor area or gross leasable floor area within these connections are not considered one building for the purposes of applying the provisions of the by-law.</p>	<p><b>Subsections (1) to (3)</b> – Carried forward from Section 74 in the current Zoning By-law 2008-250.</p>

# Section 144 – One Lot for Zoning Purposes

Provisions	Notes
<p>(1) A group of occupancies located in a H - Hub Zone, MS – Mainstreet Zone, CM – Minor Corridor Zone, NMU – Neighbourhood General Mixed-Use Zone, SDB – Byward Market Zone, SDP – Parliament and Confederation Boulevard Zone, SDR – Ottawa River Islands Zone, SDL – Lansdowne Market Zone, SDC – Rideau Canal Zone, EDA – Ottawa International Airport Economic District Zone, EDK – Kanata North Economic District Zone, IH – Heavy Industrial Zone, IL – Industrial and <u>Logistics</u> <del>Logisites</del> Zone, IM – Mixed Industrial Zone or RC - Rural Commercial Zone, <u>RI – Rural Institutional and VM – Village Mixed-Use, are considered as one lot for the purposes of applying zoning provisions and regulations subject to being that:</u></p> <p>(a) _____ designed, developed and managed, including site access and infrastructure _____ servicing, as a unit whether by a single owner or a group of owners or tenants _____ acting in collaboration; or</p> <p>(b) made up entirely of uses permitted or lawfully non-conforming on the site, _____ and has either:</p> <p>(i) a common parking lot or parking garage or a combination thereof <del>;</del> or</p> <p>(ii) a group of parking lots or parking garages or a combination thereof which are managed as a unit by the same owner, owners or tenants of the occupancies required in clause (a) above, and are on the same lot or lots as the occupancies required in clause (a) above. _____</p> <p><del>;</del> shall be considered as one lot for the purposes of applying zoning provisions and regulations.</p> <p>(2) Where lands considered as one lot for the purposes of applying zoning provisions are subject to an application to create a condominium, and that application is approved, the lands are not, by reason only of the approval of the condominium application, to be considered more than one lot for the purposes of zoning.</p> <p>(3) A planned unit development is considered one lot for zoning purposes.</p> <p>(4) Where multiple residential buildings are permitted and located on the same lot, in a non-residential zone with other non-residential uses, the provisions for a planned unit development do not apply, and the provisions of the zone where such a development is located applies.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 93 in the current Zoning By-law 2008-250 with new zone codes.</p> <p><b>Subsections (3) and (4)</b> – New provisions that clarify that in mixed-use zones where multiple residential uses are permitted, they are regulated by the mixed-use zone provisions and are not subject to planned unit development provisions.</p>

## Section 145 – Part Lot Control

Provisions	Notes
<p>(1) Lands shown as a lot on a plan for which application has been made for approval under subsection 50(7) of the <i>Planning Act</i>, R.S.O.1990, as amended are deemed to be a lot for the purposes of the issuance of a building permit for a detached dwelling, linked detached dwelling or a semi-detached dwelling.</p> <p>(2) The exemption provided in subsection (1) does not apply to lands that are conveyed under the authority of an approval granted under subsection 50(7) of the <i>Planning Act</i>, R.S.O.1990 as amended.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 63 in the current Zoning By-law 2008-250.</p>

## Section 146 – Dwelling Equivalency

Provisions	Notes
<p>(1) For the purposes of calculations relating to density and any other provisions that rely on the number of dwelling units, and to give effect to additional residential unit policies found in Section 35.1 of the <i>Planning Act</i>, the following uses are included and considered equivalent to one dwelling unit:</p> <ul style="list-style-type: none"><li>(a) one dwelling unit;</li><li>(b) one coach house;</li><li>(c) two rooming units;</li><li>(d) one additional dwelling unit;</li><li>(e) one oversize dwelling unit; and</li><li>(f) one group home.</li></ul>	<p><b>Subsection (1)</b> – New provision that establishes the number of coach houses, rooming units and additional dwelling units that are equivalent to one dwelling unit. This information is needed to calculate residential densities and to recognize the effect to additional residential unit policies found in Section 35.1 of the <i>Planning Act</i>.</p>

# Section 199 – Definitions

A – B – C – D – E – F – G – H – K – L – M – N – O – P – Q – R – S – T – U – V – W – Y – Z

In this By-law,

A	Notes
<p><b>Abut</b> means to share a common lot line, and abutting has a corresponding meaning. (<i>contigu</i>)</p> <p><b>Access</b> means entrance to and exit from. (<i>accès</i>)</p> <p><b>Accessory</b> means aiding or contributing in a secondary way to a principal use to carry out its function, as follows:</p> <ol style="list-style-type: none"> <li>1. an accessory use is a land use that is accessory to a principal use;</li> <li>2. an accessory building is a building that contains an accessory use;</li> <li>3. an accessory structure is a structure that is accessory to a principal use, including tower antennas and satellite dishes. (<i>accessoire</i>)</li> </ol> <p><b>Active Entrance</b> means</p> <ol style="list-style-type: none"> <li>1. in the case of a residential use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by residents and visitors to enter and exit the building, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas;</li> <li>2. in the case of a non-residential building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the building during all regular business opening hours, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas;</li> <li>3. in the case of a mixed-use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the non-residential uses during all regular business opening hours, or to residents and visitors to enter and exit the residential uses, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas. (<i>entrée active</i>)</li> </ol> <p><b>Additional Dwelling Unit</b> means</p> <ol style="list-style-type: none"> <li>1. a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit <u>in accordance with the reference to residential units in Section 35.1(1) of the Planning Act</u>; and</li> <li>2. a coach house. (<del><i>annexe résidentielle (X d'habitation supplémentaire)</i></del>)</li> </ol> <p><b>Adult Entertainment Establishment Parlour</b> means any premises or part thereof in which, in pursuance of a trade, calling, business or occupation, live entertainment or services appealing to or designed to appeal to erotic or sexual appetites or inclinations is provided, and includes a body rub parlour. (<i>salon de divertissement pour adultes</i>)</p> <p><b>Adverse Effect:</b> <u>as defined in the Environmental Protection Act, means one or more of:</u></p> <ol style="list-style-type: none"> <li>1. <u>impairment of the quality of the natural environment for any use that can be made of it;</u></li> <li>2. <u>injury or damage to property or plant or animal life;</u></li> <li>3. <u>harm or material discomfort to any person;</u></li> <li>4. <u>an adverse effect on the health of any person;</u></li> <li>5. <u>impairment of the safety of any person;</u></li> <li>6. <u>rendering any property or plant or animal life unfit for human use;</u></li> <li>7. <u>loss of enjoyment of normal use of property; and</u></li> <li>8. <u>interference with normal conduct of business.</u></li> </ol> <p><b>Agricultural Use</b> means the cultivation of the soil to produce crops and the raising of farm animals, and without limiting the generality of the foregoing includes:</p> <ol style="list-style-type: none"> <li>1. the growing of crops;</li> </ol>	<p>Only changes and new terms are noted in this section. If there is no note accompanying a definition, then it has been carried forward from the current Zoning By-law 2008-250.</p> <p><b>New</b> <i>Airport</i> <i>Adverse Effect</i></p> <p><b>Merged</b> <i>Animal Care Establishment</i>; includes the definitions for Animal Hospital and Animal Care Establishment in the current Zoning By-law 2008-250.</p> <p><b>Deleted</b> Additional parking. Amusement Centre; see <i>Indoor Entertainment Facility</i>. Animal Hospital; see <i>Animal Care Establishment</i>.</p> <p><u><i>A definition of Adverse Effect is added to inform the application of Section 201, Adequate Services and Stormwater Management, and applies wherever else the term appears. The definition is taken from the Provincial Planning Statement 2024, and is also incorporated into the Official Plan.</i></u></p>

2. nurseries, greenhouses, market gardens, orchards, vineyards, agro-forestry operations and maple syrup production;
3. the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals;
4. farm-based home industry involving the production of value-added or value-retained products from produce grown or raised on-site;
5. a farm produce outlet selling agricultural products produced on the premises. (*utilisation agricole*)

**Agriculture-related Use** means those farm-related uses that are intended to provide direct products and/or services to farm operations as a primary activity, are compatible with local farm operations, and are limited to:

1. non-accessory storage of farm products and farm-related machinery;
2. sorting or packing of farm products. (*utilisation liée à l'agriculture*)

**Airport** means premises used for the transportation of people or goods by air, including the maintenance, repair and storage of aircraft. (*aéroport*)

**Amenity Area** means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop terraces and other similar features, but does not include indoor laundry or locker facilities. (*aire d'agrément*)

**Amusement Park** means an outdoor, or partially covered, entertainment facility providing for a range of activities and recreation, including a zoo, electronic or mechanical rides, sports adventure and participation games such as paintball, batting cage, or miniature golf facility; but does not include a golf course, sports field or fairground. (*parc d'attractions*)

**Ancillary Use** means a permitted land use that is additional, secondary and complementary to a permitted principal use, but not accessory to the permitted principal use. (*utilisation complémentaire*)

**Animal Care Establishment** means an establishment for the medical or surgical treatment, grooming, and training and other care of animals of household pets, and may include overnight accommodation for the animals during the period of recovery from medical or surgical treatment, but does not include a kennel or an equestrian establishment. (*établissement de soins des animaux*)

**Artist Studio** means the workplace of creators or artists such as craftsman, painters, sculptors or photographers where works are produced in small quantities, and may include a display and sales area for works produced on site. (*atelier d'artiste*)

**Assembly Area** means an accessory room or other place such as a ballroom, auditorium, party room, gaming room, or convention hall that is intended or used to accommodate people in a group; and assembly space and similar terms have a corresponding meaning. (*aire de rassemblement*)

**Attendant Parking** means a method of motor vehicle parking where an on-site parking attendant is available to maneuver vehicles. (*stationnement avec service voiturier*)

**Automated Parking System** means a mechanical system which moves motor vehicles to a parking space in a parking garage without the vehicles being occupied or operated by a human being. (*système automatisé de stationnement*)

**Automobile Body Shop** means a place where motor vehicles are repainted and major or structural repairs made. (*atelier de carrosserie*)

**Automobile Dealership** means a place where new or used motor vehicles other than heavy vehicles are displayed and sold at retail, rented or leased. (*concessionnaire automobile*)

**Automobile Rental Establishment** means a place where new or used motor vehicles other than heavy vehicles are rented. (*agence de location d'automobiles*)

**Automobile Service Station** means a place that has one or more service bays or facilities where motor vehicles other than heavy vehicles are serviced or repaired, and may include sales of motor vehicles other than heavy vehicles, but does not include an Auto Body Shop. (*station-service*)

[Definition of airport revised in coordination with Ottawa International Airport.](#)

## B

**Bank** means a place that provides financial services and includes a trust company or other financial institution. (*banque*)

**Basement** means that level of a building having more than half of its floor to ceiling height below grade. (*sous-sol*)

**New Basement;** this definition has been simplified to have one definition that applies city-wide.  
**Bicycle Parking, Long-term.**  
**Bicycle Parking, Short-term.**

**Bay Window** means a window with at least three panels set at different angles to create a projection from the outer wall of a building and includes a bow window. (*fenêtre en baie*)

ILLUSTRATION OF BAY WINDOW



**Bedroom** means a room used or designed for use primarily for sleeping. (*chambre à coucher*)

**Bicycle Parking Space, Inclusive** means larger bicycle parking spaces designed for locking cargo bikes, larger e-bikes, or other mobility devices.

**Bicycle Parking Space, Long-Term** means an area for parking a bicycle that is set aside for residents or employees of a building and is located in a sheltered and secure enclosure that is not publicly accessible. (*place de stationnement pour vélos à long terme*)

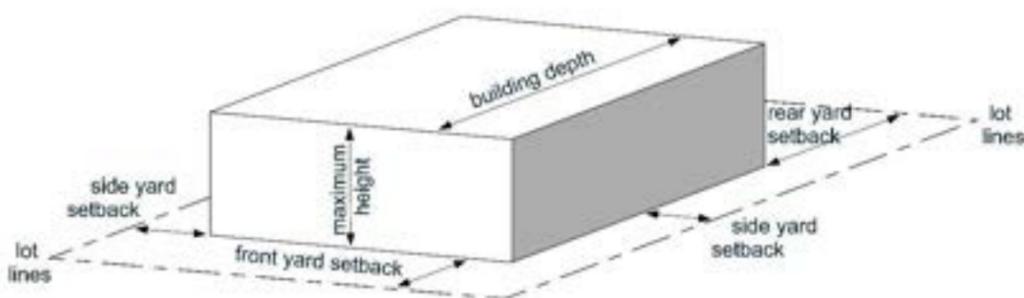
**Bicycle Parking Space, Short-Term** means an area for parking a bicycle that is set aside for visitors, customers or patrons of a building that is not located in a secure enclosure, but can be sheltered, and is publicly accessible. (*place de stationnement pour vélos à court terme*)

**Broadcasting and Production Studio** means a radio or television studio, or any premises where the master copy of an audio or video performance or presentation is made. (*station de diffusion*)

**Building** means a structure that has a roof, walls and a floor that stands more or less permanently in one place. (*bâtiment*)

**Building Envelope** means the three-dimensional buildable ~~volume~~ area prescribed for a building by the regulations of this by-law, and existing building envelope refers to the three-dimensional volume currently occupied by a building. (*enveloppe de bâtiment*)

ILLUSTRATION OF BUILDING ENVELOPE



**Building Height** means the vertical distance between the average grade at the base of a main wall of the building and

1. for a flat roof, the highest point of the roof surface;
2. for a mansard roof, the greater of the deck line, or the half-way point between the deck line and the highest point;
3. for a hip, gable, shed or gambrel roof, the greater of the mid-point between the ridge and the eaves of the building excluding eaves of any projections, or the top of a dormer not permitted by Section 203; or
4. in all other cases, the highest point of the building or structure;

and 'height' has a corresponding meaning unless otherwise defined elsewhere in this by-law. (*hauteur de bâtiment*)

*Bus Depot.*

**Merged**

Broadcasting and Production Studio merges the definitions for *Broadcasting Studio* and *Production Studio* in the current Zoning By-law 2008-250.

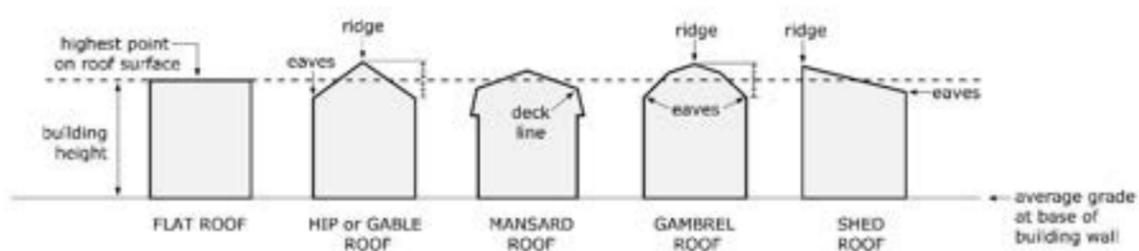
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Bank Machine.

Bar; see *Restaurant*.

Bed and Breakfast; see *Short-term rental*.

Illustration of Building Height



**Bus Depot** means a place used for boarding and unboarding passenger buses for regional travel, associated ticket sales and routine maintenance, and may include a restaurant and, retail store but does not include heavy equipment servicing or gas bar. (*dépôt de bus*)

**Bunk House** means a seasonal dwelling for the housing of temporary farm workers and includes a kitchen, bathroom, and communal sleeping facilities. (*pavillon-dortoir*)

## C

**Campground** means a place providing for the temporary accommodation for tents, travel trailers or motor vehicles equipped for temporary occupation, but does not include a mobile home park. (*terrain de camping*)

**Cannabis Production Facility, Indoors** means an indoor facility used for the cultivation, production, processing, testing, destruction, packaging, and/or shipping of cannabis and cannabis-based products. (*installation de production de cannabis*)

**Cannabis Production Facility, Outdoors** means the cultivation of cannabis outdoors or in a greenhouse and may include ancillary processing.

**Car-Share Service** means a service that provides motor vehicles solely for the shared use of members of that service, and does not include an automobile rental establishment or automobile dealership. (*service d'autopartage*)

**Car-Share Space** means a parking space used to park a motor vehicle provided by a car-share service. (*place de stationnement d'autopartage*)

**Car Wash** means a place where the exterior and/or interior of motor vehicles other than heavy vehicles are washed, and includes a conveyor-type car wash, a drive-through automatic car wash, a manual car wash. (*lave-auto*)

**Casino** means premises licensed by the Ontario Lottery and Gaming Corporation, the principal business of which is gambling, and may include an ancillary restaurant, theatre, place of assembly, indoor entertainment facility, retail store, and personal service business such as counselling or financial services. (*casino*)

**Catering Establishment** means a place where food is prepared in large quantities and is then delivered and consumed elsewhere. (*établissement de traiteur*)

**Cemetery** means lands that have been established as a cemetery under the Funeral, Burial and Cremation Services Act or a predecessor, and includes land that has been otherwise set aside for the interment of human remains or remains of household pets, and may include an accessory mausoleum, columbarium, crematorium. (*cimetière*)

**Coach House** means an additional dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit but is contained in its own building that may also contain uses accessory to the principal dwelling, but does not include a mobile home. (*annexe résidentielle*)

**Community Centre** means a facility that offers a variety of recreational, cultural, social, instructional and community service programs or skills training, and may include a medical facility, daycare, library, place of assembly, restaurant and retail store, and does not include a hospital, rooming unit, shelter, or group home. (*centre communautaire*)

~~**Convenience Store** means a retail store where a range of items to serve day-to-day needs, such as newspapers, confections, food, sundries and other household items, are sold. (*dépanneur*)~~

**Correctional Facility** means a place of secure detention and a place of secure custody such as a prison. (*établissement correctionnel*)

**Cottage Rental** means the whole or part of an existing residential unit or mobile home that is used to provide temporary accommodation for less than 30 consecutive nights, and is not the principal residence of the operator. (*location de chalet*)

### New

*Car-Share Service* replaces Car Sharing Service in the current Zoning By-law 2008-250.

*Car-Share Space* replaces Car-Sharing Space in the current Zoning By-law.

### Deleted

Central Area.

Cinema; see *Theatre*.

Community Health and Resource Centre; see *Community Centre*.

Click and Collect; see *Micro-Distribution Facility*.

Commercial Use.

Convenience Store; see *Retail Store*; Conversion.

Corner side wall; see *Exterior Side Wall*.

**Council** means the Council of the City of Ottawa. (*conseil*)

**Crematorium** means a building where the remains of deceased humans or household pets are cremated. (*crematorium*)

## D

**Day Care** means a place providing temporary care for any individual for a continuous period not exceeding twenty-four hours but does not include the services of a health care practitioner. (*centre de jour*)

**Development** means the creation of a new lot, a change in the usage of land or of a building or structure, the construction, erection or placing of ~~one or more~~ buildings or structures ~~on land~~ or the making of an addition or alteration to a building or structure, ~~site grading, the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere~~, and includes re-development; and develop and developing have corresponding meanings. (*aménagement*)

**Diplomatic Residence** means the dwelling unit of the accredited head or member of the diplomatic mission of a recognized foreign or Commonwealth state having diplomatic or official status in Canada, and may include an accessory office and security hut. (*mission diplomatique*)

**Display and Sales Area** means an area of a building which is: (1) accessory to a permitted use in that building; (2) primarily used for the display of samples, patterns or other goods; and (3) wherein orders are taken for merchandise which is stored in bulk in part of that building for future delivery to its customers. (*espace d'exposition et de vente*)

**Dog run** means an enclosed outdoor extension of one or more dogs' individual indoor living space in association with a kennel. (*courette*)

**Drive-through Facility** means a premises used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses. (*service au volant*)

**Driveway** means a private way used for vehicular access from a parking space, parking lot or parking garage to a public street. (*entrée de cour*)

**Dwelling Unit** means a residential unit that:

1. is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and
2. contains no more than four bedrooms. (*un logement*)

### New

**Diplomatic Residence**; replaces ~~Mission~~; see **Diplomatic Mission Residence**; **Development**; definition has been modified from Draft 1 to incorporate elements from the Provincial Planning Statement 2024 and to be simplified.

### Deleted

Dwelling; the various types of dwellings that are included and defined under the term Dwelling in the current Zoning By-law 2008-250 have been deleted but have been included in Section 124 for the purposes of interpreting exceptions and rural zone provisions where those former terms are used.

## E

**Electric Vehicle (EV)** means a vehicle which utilizes electricity for propulsion and that utilizes an external source of electricity to charge the vehicle's batteries. (*véhicule électrique*)

**Electric Vehicle Level 2 Charging** means a level 2 electric charging level as defined by SAE International's J1772 Standard and may include variable rate charging controlled by an Electric Vehicle Energy Management System. (*recharge de véhicule électrique niveau 2*)

**Electric Vehicle Energy Management System** means a system to control Electric Vehicle Supply Equipment electrical loads, comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices. (*système de gestion de l'énergie des véhicules électriques*)

**Electric Vehicle Ready Parking Space** means a rectangular area used for parking a motor vehicle and which is designed and ready for the establishment of electric vehicle supply equipment through the installation of conduits enabling the installation of electrical components. (*place de stationnement prête pour les véhicules électriques*)

**Electric Vehicle Supply Equipment** means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle. (*équipement d'approvisionnement pour les véhicules électriques*)

**Emergency Service** means a place in which police, fire, ambulance or paramedic services are based. (*service d'urgence*)

**End of Trip Facility** means a facility that provides showers, changing areas and clothing lockers for bicycle users. (*facilité de fin de voyage*)

### New

**Electric Vehicle Ready Parking Space**.  
**End of Trip Facility**.  
**Energized Outlet**.  
**Exterior Side Wall**; replaces Corner Side Wall.  
**Exterior Side Lot Line**; replaces Corner Side Lot Line.  
**Exterior Side Yard**; replaces Corner Side Yard.  
**Exterior Side Yard Setback**; replaces Corner Side Yard Setback.

**Energized Outlet** means a connection point in an electrical wiring installation at which current is taken to supply equipment for Electric Vehicle charging. (*prise de courant énergisé*)

**Environmental Preserve and Education Area** means a natural area used for environmental research, observation and education that does not include a building, but may include weather protection shelters, boardwalks, observation platforms, pedestrian bridges, educational displays as well as other similar outdoor structures provided for incidental or complementary leisure activities such as hiking and bird watching. (*aire de conservation et d'éducation environnementale*)

**Equestrian Establishment** means an establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping, but does not include sports arena. (*centre équestre*)

**Existing** means existing as of the date of the enactment of the provision that contains that word. (*existant, actuel, en vigueur*)

**Exterior Side Wall** means the main exterior wall of a residential use building that is not a permitted projection or an attached garage or carport, which is located closest to the exterior lot line. (*côté extérieur du mur*)

## F

**Façade** means all exterior wall surfaces facing a lot line that abuts a public street, and includes any doors, garage doors or windows set into such walls, as well as any articulation between such walls. (*façade*)

**Fairground** means lands where fairs, circuses or exhibitions are held primarily outdoors, and includes any accessory and temporary buildings and may include a market. (*champ de foire*)

**Flood Fringe** means the outer portion of the flood plain between the floodway and the flooding hazard limit, representing depths and velocities that are generally less severe than those experienced in the floodway. (*zone périphérique*)

**Flood Plain** means any lands or surface water features covered by the flood plain overlay in the zoning map. (*plaine inondable*)

**Flood-Proofed** means those established technical measures for buildings, structures or properties prone to flooding, which are implemented to reduce or eliminate flood damage. Flood proofed non-residential uses and alterations to existing non-conforming uses may incorporate wet passive measures. (*protégé contre les inondations*)

**Floodway** means the channel of a watercourse and the inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. (*canal de crue*)

**Floor Space Index** means the ratio of the gross floor area of a building to the total area of the lot on which the building is located. (*rapport plancher-sol*)

**Food Production** means the cultivation of crops and includes:

1. the cultivation of crops in soil outdoors or in a greenhouse;
2. the cultivation of crops in a controlled environment and using artificial inputs within a building or structure;
3. does not include a cannabis production facility. (*production alimentaire*)

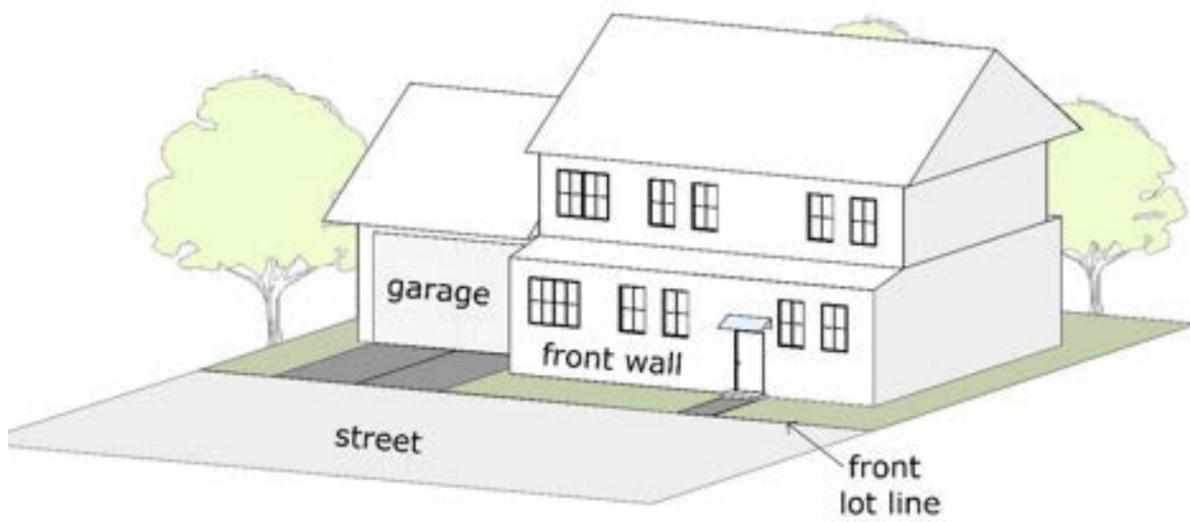
**Footprint** means the area of the ground floor of a building, measured from the exterior of the outermost walls, including an attached garage but excluding any projections. (*l'empreinte*)

**Forestry Operation** means land used for the development, management and cultivation of timber resources grown on-site and may include the establishment of an accessory portable sawmill. (*opération forestière*)

**Front Wall** means that part of the exterior front-facing façade of a residential use building that is not a permitted projection or an attached garage or carport, that is located closest to the front lot line. (*mur avant*)

**Deleted**  
Front yard parking.

**New**  
*Food Production*; replaces Urban agriculture in the current Zoning By-law 2008-250.



**Frontage** means that part of a lot that abuts an improved public street. (*façade de terrain*)

**Funeral Home** means a place where deceased persons are prepared for burial or cremation and may include a place of assembly and place of worship. (*salon funéraire*)

## G

**Garden Centre** means an outdoor or indoor area used primarily for the display and retail sales of plants, gardening and landscaping supplies and equipment, and includes a nursery. (*centre de jardinage*)

**Gas Bar** means a place that retails automotive fuel and may include accessory retail and may include Electric Vehicle Ready Parking Spaces. (*poste d'essence*)

**Golf Course** means an outdoor course for playing golf or for golf instruction, and includes an outdoor driving range, and may include an accessory restaurant, place of assembly and retail store. (*terrain de golf*)

**Government Service Centre** means a client service centre operated by the City of Ottawa, Province of Ontario or Government of Canada and may include a community police centre.

**Grade** means the average elevation of the finished level of the ground adjoining all the walls of a building. (*niveau du sol*)

**Greenhouse** means a building or structure with roof and walls that are clad in a primarily transparent material that is used principally for the growing of plants or trees and includes a hoop house. (*serre*)

**Gross Floor Area** means the total floor area of each floor whether located above, at or below grade designed for tenant occupancy and exclusive use, measured from the interiors of outside walls and including ~~excluding~~ floor area occupied by interior party walls and floor area created by bay windows, but excluding:

1. floor area occupied by shared mechanical, service and electrical equipment that serve the building;
2. common hallways; corridors; stairwells, elevator shafts and other voids; steps and landings;
- ~~3. pedestrian malls serving as a common area between stores;~~
- ~~4. administration or management offices;~~
3. ~~5.~~ bicycle parking; motor vehicle parking or loading facilities;
4. ~~6.~~ common laundry, storage or washroom facilities that serve the building or tenants;
- ~~5.~~ ~~7.~~ common storage areas that are accessory to the principal use of the building;
- ~~5-6.~~ ~~6.~~ common amenity area and play areas accessory to a principal use on the lot; and
- ~~6-7.~~ ~~8.~~ living quarters for a caretaker of the building. (*surface de plancher hors oeuvre brute*)

**Gross Leasable Floor Area** means the total floor area designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding:

## New

Government Service Centre replaces "Municipal Service Centre" and is broadened to include services from other levels of government, such as Passport Offices and Service Ontario locations.

Greenhouse.

Ground-Oriented Unit.

Grade; the definition of Grade has been modified to no longer include two separate definitions for how to calculate grade for residential properties. The current Zoning By-law 2008-250 applies a different calculation for grade depending on whether a residential property is located inside or outside the Greenbelt.

The definition of grade in the current Zoning By-law does not result in a significant enough impact on building heights to merit different standards being applied inside and outside of the Greenbelt. This modification is intended to simplify the implementation of the new Zoning By-law.

Draft 1's definition of Gross Floor Area was inadvertently a duplicate of the definition of Gross Leasable Floor Area. The definition for Gross Floor Area is proposed to carry forward from the current Zoning By-law 2008-250.

The definition of Ground Floor is amended to include reference to "storey" to clarify that the ground floor is measured from the floor to the ceiling or roof, as the case may be, above it.

Reference to 'pedestrian malls' removed from definition of gross floor area, as such areas are considered to be a common hallway. An outdoor area would not constitute gross floor

<ol style="list-style-type: none"> <li>1. floor area occupied by mechanical, service and electrical equipment that serve the building;</li> <li>2. hallways; corridors; stairwells, elevator shafts and other voids; steps and landings;</li> <li>3. pedestrian malls serving as a common area between stores;</li> <li>4. administration or management offices;</li> <li>5. bicycle parking; motor vehicle parking or loading facilities;</li> <li>6. common washroom facilities that serve the building or tenants;</li> <li>7. storage areas that are accessory to the principal use of the building; and</li> <li>8. living quarters for a caretaker of the building. (<i>superficie brute de location</i>)</li> </ol> <p><b>Ground Floor</b> means that <u>storey floor</u> at or nearest to grade. (<i>rez-de-chaussée</i>)</p> <p><b>Ground-Oriented Unit</b> means a residential unit that has its own entrance on the ground floor of a building, and <b>Ground-Oriented Building Form</b> means a residential or mixed-use building where all residential units have their own entrances on the ground floor of the building. (<i>unité orientée vers le sol, forme de bâtiment orientée vers le sol</i>)</p> <p><b>Group Home</b> means a residential use building in which three to ten persons, exclusive of their dependents and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but does not include a correctional facility, residential care facility or shelter. (<i>foyer de groupe</i>)</p>	<p><u>area.</u></p>
<h2 style="margin: 0;">H</h2>	
<p><b>Heavy Equipment and Vehicle Sales, Rental and Servicing</b> means a place used for <del>includes</del> the sale, rental, servicing and accessory storage of heavy vehicles including farm vehicles or equipment, transport trucks, or trailers. (<i>vente, location et entretien de matériel et de poids lourds</i>)</p> <p><b>Heavy Industrial Use</b> means</p> <ol style="list-style-type: none"> <li>1. the manufacture or processing of products from raw materials; or</li> <li>2. the production or use of flammable, explosive or other hazardous materials; and</li> <li>3. the storage of these products and materials. (<i>utilisation d'industrie lourde</i>)</li> </ol> <p><b>Heavy Vehicle</b> means:</p> <ol style="list-style-type: none"> <li>1. a commercial motor vehicle as defined in the <i>Highway Traffic Act</i>, as amended or re-enacted from time to time, and includes a bus and any other passenger motor vehicle with capacity for more than ten passengers, fire apparatus, road-building machine or farm vehicle as defined in that Act; and</li> <li>2. all other types of construction equipment, and includes a utility trailer, but excludes a motor vehicle. (<i>poids lourd</i>)</li> </ol> <p><b>Home-based Business</b> means one or more businesses operated by a resident as secondary and subordinate use to a residence or farm and may include a day care. (<i>entreprise à domicile</i>)</p> <p><b>Hospital</b> means the use of any lot or building that is established for the purposes of the treatment of patients and that is approved as a public hospital under the Public Hospitals Act, R.S.O. 1990, c. P.40. and may include research and educational uses. (<i>hôpital</i>)</p> <p><b>Hotel</b> means a commercial use that provides transient accommodation within a set of <del>6 or more</del> units or suites accessed by contiguous common space, all <u>of which are, including the common space,</u> under a single ownership <u>or management</u>, and:</p> <ol style="list-style-type: none"> <li>1. includes a <u>hostel</u>, motel, a motor hotel, and an apartment hotel; and</li> <li>2. may include desk service and/or accessory amenities such as but not limited to a restaurant or meeting rooms. (<i>hôtel</i>)</li> </ol> <p><b>Household</b> means a person or group of people who</p> <ol style="list-style-type: none"> <li>1. may or may not be related;</li> <li>2. live together as a single housekeeping establishment; and</li> <li>3. exercise a meaningful degree of collective decision-making and responsibility for the management of the interior of the residential unit. (<i>ménage</i>)</li> </ol>	<p><b>New</b> <i>Hospital.</i> <i>Hotel;</i> definition updated.</p>

<p><b>Hydronic Heater</b> means a manually loaded solid fuel burning device that is located outdoors or in a structure not used for human habitation, and is used for the heating of buildings, water or other such purpose on the same lot. (<i>chauffage hydronique</i>)</p>	
<p><b>I</b></p>	
<p><b>Indoor Entertainment Facility</b> means premises providing for amusement, diversion or pastime, such as an arcade, aquarium, laser tag, bingo hall, electronic bingo hall, bowling alley, escape rooms, billiard hall or pool hall but does not include a casino. (<i>installations de divertissement intérieures</i>)</p> <p><b>Indoor Food Production</b> means the cultivation of crops grown in a controlled environment using artificial inputs, and does not include a greenhouse or a cannabis production facility. (<i>production alimentaire en intérieur</i>)</p> <p><b>Instructional Facility</b> means a building or part of a building, other than a school or post-secondary educational facility, whose primary function is the instruction or teaching of <del>in</del> an art, skill, hobby, trade or business, and includes tutoring businesses. (<i>établissement d'instruction</i>)</p>	<p><b>New</b> <i>Indoor Entertainment Facility</i>; replaces Amusement Centre. <i>Indoor Food Production</i>.</p>
<p><b>J</b></p>	
<p><i>Reserved for future use.</i></p>	
<p><b>K</b></p>	
<p><b>Kennel</b> means a place used for the overnight boarding or raising of more than three dogs over the age of 20 weeks, or more than five cats over the age of 20 weeks and may include an accessory animal care establishment. (<i>chenil</i>)</p>	<p><b>Deleted</b> Karaoke Bar; see <i>Restaurant</i>. Kennel Structure.</p>
<p><b>L</b></p>	
<p><b>Land</b> includes land under water. (<i>bien-fonds</i>)</p> <p><b>Landscaped Area</b> means that part of a lot located outdoors that is used for the placement of one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Soft Landscaping, means principally organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and excludes non-organic surfaces including artificial grass; and “soft-landscaped area” has the corresponding meaning;</li> <li>2. Hard Landscaping, means non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding any area used for parking, and including such features as a walkway, patio, deck or in-ground pool;</li> <li>3. Architectural Elements, means decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features in a landscaped area.</li> </ol> <p><b>Landscaped Buffer</b> means a landscaped area located inside and along the perimeter of a lot intended to screen or separate land uses or incidental uses of land, either from one another or from a public street, and soft landscaped buffer, and buffer strip have corresponding meanings. (<i>zone tampon paysagée</i>)</p> <p><del><b>Legal Non-Conforming Complying</b> means a <u>performance standard, site condition or use of any land, building or structure that is not listed as a permitted by-law, but use in the zone in which it is permitted by</u>located, but with site conditions that enjoy limited immunity from the applicable regulatory provisions of the by-law due to the application of the law, such as subsection 34(9) of the <i>Planning Act</i>, as long as the site conditions are not changed. (<i>légalement non respectueuse</i>)</del></p> <p><del><b>Legal Non-Conforming</b> means a use of land that is not listed as a permitted use in the zone in which it is located, but which is nevertheless allowed due to the application of subsection 34(9) of the <i>Planning Act</i> as long as the use is not changed or discontinued. (<i>légalement non conforme</i>)</del></p> <p><b>Library</b> means a public, lending library. (<i>bibliothèque</i>)</p> <p><b>Light Industrial Use</b> means</p>	<p><b>New</b> <del><i>Legal Non-Complying</i></del>. <del><i>Legal Non-Conforming</i></del>. <i>Lot Line - Interior Side Lot Line</i>; replaces Side Lot Line. <i>Lot Line - Corner Sight Triangle Lot Line</i>; replaces Corner Lot Line. <i>Lot Line - Exterior Side Lot Line</i>; replaces Side Lot Line to clarify these terms.</p> <p><u>The definition of legal non-complying was deleted to avoid unintentionally limiting rights under Section 34(9) of the <i>Planning Act</i>.</u></p>

1. the manufacture from previously prepared materials of finished parts or finished products and includes food and alcohol ~~production~~ but does not include a catering establishment;
2. factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials; ~~or~~
3. the repair or servicing of such products; or
4. indoor food production 200 square metres or larger in floor area. (*utilisation d'industrie légère*)

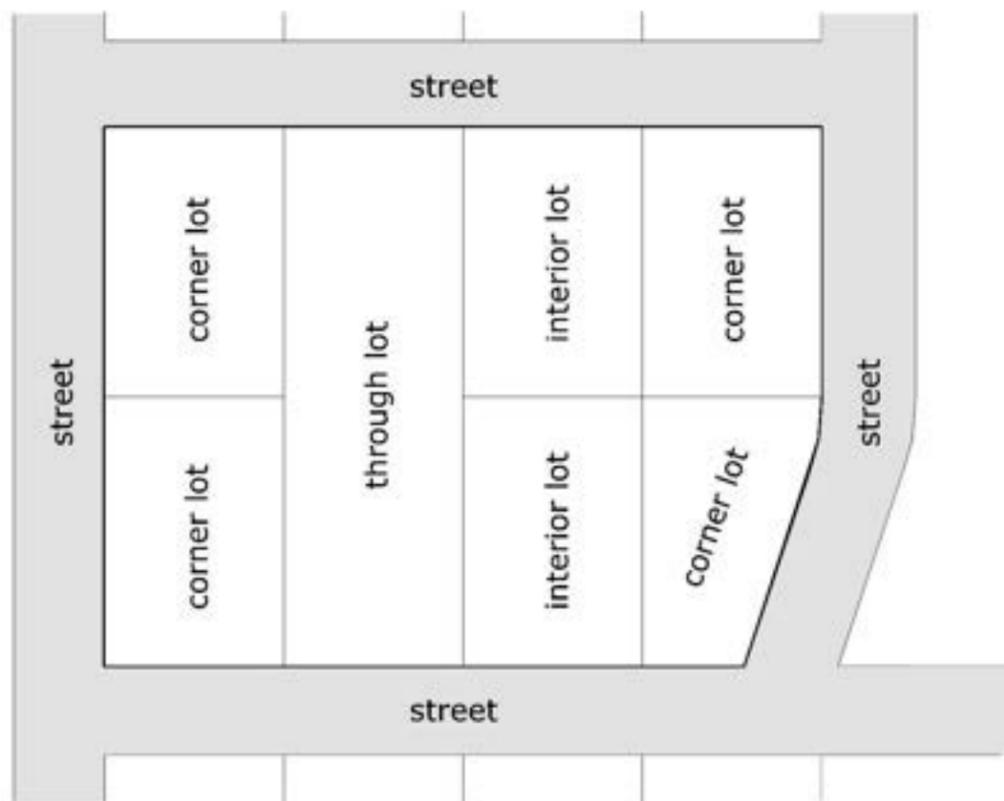
**Livestock Units** means the equivalent values for various types of animals and poultry based on manure production and production cycles as set out in the minimum distance separation formulae of the Province of Ontario Ministry of Agriculture, Food and Rural Affairs. (*unité animale*)

**Loading Space** means an off-street space or berth used for loading or unloading people or things from a motor vehicle or heavy vehicle. (*place de chargement*)~~(place de chargement)~~  
~~Lot means all contiguous land under one ownership and includes:~~

Lot means all contiguous land under one ownership and includes:

1. Corner Lot, which means a lot situated at the intersection of two or more streets or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than one hundred and thirty-five degrees (135°);
2. Through Lot, which means a lot whose rear lot line abuts a public street, provided that it any lot qualities both as a through lot and a corner lot, such lot is considered to be a corner lot for the purposes of applying the zoning by-law; and
3. Interior Lot, which means a lot other than a corner lot or a through lot. (*lot*)

ILLUSTRATION OF LOT TYPES



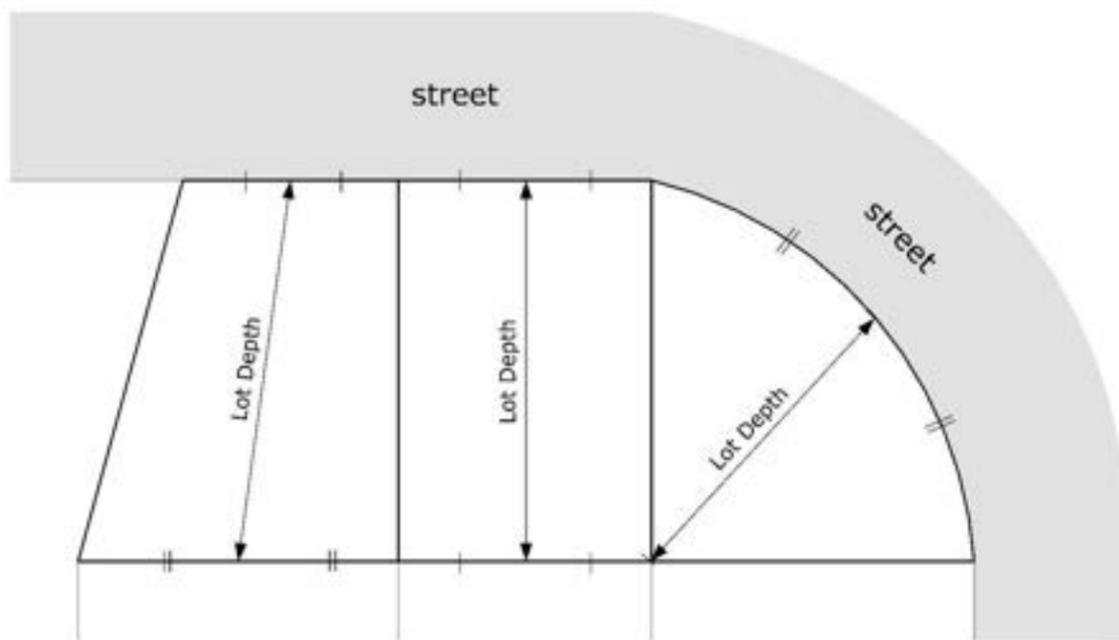
**Lot Coverage** means that part of a lot covered by buildings, including accessory and ancillary buildings, building but does not include:

1. an eaves or eaves trough or any other feature that is located at or above the ceiling of the first storey; or
2. any projection permitted under Section 204 – Projections into Yards. (*surface construite*)

**Lot Depth** means the horizontal distance measured between the midpoint of the front lot line and the midpoint of the rear lot line. (*profondeur du lot*)

The definition of lot coverage is amended to add clarity to confirm that accessory buildings and ancillary buildings contribute to lot coverage.

## ILLUSTRATION OF LOT DEPTH

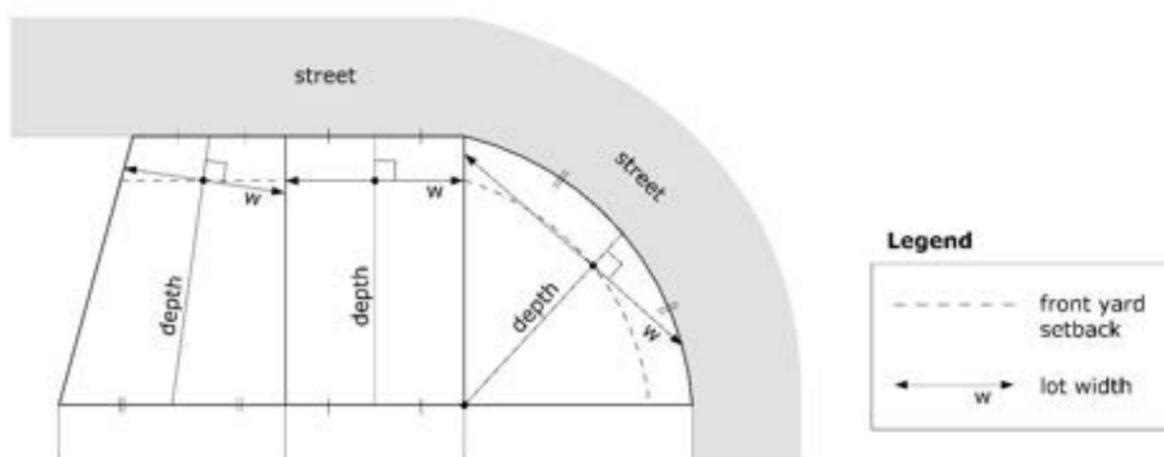


**Lot Lines** means the boundary of a lot, and includes:

1. **Front Lot Line, Front**, means that lot line, not including a corner sight triangle lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a lot line which abuts the same street as the front lot line of an abutting lot;
2. **Rear Lot Line, Rear**, means the lot line furthest from and opposite the front lot line but if there is no such line, that point furthest from and opposite the front lot line;
3. **Lot Line, Corner Sight Triangle Lot Line**, means that lot line that abuts a street and is also one line of a conveyed corner sight triangle, or a sight triangle included as part of a road on a plan of subdivision;
4. **Lot Line, Exterior Side Lot Line**, means a lot line abutting a public street that is not a front, rear, or corner sight triangle lot line; and
5. **Lot Line, Interior Side Lot Line**, means any other lot line. (*ligne de lot*)

**Lot Width** means the horizontal distance between the side lot lines measured at right angles to the lot depth, from a point that is equal to the front yard setback requirement for the primary zone. (*largeur de lot*)

## ILLUSTRATION OF LOT WIDTH



## M

**Marine Facility** means a facility located within or abutting a surface water feature, that is used to moor, berth or store boats or other watercraft, and includes a boat launch, boat lift, pier, dock, wharf or boathouse and does not include space for human habitation or a commercial service or repair operation. (*installation maritime*)

**Market** means premises used for a farmers', crafts, or makers' market. (*marché*)

## New

**Market** replaces "retail store, farmers' market" and broadens the meaning of the term.

**Micro-Distribution Facility** replaces Click and Collect Facility and includes ~~the~~ a Post Office which was not

**Medical Facility** means a place where a medical doctor, dentist or other legally qualified health care practitioner has their practice and includes a medical or dental laboratory. (*clinique*)

**Mezzanine** means a storey that forms a partial level of a building, such as a balcony. (*mezzanine*)

**Micro-Distribution Facility** means premises used for the temporary storage and distribution of transient goods and includes a post office. (*installation de micro-distribution*)

**Military and Police Training Facility** means outdoor facilities used for the training of military or law enforcement personnel, and includes shooting ranges, driving circuits, obstacle courses and equipment testing areas and may also include accessory indoor facilities such as an instructional facility, place of assembly, or research and development centre. (*établissement de formation militaire et policière*)

**Mineral Aggregate Extraction Operation** means land with a pit, quarry, underground mining operation or mineral aggregate-related uses including an asphalt plant and a concrete batching plant. (*entreprise d'extraction de minerais*)

**Mixed-Use Building** means a building composed of both residential and non-residential uses, and mixed-use premises has a corresponding meaning. (*bâtiment à utilisations polyvalentes*)

**Mobile Home** means a residence that is designed and manufactured to be transported on its own chassis and constructed or manufactured to provide permanent residence for one or more persons but does not include a travel trailer or motor vehicle. (*maison mobile*)

**Mobile Home Park** means two or more occupied mobile homes on the same lot but does not include a campground. (*parc de maisons mobiles*)

**Mobile home site** means an area of land within a mobile home park that is designed to accommodate one mobile home.

**Motor Vehicle** means a vehicle propelled or driven other than by muscular power, and includes an automobile, motorcycle, recreational vehicle, motorized boat, motorized snow vehicle, but excludes a heavy vehicle or mobility device such as an electric wheelchair or bicycle. (*véhicule à moteur*)

**Municipal** means the City of Ottawa, and municipality has a corresponding meaning. (*municipal*)

~~**Municipal Service Centre** means a client service centre operated by the City of Ottawa and may include a community police centre. (*centre de services municipaux*)~~

**Museum** means premises used for the exhibition, collection or preservation of objects of cultural, historical or scientific interest for public viewing. (*musée*)

previously defined, but was listed as a permitted use in certain zones in Zoning By-law 2008-250.

~~**Deleted**~~

~~[Municipal Service Centre, see "Government Service Centre"](#)~~

## N

**Nightclub** means an establishment, the principal business of which is to provide an area for dancing or viewing live entertainment, where food or drink may be served, but does not include a place of assembly or instructional facility. (*boîte de nuit*)

**Non-Residential Building** means a building composed solely of non-residential uses, and non-residential use and non-residential premises have corresponding meaning. (*bâtiment non residential*)

~~**Deleted**~~

~~Non-complying; see *legal non-conforming* ~~*complying*~~.~~

~~Non-conforming; see *legal non-conforming*.~~

~~Normal High Water Mark; see *top of bank*.~~

## O

**Office** means a building used by an agency, business or organization for:

1. the transaction of administrative, clerical, data processing or management business;
2. the practice of a profession other than a medical facility; or
3. the provision of government or social services and other similar services. (*bureau*)

**Official Plan** means the Official Plan of the City of Ottawa, as amended from time to time. (*Plan officiel*)

**On-Farm Diversified Use** means a use that is ancillary to the principal agricultural use of a property, and includes but is not limited to educational displays, veterinary clinic, restaurant, bakery, retail store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, uses that produce value-added agricultural products, and agriculture-related uses. (*utilisation diverse d'exploitation agricole*)

~~**Deleted**~~

~~Owner~~

**Operational** means that the City has issued an In-service Memo confirming that a water, wastewater or stormwater infrastructure meets all design criteria of the City and/or other applicable authorities and is in good working order without deficiencies of concern.

**Outdoor Commercial Patio** means an outdoor seating area, operated as part of a restaurant, place of assembly or nightclub.

**Oversize Dwelling Unit** means a residential unit that:

1. is used or intended for use as residential premises by one household and not more than three roomers or boarders; and
2. contains more than four, but no more than eight bedrooms. (*logement surdimensionné*)

**Outdoor Commercial Patio** means an outdoor seating area, operated as part of a restaurant, place of assembly or nightclub. (*terrasse commerciale*)

## P

**Park** means a public playground, sports field, botanical garden, outdoor public swimming pool or parkway, and may include accessory buildings or structures such as a maintenance building, washroom, canteen, restaurant or pavilion. (*parc*)

**Parking Garage** means a building or part of a building used for the parking of four or more motor vehicles, and may include EV Charging Stations, but excludes a parking garage accessory to a residential use building with three dwelling units or fewer. (*garage de stationnement*)

**Parking Lot** means a place other than a building used for the parking of four or more motor vehicles comprising parking spaces, aisles, driveways, the interior landscaped islands and medians, and may include EV Charging Stations, but excludes the required perimeter landscaped buffer to a lot line, an EV Charging Centre and an area used solely for the display of vehicles for sale. (*parc de stationnement*)

**Parking Space** means a rectangular area used for the parking of one motor vehicle and includes an EV Ready Parking Space. (*place de stationnement*)

**Parkway** means a scenic access road through a park. (*promenade*)

**Payday Loan Establishment** means any premises or any part of them in respect of which a licensee within the meaning of the Payday Loans Act, 2008 may operate a business pursuant to a license issued under the Act. (*établissement de prêt sur salaire*)

**Permitted Use** means a use permitted by this By-law. (*utilisation premise*)

**Personal Brewing Facility** means a place that offers an individual member of the general public the location, the material and the equipment with which to make beer, cider, mead or wine for that individual's own personal use. (*brasserie individuelle*)

**Personal Service Business** means a place where:

1. a service is performed for personal grooming, such as hair salon, tattoo parlour, spa or massage, but does not include a body rub parlour;
2. a service is performed related to personal effects or clothing of the consumer, such as tailor, shoe repair, or dry cleaner;
3. household goods and appliances are repaired, but does not include repair of large equipment such as motor vehicles or heavy equipment;
4. a consultation or information service is provided by a professional, other than a medical professional, such as a travel agency, interior decorator, tax or accounting services but does not include a bank; or
5. other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service, including self-service operations. (*entreprise de services personnels*)

**Pit** means land or land under water from which unconsolidated mineral aggregate is being or has been excavated, and that has not been rehabilitated, but does not include a wayside pit. (*puits d'extraction*)

**Place** means lands, buildings or structures. (*lieu(x), endroit, locaux*)

**Place of Assembly** means a place designed and used to accommodate gatherings of people, such as trade shows, banquets, and conventions, and includes clubs, reception halls, conference centres, legion halls, assembly halls and lodges. (*lieu de rassemblement*)

### Deleted

~~Parkway.~~

Production Studio; see *Broadcasting and Production Studio*.  
Public Service Area.

### New

*Personal Service Business* has been modified to include the land use term Service and Repair Shop from the current Zoning By-law 2008-250.

**Place of Worship** means premises that is used for the regular assembly of persons for the practice of religious worship, services or rites, and may include a place of assembly or community centre. (*lieu de culte*)

**Planned Unit Development** means two or more residential use buildings on the same lot, but does not include:

1. a coach house;
2. more than one detached dwelling, mobile home or bunk house permitted to locate on the same lot in an AG-Agricultural Zone;
3. mobile home park; and
4. accessory buildings on a lot where they are otherwise permitted. (*complexe immobilier*)

**Post-Secondary Educational Institution** means either:

1. a university, which means a place that offers instruction at the undergraduate and/or post-graduate levels; and
2. a college, which means a college of applied arts and technology or similar place of post-secondary education that provides instruction in business, a trade or a craft;

and includes any residential use buildings, dwelling units or rooming units ancillary to and located on the same lot as the university or college. (*établissement d'enseignement postsecondaire*)

**Preliminary Approval** means confirmation that certain Works have been constructed, installed, or performed by others pursuant to a development agreement with the City.

**Principal** means the primary use of land, buildings, structures, or architectural features. (*principale*)

**Private Way** means a privately-owned driveway, aisle or parking lot, including those in a planned unit development, that leads to a public street. (*voie privée*)

**Public** means equally open and available to all who choose and does not denote ownership. (*public*)

**Public Lane** means a public right-of-way that provides a secondary means of access from a public street to abutting lots. (*allée publique*)

**Public Service Area** means defined areas of the city that are serviced or may be permitted to be serviced by a City water and/or wastewater system.

**Public Street** means a highway which has been opened, assumed and dedicated by the City of Ottawa, or a King's or Queen's highway over which the City of Ottawa has been given administrative control or jurisdiction, but does not include a public lane, and "street" has the same meaning. (*rue publique*)

**Putrescible** means able to decompose quickly enough to cause odours and attract flies, such as putrescible waste. (*putrescible*)

## Q

**Quarry** means land or land under water from which consolidated mineral aggregate is being or has been excavated, and that has not been rehabilitated, but does not include a wayside quarry. (*carrière*)

## R

**Railway Station** means a place used for boarding and unboarding passenger trains for regional travel, associated ticket sales and routine maintenance. (*gare ferroviaire*)

**Rapid Transit Network** means an interconnecting system of rights-of-way and corridors in which the stations, roadbeds, rail beds or other related facilities including park and ride and maintenance facilities used for a public rapid transit service may be located. (*réseau de transport en commun rapide*)

**Recreation and Athletic Facility** means a place designed and used for recreational, fitness or athletic activities and/or used to provide instruction in such activities, and equipped with facilities such as a swimming pool, squash or tennis courts, sports arena, gymnasium, weight-lifting and exercise rooms or sports field. (*installation récréative et sportive*)

**Renewable Energy Generation Facility** means a facility as defined in the Electricity Act, 1998, S.O. 1998, C. 15 Sched A, and not exempt under section 62(1) of the Planning Act, R.S.O., 1990, c. P.13. and includes:

### New

*Railway Station.*  
*Restaurant*; includes bar and fast food/full service/take-out restaurant are no longer separately defined in the definition.

### Deleted

Retail Food Store; see *Retail Store*.  
Retirement Home, Converted; this term is not needed given there are no provisions in the draft Zoning By-law that would prevent the conversion of an existing residential use building into shared accommodation for the aged.

1. ancillary wind energy generation facility

2. ancillary solar energy generation facility

3. solar energy generation facility

~~1. Ancillary Wind Energy Generation Facility~~

~~2. Ancillary Solar Energy Generation Facility~~

~~3. Solar Energy Generation Facility~~

4. wind energy generation facility (installation~~Wind Energy Generation Facility~~  
~~(Installation de production~~Production de l'énergie renouvelable~~!Énergie~~  
~~Renouvelable)~~

**Research and Development Centre** means a place used for systematic research, data collection and manipulation, or technical or scientific development of information or new products, including the development, manufacture and assembly of electronic devices in an office, studio or laboratory setting. (*centre de recherche-développement*)

**Residential Care Facility** means a building or part of a building providing supervised or supportive in-house care for those who need assistance with daily living, including on-going medical or nursing care or counselling and social support services and which may include medical, counselling, recreational and personal services. (*établissement de soins pour bénéficiaires internes*)

**Residential Unit** means a self-contained set of rooms located in a building and designed to be lived in by one or more persons and which contains sleeping, kitchen and bathroom facilities that are intended for the exclusive use of the residents of the unit. A residential unit includes:

1. a dwelling unit;
2. an ~~oversizeoversized~~ dwelling unit;
3. an additional dwelling unit; and
4. rooming house. (*unité résidentielle*)

**Residential Use Building** means a building composed solely of residential uses, and residential use and residential premises have corresponding meaning. (*bâtiment à utilisation résidentielle*)

**Residential Zone** means the Neighbourhood Zones (N1, N2, N3, N4, N5, N6, NM), Village Residential Zones (V1, V2, V3, V4, V5), and Rural Residential Zone (RR).

**Restaurant** means a place where food or beverages are prepared and sold to patrons for immediate consumption on or off-site, including a pub or bar, such as one with live music, billiards or other pastime, and may include an accessory catering establishment and shared commercial kitchen facilities, but does not include an indoor entertainment facility, place of assembly or theatre. (*restaurant*)

**Retail Store** means a place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser's own use or consumption, and includes a grocery store, convenience store, garden centre, home sales display court, ~~and~~ personal brewing facility and an automobile dealership limited to an indoor showroom only. (*magasin de détail*)

**Retirement Home** means a building or a part of a building composed ~~primarily~~ of dwelling units and/or rooming units designed for the needs of senior citizens who require little to no assistance with daily living and:

~~;~~ may provide ancillary health, personal service, and recreational services to the residents of the home;

may have up to 25 per cent of its gross floor area devoted to providing supervised or supportive in-house care to those who need assistance with daily living including medical care, nursing care, counselling and social support services; and ~~does not include a residential care facility or dormitory~~. (*maison de retraite*)

does not include a residential care facility. (maison de retraite)

**Rooming House** means a dwelling unit or ~~oversizeoversized~~ dwelling unit that:

1. is not used or intended for use as a residential premises by a household; or
2. is used or intended for use as residential premises by a household and four or more roomers or boarders; or
3. is a residential unit with eight or more bedrooms. (*maison de chambres*)

**Rooming Unit** means a room, or a suite of rooms including no more than two bedrooms, that constitutes a separate, independent residential occupancy, but which is not a self-contained residential unit. (*chambre*)

**Rural zone** means the AG, ME, RC, RG, RH, RI, RIL, RR, RU, VM, V1, V2, V3, V4 and V5 Zones.

## S

**School** has the same meaning as in the Education Act, and includes any other place of primary, elementary, or secondary education which has teachers and students on the premises, and that provides instruction in the primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario, and includes adult education and English or French as a second language programs. (*école*)

**Security Hut** means a small, detached building used to provide shelter for a security guard at a diplomatic residence or on federally-owned lands. (*guérite*)

**Shelter** means a building or part of a building providing temporary accommodations to individuals who are in immediate need of emergency accommodation and food, and may include ancillary health care, counselling and social support services. (*refuge*)

**Short-Term Rental** means the whole or part of an existing residential unit or mobile home that is used to provide transient accommodation for a period of less than 30 consecutive nights, and:

1. is the principal residence of the operator;
2. is not a hotel or cottage rental; and
3. includes a bed and breakfast. (*location à court terme*)

**Snow Disposal Facility** means a facility to which snow is transported for storage from other off-site locations. (*décharge à neige*)

**Solid Waste Disposal Facility** means a facility providing for the long-term storage or destruction of municipal solid waste, and includes a landfill site or an incinerator. (*décharge*)

**Sports Arena** means an indoor or outdoor rink, arena, track, stadium, field or similar with dedicated viewing space but does not include a sports field, theatre or park. (*établissement sportif*)

**Stable Top of Slope** means the physical top of slope where the existing slope is stable and not impacted by toe erosion as determined by a qualified professional. (*sommet de pente stable*)

**Stacked Bicycle Parking** means a two-tier bicycle parking solution comprised of horizontal spaces with one tier of bicycle parking spaces at ground level and a second tier of bicycle parking spaces directly above it, equipped with a mechanical ~~device~~ providing ground level access. (*stationnement pour vélos empilés*)

~~**Stormwater Infrastructure** includes stormwater management facilities, and stormwater conveyance systems. Stormwater management facilities control stormwater runoff to achieve flood, erosion, runoff volume, and/or quality criteria. Stormwater conveyance systems are comprised of conduits used to drain runoff from an area and include sewers, ditches, and overland flow paths such as roadways and surface drainage easements.~~

**Storage Yard** means land, other than a parking lot, used for outdoor storage, including the storage of:

1. vehicles, including an automobile salvage operation, impound, or scrap yard;
2. road maintenance material such as gravel or sand;
3. construction, building or landscaping material;
4. heavy vehicles or construction equipment, and includes an accessory maintenance garaged used for the service and repair of the stored vehicles and equipment. (*cour d'entreposage*)

**Storefront Industry** means the small-scale production with associated processing, packaging and/or storage of:

1. food or beverages; and/or
2. other goods produced in limited quantities, using techniques that do not involve mass- production nor the use or production of flammable, explosive or other hazardous materials,

where such an establishment includes an ancillary restaurant, or retail store use through which such goods are sold or served to the public on-site, and which goods may be sold or distributed wholesale to off-site users or resellers. (*industrie ouverte au public*)

### New

*Stormwater Management Facility.*  
*Surface Water Feature* includes the definitions of Watercourse and Waterbody from the current Zoning By-law 2008-250.  
*Stable Top of Slope.*

### Deleted

Satellite Dish.  
Service and Repair Shop; see *Personal Service Business*.  
Shopping Centre.

**Storey** means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine but does not include a basement. (*étage*)

**Stormwater Infrastructure** includes stormwater management facilities, and stormwater conveyance systems. Stormwater management facilities control stormwater runoff to achieve flood, erosion, runoff volume, and/or quality criteria. Stormwater conveyance systems are comprised of conduits used to drain runoff from an area and include sewers, ditches, and overland flow paths such as roadways and surface drainage easements.

**Stormwater Management Facility** means a facility designed for the treatment, retention, infiltration and/or control of storm water, and includes the system of managing stormwater including stormwater pipes that discharge directly into streams or surface water features. (*installation de gestion des eaux pluviales*)

**Structure** means something constructed that is not a building, projection or architectural element, such as a deck, pergola, or shelter for motor vehicle and bicycle parking spaces. (*construction*)

**Surface Water Feature** means water-related features on the earth's surface, including headwater drainage features, rivers, stream channels, drains, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics, including fish habitat. (*élément d'eau de surface*)

## T

**Top of Bank** means the maximum point to which water can rise within a channel before spilling across onto adjacent land; and where this point is not well defined such as in a valley, top of bank means either the maximum well-defined point upstream or downstream of the property, or the maximum point where a distinct change in vegetation, colour, or surface markings on the property that can be documented by a qualified professional. (*sommet de la rive*)

**Theatre** means a place where material including motion pictures are exhibited for public viewing or live theatrical or artistic performances or concerts are given on a stage before an audience and may include an accessory restaurant. (*théâtre*)

**Trailer, Travel** means any vehicle constructed to be attached to and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping, working or eating, even if the vehicle is jacked-up or its running gear is removed. (*caravane*)

**Trailer, Utility** means an enclosed or unenclosed apparatus meant to be towed by a motor vehicle for transportation of goods, equipment or animals. (*remorque*)

**Training centre** means a place where an employer provides job-related training or instruction to its employees that is designed to improve job performance or enhance the career advancement opportunities of those employees. (*centre de formation*)

**Truck Transport Terminal** means premises other than loading stations used for the short- or long-term parking of four or more heavy vehicles awaiting dispatch, such as before or after loading or unloading goods. (*terminal de transport de camions*)

### New

*Top of Bank*; replaces Normal High-Water Mark.

*Trailer, Travel*; replaces Trailer to better clarify meaning.

*Trailer, Utility*; see above.

*Truck Transport Terminal*.

### Deleted

Training Centre; see *Instructional Facility*.

Technology Industry; see *Research and Development Centre*.

Total Floor Area.

Training centre added back into the by-law to accommodate Bill 97 changes to Employment Area zones (IH, IL, and RIL).

## U

**Use** means a use of land for any purpose; and “used” and “using”, ~~and other such forms of the word~~, have a corresponding meaning. (*utilisation*)

**Utility** means an entity operating within a regulated industry that has been given the express right or subsequent legal duty to supply the general public with a product, commodity, or service such as natural gas, electricity, water, waste water, sewer, rail service, or communication service. (*service public*)

**Utility Installation** means the equipment used to make or deliver a utility product, commodity or service and includes the actual building, plant, works, utility line, tower, relay, pedestal, and may also include a storm water management facility, but excludes antenna systems and renewable energy generation facility. (*installation de services publics*)

### Deleted

Urban Agriculture; see *Food Production*.

Utility Line.

## V

**Vertically Attached Dwelling Unit** means a building type where the principal dwelling units, and any additional dwelling units associated therewith, are divided along a vertical plane(s) ~~via only and, except in a continuous party wall that is not interrupted by planned unit development, where all principal dwelling units have~~

### New

*Vertically Attached Dwelling Units*

~~frontage on a common corridor at any level of the building public street,~~ and includes:

1. Semi-detached, which contains two principal dwelling units that are arranged adjacent to one another;
2. Townhouse, which contains three or more principal dwelling units; and
3. Long-Semi-detached, which contains two principal dwelling units that are arranged one behind the other in a flag lot configuration. (*unité d'habitation fixée verticalement*)

## W

**Warehouse** means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager. (*entrepôt*)

**Waste Processing and Transfer Facility (non-putrescible)** means a facility where non-putrescible waste is sorted, processed and temporarily stored prior to transfer off site and may include a recycling operation. (*installation de traitement et de transfert de déchets – non putrescible*)

**Waste Processing and Transfer Facility** means a facility where putrescible and non-putrescible waste is sorted, processed or temporarily stored prior to transfer off site and may include a source separated organics and biosolids processing and storage facility. (*installation de traitement et de transfert de déchets*)

**Wayside Pit** means a temporary pit operated and used by or for a public authority solely for the purpose of a particular road construction project. (*puits d'extraction en bordure de route*)

**Wayside Quarry** means a temporary quarry operated and used by or for a public authority solely for the purpose of a particular road construction project. (*carrière en bordure de route*)

**Wind Turbine** means a rotary engine that is used to collect kinetic energy from the wind and convert it to electricity. (*eolienne*)

**Deleted**  
Watercourse and Waterbody; see *Surface Water Feature*.

## X

*Reserved for future use.*

## Y

**Yard** means an area of a lot between the lot line and the principal building, and includes a:

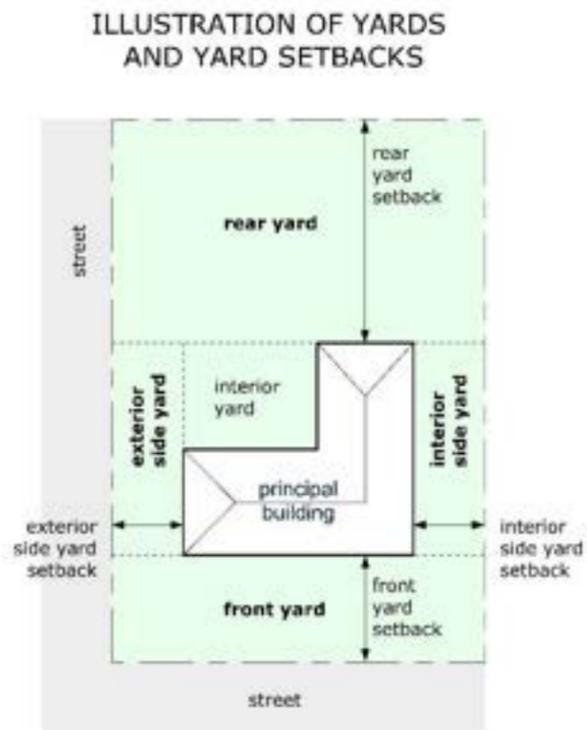
1. ~~Yard~~, Front **Yard**, means that yard that extends across the full width of the lot between a front lot line and the nearest point of the principal building;
2. ~~Yard~~, Rear **Yard**, means that yard that extends across the full width of the lot between a rear lot line and the nearest point of the principal building;
3. ~~Yard~~, Exterior Side **Yard**, means that yard abutting a public street that extends from the front yard to the rear yard between an exterior side lot line and the nearest point of the principal building;
4. ~~Yard~~, Interior Side **Yard**, means that yard not abutting a public street that extends from the front yard to the rear yard between an interior side lot line and the nearest point of the principal building;
5. ~~Yard~~, Interior **Yard**, means a yard other than a front yard, rear yard exterior side yard or interior side yard. (*cour*)

**Yard Setback** means the distance required by this By-law between a lot line, not including a corner sight triangle lot line, and a building, and includes:

1. Front Yard Setback, means the shortest distance between the front lot line and any part of a building;
2. Rear Yard Setback, means the shortest distance between the rear lot line and nearest point of the principal building;
3. Interior Side Yard Setback, means the shortest distance between an interior side lot line and any part of a building between the front and rear yards;

**New**  
*Yard - Exterior Side Yard*; replaces Corner Side Yard.  
*Yard - Exterior Side Yard Setback*; replaces Corner Side Yard Setback.

4. Exterior Side Yard Setback, means the shortest distance between an exterior side lot line and any part of a building between and front and rear yards. (*retrait de cour*)



## Z

**Zone** means a primary zone, subzone, and exception. (*zone*)

# Section 201 – Adequate Services and Stormwater Management

Provisions	Notes
<p><b>Available Storm Services</b></p> <p>(1) In all areas of the City, except those listed in subsection (4) or otherwise provided for in this By-law, no land may be used, or any use of land expanded, or any structure placed, erected, enlarged, or occupied unless the City has confirmed that stormwater infrastructure is available.</p> <p>(2) For the purposes of subsections (1) and (3):</p> <p>(a) for existing or proposed residential uses not otherwise exempt pursuant to subsection (4), stormwater infrastructure is available when the following requirements are met:</p> <p>(i) the stormwater infrastructure is operational; and</p> <p>(ii) any proposed uses, <del>activities or</del> structures, <u>associated hard landscaping or driveways</u> identified in subsection (1):</p> <ol style="list-style-type: none"> <li>1. do not contribute to an increase in peak stormwater run-off rates; and</li> <li>2. do not result in <u>any</u> adverse <del>effects</del> <u>impacts</u> to stormwater infrastructure, public or private properties.</li> </ol> <p>(b) for all other existing or proposed uses, stormwater infrastructure is available when:</p> <p>(i) receiving stormwater infrastructure has been constructed, is operational, and has received preliminary approval from the City; and</p> <p>(ii) any proposed uses, <del>activities or</del> structures, <u>associated hard landscaping or driveways</u> identified in subsection (1) do not result in adverse <del>effects</del> <u>impacts</u> to receiving stormwater infrastructure, or public or private properties.</p>	<p>The provisions in the current Zoning By-law concerning adequacy of servicing and stormwater management have been brought forward, however they have been strengthened and will be supported by programs to be initiated through the Infrastructure Master Plan. New provisions to require on-site stormwater management have been added to require development, regardless of whether it is subject to site plan control, to provide on-site stormwater management where there is an increase in impermeable surfaces.</p> <p><u>Subsection (2) was modified to replace “proposed uses, activities or structures” with “proposed uses, structures, associated hard landscaping or driveways” as a clarification. Associated hard landscaping and driveways include activities that impact stormwater management such as widening of a driveway as part of a building permit application.</u></p> <p>The new provisions for on-site stormwater management will require that post-development peak runoff rates be controlled to pre-development levels. These provisions will apply to redevelopment and infill building permits that are exempt from the Site Plan Control process and which involve a net increase in impervious area compared to pre-development conditions. Stormwater management objectives may be achieved through on-site attenuation, infiltration, or a combination of both techniques, depending on site-specific conditions.</p>
<p><b>Requirement for Stormwater Reports and Studies</b></p> <p>(3) Reports, studies, plans, or other analyses, prepared by a professional engineer, shall be required to demonstrate that stormwater infrastructure is available for a proposed development.</p>	
<p><b>Exemptions, Stormwater Management</b></p> <p>(4) <del>Despite</del><u>Notwithstanding</u> the definition of available in subsection (2), the following are exempt from the requirement in subsection (1) to confirm that stormwater services are available and from the requirements of subsection (3):</p> <p>(a) development <u>of a residential use building</u> in any Rural Zone save and except the VM, V1-<del>V5 – Village Residential</del>, <del>V2, or V3</del> zones, where said development does not require a <i>Planning Act</i> approval;</p> <p>(b) an addition to a building or structure, in any zone, for which Site Plan Control approval is not required and where the addition is less than 55 square metres in size and which is located more than 1.2 metres from all lot lines;</p> <p>(c) development for which receiving stormwater infrastructure is constructed, operational, and has received preliminary approval from the City pursuant to a registered site plan agreement; or</p> <p>(d) development on lands for which the receiving stormwater infrastructure is constructed, operational, and has received preliminary approval from the City pursuant to a registered subdivision or condominium agreement.</p>	<p><u>The words “adverse impacts” in subsection (2) were revised to “adverse effects”, to refer to the <i>Environmental Protection Act</i>, and a definition for “adverse effect” was added to Section 199 to establish a specific meaning from that act.</u></p> <p><u>Subsection (4)(a) was revised to refer to development “of a residential use building” to focus the provision on construction of a building, rather than on the broader meaning of development which includes activities not related to construction of a building, such as lot creation.</u></p>
<p><b>Available Public Water and Wastewater Services</b></p> <p>(5) In the public service area, except as otherwise provided for in this By-law, no land may be used, or any use of land expanded, or any structure placed, erected, enlarged, or occupied unless the City has confirmed that public, City-owned and operated water and wastewater services are available.</p> <p>(6) For the purposes of subsections (5) and (7), City-owned and operated water and wastewater services are available when the following requirements are met:</p>	<p>Additions that are less than 55 square metres in size and that are at least 1.2 metres from a lot line, and development that involves ten dwelling units or less in the rural area outside of Villages will not be subject</p>

- (a) the proposed uses, ~~activities or~~ structures, associated hard landscaping or driveways will not cause adverse ~~effects~~impacts to connecting water and receiving wastewater services; and
- (b) the connection from the lands to water and receiving wastewater services has been approved by the City.

### Requirement for Water and Wastewater Service Reports and Studies

- (7) Reports, studies, plans, or other analyses, prepared by a professional engineer shall be required to demonstrate that water and wastewater services are available for a proposed development.

### Other Exemptions – Stormwater, Water, or Wastewater

- (8) Despite subsections (1) and (5) above, where municipal water services, wastewater services, or stormwater infrastructure are not available, private services approved by the City of Ottawa or its delegate are permitted.
- (9) Despite subsection (8) above, with the exception of wells that are required for environmental site assessment purposes as per Ontario Regulation 153/04 of the Environmental Protection Act, on any land shown in Area A on Schedule 183 the following are prohibited:
  - (a) drilling of a new groundwater well;
  - (b) drilling to make an existing groundwater well any deeper; and
  - (c) the installation of a groundwater heat pump, except as approved by the City of Ottawa.
- (10) Despite subsections (1) and (5) above, lands subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreements with the City of Ottawa are considered to be in conformity with this By-law.

to the onsite stormwater management provisions. Development that is subject to applications for Plan of Subdivision, Site Plan Control and Plan of Condominium will also be exempt, as on-site stormwater management will be addressed through the development review process.

Regarding adequacy of water and sewer services, increased permissions for density in the new Zoning By-law do not guarantee that sufficient servicing capacity will be available for every development proposal that is permitted by the zoning in place. It is not possible to predict if there is adequate servicing capacity in all locations in the city because it is not possible to predict what will be proposed on every lot in the city at any given time. The Infrastructure Master Plan identifies infrastructure improvement projects that increase backbone system capacity based on high level intensification projections. There is too much local infrastructure to be analyzed in the context of a city-wide master plan and too many unknowns about available and future capacity that may be required in any given location.

To address this challenge, the draft Infrastructure Master Plan will be recommending an *Infrastructure Capacity Management Program* to evaluate local systems on a priority basis based on where intensification development pressures are highest and where engineering staff expect local system capacities are most limiting. This program will identify where local system capacity upgrades are needed to support intensification.

Until the infrastructure capacity management studies and upgrades are completed, some development projects may be delayed depending on the results of capacity assessments completed through the development approvals process. If it is determined that insufficient capacity is available for an individual development project, there are three possible outcomes:

- the development will not be able to proceed,
- the developer could fund any local upgrades needed to accommodate the development, or
- the developer could wait until a local servicing study is completed and implemented, including a financial plan for any upgrades recommended by the plan.

# Section 202 – Accessory Uses, Buildings and Structures

Provisions	Notes
<p>(1) For the purpose of this section the following are not considered accessory buildings or structures:</p> <ul style="list-style-type: none"> <li>(a) satellite dishes or tower antennas, see Section 213;</li> <li>(b) coach houses, see Section 701;</li> <li>(c) hydronic heaters, see Section 321; and</li> <li>(d) unmodified shipping containers, except as subject to Section 211 on lands zoned N1-N6 – Neighbourhood.</li> </ul> <p>(2) In the event of a conflict between this section and the following sections, the provisions of the following sections prevail:</p> <ul style="list-style-type: none"> <li>(a) Section 404, which outlines the minimum required setbacks from surface water features; and</li> <li>(b) Section 702, which deems a 0 metre setback between two vertically attached dwelling units.</li> </ul> <p>(3) Accessory uses, buildings and structures are permitted in any zone provided:</p> <ul style="list-style-type: none"> <li>(a) they are located on the same lot as the principal use to which they are accessory; and</li> <li>(b) they exist to aid and contribute to the principal use and its functions.</li> </ul> <p>(4) An accessory building may not be used for human habitation.</p> <p>(5) The zone provisions for the lot apply to accessory buildings, except as specified in this section.</p> <p>(6) <a href="#">Despite anything to the contrary, security huts for a diplomatic residence or located on federally-owned lands are permitted in any yard.</a></p>	<p>The provisions for accessory uses, buildings and structures have been reformatted and will no longer appear in a table format. Provisions for the Rural area are listed separately in this section to ease interpretation for Rural residents.</p> <p>Overall, for this draft the edits made to this section have been focused on formatting. This is because review relies on provisions in other sections. Further review is intended and any edits as a result of this review will be outlined in Draft 2.</p> <p><b>Subsection (1)</b> – Revised from Section 55(4), 55(5), 55(6), 55(8) and 55(10) of the current Zoning By-law 2008-250 to immediately direct the reader to the relevant section for accessory buildings and structures that are not considered in this section.</p> <p><b>Subsection (2)</b> – New provision to list all sections that prevail over this section.</p> <p><b>Subsection (2)(a)</b> – Included to maintain consistency between this section and Section 204 – Projections into Yards.</p> <p><b>Subsection (2)(b)</b> – Carried forward from Section 55(7) of the current Zoning By-law and listed with the other section that prevails.</p> <p><b>Subsection (3)</b> – Revised from Section 55(1) of the current Zoning By-law with minor word changes to improve clarity.</p> <p><b>Subsection (4)</b> – Revised from Section 55(2) of the current Zoning By-law to remove the exception provided for the MD zone and redundant language.</p> <p><b>Subsection (5)</b> – Revised from Section 55, Table 55(1), (2)(a) and (2)(b)(iii) of the current Zoning By-law to avoid multiple provisions indicating that a setback is the same as required for the principal building and improve clarity that accessory buildings and structures are not exempt from setbacks not listed in this section.</p> <p><b>Subsection (6)</b> – <a href="#">Added permissions for security huts for diplomatic residences and uses on federally owned lands.</a></p>
<p><b><a href="#">Urban Transects</a></b></p> <p><b>Maximum Number of Accessory Buildings</b></p> <p>(76) The maximum number of accessory buildings permitted on a lot:</p>	<p><b>Subsection (76)</b> – Revised from Section 55, Table 55(7) of the current Zoning By-law.</p>

- (a) On lands zoned N1-N6 – Neighbourhood is 2; and
- (b) In all other zones located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban Transects on Schedule A1 - Transects there is no maximum.

### Minimum Required Separation Distance for an Accessory Building

(8) There is no minimum required separation distance for a:

- (a) hot tub; or
- (b) building or structure with:
  - (i) a maximum width of 2 metres;
  - (ii) a maximum length of 1 metre; and
  - (iii) no windows.

(9(7)) The minimum required separation distance for an accessory building or structure, ~~except a hot tub,~~ from any other building located on the same lot:

- (a) on lands zoned N1-N6 – Neighbourhood or EP – Environmental Protection is 1.2 metres; and
- (b) in all other zones located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban Transects on Schedule A1 - Transects is 0 metres.

### Maximum Permitted Height

(108) The maximum permitted height:

- (a) on lands zoned N1-N6 – Neighbourhood:
  - (i) for a landing to an above-ground pool is as tall as needed to access the pool; and
  - (ii) for all other accessory buildings and structures:
    - ~~(1.)~~ is 3.6 metres; and
    - ~~(2.)~~ 3.2 metres for the exterior walls; and
- (b) in all other zones located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban Transects on Schedule A1 - Transects is 6 metres.

### Maximum Permitted Size

(119) The maximum permitted size:

- (a) on lands zoned N1-N6 – Neighbourhood:
  - (i) for a landing to an above-ground pool is 2.3 square metres; and
  - (ii) for all other accessory buildings and structures:
    - ~~(1.)~~ the aggregate of all accessory buildings must not exceed 50 per cent of the yard in which they are located; and
    - ~~(2.)~~ a maximum cumulative floor area of 55 square metres as measured from the exterior walls of the accessory building;
- (b) on lands zoned EP – Environmental Protection:
  - (i) for buildings accessory to a residential use the aggregate of all accessory buildings must not exceed 55 square metres; and
  - (ii) for buildings accessory to all other uses the aggregate of all accessory buildings must not exceed 150 square metres; and
- (c) in all other zones located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban Transects on Schedule A1 - Transects there is no maximum.

**Subsection (87)** – Revised from Section 55, Table 55(4) of the current Zoning By-law.

**Subsection (98)** – Revised from Section 55, Table 55(4) of the current Zoning By-law.

**Subsection (10)** – Revised from Section 55, Table 55(5) and (6a) of the current Zoning By-law.

**Subsection (119)** – Revised from Section 55, Table 55(6) and (6a) of the current Zoning By-law.

## Minimum Required Setback from a Lot Line

(1240) The minimum required setback from an exterior side lot line or a rear lot line abutting a street, except for a garage, carport or temporary car shelter with direct vehicular access from that street:

- (a) on lands zoned N1-N6 – Neighbourhood is 1.2 metres; and
- (b) in all other zones, except EP – Environmental Protection, located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban on Schedule A1 - Transects is 0 metres.

(1344) The minimum required setback from an interior side lot line or rear lot line not abutting a street:

- (a) for a marine facility abutting a ~~surface water feature~~watercourse the minimum required setback is 0 metres;
- (b) for shared garages or carports erected on a common side lot line the minimum required setback is 0 metres from the common side lot line;
- (c) for walkable decking serving an above-ground swimming pool or hot tub in all zones located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban on Schedule A1 - Transects:
  - (i) on lands zoned EP – Environmental Protection or abutting lands zoned N1-N6 – Neighbourhood is a distance equal to the height of the structure; or
  - (ii) not abutting lands zoned N1-N6 – Neighbourhood is 0.6 metres;
- (d) for above ground pools or hot tubs not equipped with walkable decking and not contained within a building is 0.6 metres; and
- (e) for all other accessory buildings and structures:
  - (i) on lands zoned N1-N6 – Neighbourhood in a rear yard is 0.6 metres;
  - (ii) on lands zoned EP – Environmental Protection in a rear yard is 1 metre; and
  - (iii) on lands zoned DR – Development Reserve is 0 metres; and
  - (iv) in (iii) – In all other zones located in Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban on Schedule A1 - Transects:
    - (1. abutting) ~~Abutting~~ lands zoned N1-N6 – Neighbourhood is 0.6 metres; or
    - (2. not) ~~Not~~ abutting lands zoned N1-N6 – Neighbourhood is 0 metres.

**Subsection (1240)** – Revised from Section 55, Table 55(2) of the current Zoning By-law.

**Subsection (1344)** – Revised from Section 55, Table 55(3) of the current Zoning By-law.

## Rural Transect

### Maximum Number of Accessory Buildings

(1442) The maximum number of accessory buildings permitted on a lot:

- (a) on lands zoned V1-V5 – Village Residential is 2;
- (b) on lands zoned ~~MH – NM – Neighbourhood~~ Mobile Home Park is 1 per mobile home site, with no maximum cumulative total; and
- (c) in all other zones located in Area F – Rural Transect on Schedule A1 - Transects there is no maximum.

### Minimum Required Separation Distance for an Accessory Building

(15) There is no minimum required separation distance for a hot tub.

(1643) The minimum required separation distance for an accessory building or structure, ~~except a hot tub or pool,~~ from any other building located on the same lot:

- (a) ~~on~~On lands zoned VM – Village Mixed-Use is 0 metres; and

**Subsection (1442)** – Revised from Section 55, Table 55(7) of the current Zoning By-law.

**Subsection (1543)** – Revised from Section 55, Table 55(4) of the current Zoning By-law.

**Subsection (16)** – Revised from Section 55, Table 55(4) of the current Zoning By-law.

- (b) ~~in~~ all other zones located in Area F – Rural Transect on Schedule A1 – Transects is 1.2 metres.

## Maximum Permitted Height

(1744) The maximum permitted height for accessory buildings:

- (a) on lands zoned V1-V5 –Village Residential is 4.5 metres;
- (b) on lands zoned AG – Agricultural and RU – Rural Countryside, excluding the RU1 to RU4 subzones is 12 metres; and
- (c) in all other zones located in Area F – Rural Transect on Schedule A1 - Transects is 6 metres.

## Maximum Permitted Size

(1845) The maximum permitted size for accessory buildings:

- (a) on lands zoned V1-V5 –Village Residential :
- (i) the aggregate of all accessory buildings must not exceed 50 per cent of the yard in which they are located; and
- (ii) a maximum cumulative floor area of 55 square metres as measured from the exterior walls of the accessory building;
- (b) on lands zoned EP – Environmental Protection:
- (i) for accessory buildings accessory to a residential use building the aggregate of all accessory buildings must not exceed 55 square metres;
- (ii) for accessory buildings accessory to all other buildings the aggregate of all accessory buildings must not exceed 150 square metres;
- (c) on lands zoned AG – Agricultural, RU – Rural Countryside, ME – Mineral Extraction, RG – Rural General Industrial, RH – Rural Heavy Industrial, RI – Rural Institutional, RC – Rural Commercial, and RR – Rural Residential:
- (i) ~~the~~The aggregate of all accessory buildings must not exceed the greater of:
- (1.) 5 per cent of the total lot area; or
- (2.) 150 square metres;
- (d) ~~on~~On lands zoned ~~MH –NM –Neighbourhood~~ Mobile Home Park:
- (i) ~~per~~Per mobile home site is 10 square metres as measured from the exterior walls of the building; and
- (ii) ~~for~~For buildings accessory to the maintenance of the mobile home park:
- (1.) the maximum cumulative total gross floor area is 300 square metres; and
- (2.) must not be used as storage for individual mobile home sites or commercial storage; and
- (e) ~~in~~ all other zones located in Areas F – Rural Transect on Schedule A1 – Transects there is no maximum.

(1946) The maximum permitted size for unenclosed structures with a roof (e.g. carport):

- (a) ~~on~~On lands zoned V1-V5 –Village Residential is 25 per cent of the lot area; and
- (b) ~~in~~ all other zones located in Areas F – Rural Transect on Schedule A1 – Transects there is no maximum.

## Minimum Required Setback from a Lot Line

(2047) The minimum required setback from an exterior side lot line or a rear lot line abutting a street, except for a garage, carport or temporary car shelter with direct vehicular access from that street:

- (a) on lands zoned V1-V5 –Village Residential is 1.2 metres; and
- (b) on lands zoned VM – Village Mixed-Use and DR – Development Reserve is 0 metres.

(2148) The minimum required setback from an interior side lot line or rear lot line not abutting a street:

Subsection (1744) – Revised from Section 55, Table 55(5) of the current Zoning By-law.

Subsection (1845) – Revised from Section 55, Table 55(6) of the current Zoning By-law.

Subsection (16) – New provision to regulate the maximum permitted size for enclosed structures with a roof.

Subsection (19) – New provision to regulate the maximum permitted size for enclosed structures with a roof.

Subsection (2047) – Revised from Section 55, Table 55(2) of the current Zoning By-law.

- (a) for a marine facility abutting a surface water feature the minimum required setback is 0 metres;
- (b) for shared garages or carports erected on a common side lot line the minimum required setback is 0 metres from the common side lot line;
- (c) ~~for walkable~~ For decking serving an above-ground swimming pool or hot tub: greater than 0.6 metres in height:
  - (i) ~~on~~ On lands zoned V1-~~V5~~ — Village Residential :
    - 1. ~~abutting lands zoned V1-V5 – First Density, V2 – Village Residential Second Density, and RR – Rural~~ V3 – Village Residential Third Density:
      - (1) ~~Abutting lands zoned V1 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density~~ is a distance equal to the height of the structure; or
      - (2. ~~not~~) ~~Not~~ abutting lands zoned V1-V5 – Village Residential and RR – Rural First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density is 0.6 metres; and
  - (ii) ~~in~~ in all other zones located in Area F – Rural Transect on Schedule A1 - Transects is a distance equal to the height of the structure.
- (d) for above ground pools or hot tubs not equipped with walkable decking and not contained within a building is 0.6 metres;
- (e) for all other accessory buildings and structures:
  - (i) ~~on~~ On lands zoned V1-~~V5~~ — Village Residential ~~First Density, V2 – Village Residential Second Density, and V3 – Village Residential Third Density~~ in a rear yard is 0.6 metres;
  - (ii) on lands zoned VM – Village Mixed-Use and DR – Development Reserve:
    - (1. ~~abutting~~) ~~Abutting~~ Abutting lands zoned V1-~~V5~~ — Village Residential ~~First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density, and RR – Rural Residential~~ is 0.6 metres; or
    - (2. ~~not~~) ~~Not~~ abutting lands zoned V1-V5 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density, and RR – Rural Residential is 0 metres; and
  - (iii) in all other zones located in Area F – Rural Transect on Schedule A1 - Transects in a rear yard is 1 metre.

**Subsection (2148)** – Revised from Section 55, Table 55(3) of the current Zoning By-law.

# Section 203 – Projections Above the Height Limit

Provisions	Notes
<p>(1) This section does not apply to building or structures located within the areas shown on Schedules 11 to 88 – Central Area Height Schedules.</p> <p>(2) If no conditions are specified in Subsection (3) or Subsection (4) for a feature it may project only to such a height or area that is necessary to operate effectively and safely.</p> <p>(3) <del>The In Areas A-E – Downtown Core, Inner Urban, Outer Urban, Greenbelt and Suburban Transects shown on Schedule A1 – Transects,</del> the following features may project above the maximum building height subject to the listed conditions:</p> <p>(a) bridge;</p> <p>(b) chimney, smokestack, or stack;</p> <p>(c) church spire, steeple, or belfry;</p> <p>(d) clock tower;</p> <p><del>(e) communication transmission and distribution towers where they are apart or all of a utility installation;</del></p> <p>(f) dormer, where included on any portion of a pitch roof with a minimum 1:2 slope in a zone with a maximum building height of 11 metres or less:</p> <p>(i) the maximum width of the feature is 2.5 metres; and</p> <p>(ii) must not span more than 50 per cent of the width or depth of a roofline;</p> <p>(g) flagpole;</p> <p>(h) greenhouse:</p> <p>(i) maximum floor area 10.5 square metres;</p> <p>(ii) maximum projection 3.6 metres; and</p> <p>(iii) minimum setback from an exterior wall: 1.5 metres;</p> <p>(i) ornamental dome, skylight, cupola or parapet;</p> <p>(j) penthouse for an elevator, mechanical and service equipment, or a stairway;</p> <p><del>(i) penthouse for indoor amenity area on a building five storeys or higher:</del></p> <p><del>(i) maximum floor area: 50 per cent of the area of the roof, but in no case greater than 300 square metres;</del></p> <p><del>(ii) maximum projection: 5 metres above the height limit;</del></p> <p><del>(iii) minimum setback from an exterior wall: 2 metres;</del></p> <p>(k) rooftop access:</p> <p><del>(i) when part of a ground-oriented building form of four storeys or less providing access to a rooftop landscaped area, garden, or terrace for the ground-oriented building four storeys or less form:</del></p> <p><del>(i) maximum projection above 4) the height limit: 3 metres;</del></p> <p><del>(ii) minimum feature must be setback from an exterior front or rear wall: a distance equal to its height from the exterior front wall and exterior rear wall;</del></p> <p><del>(iii) (2) except in the case of an elevator, the maximum total area for the feature: is 10.5 square metres, except in the case of an elevator; and;</del></p> <p><del>(iv) 3) the maximum projection for eaves beyond the exterior walls of the feature: is 0.6 metres; and</del></p> <p><del>(4) the maximum height for eaves on the feature is 3 metres;</del></p> <p>(l) rooftop landscaped area, garden, or terrace:</p> <p><del>(i) (i) for a ground-oriented building form with four storeys or less must be setback a minimum of 1.5 metres from any exterior wall of the</del></p>	<p>The features that are currently permitted to project above the height limit are proposed to remain. For this draft the edits made to this section have been focused on relocating existing provisions. This is because review relies on provisions in other sections. Further review is intended and any edits as a result of this this review will be outlined in Draft 2.</p> <p><b>Relocated</b> Relocated “construction equipment during the construction process” from Section 64 of the current Zoning By-law 2008-250 to Section 211.</p> <p>Current provisions for dormers for the Westboro Development Overlay in Section 146(6)(b) and 146(6)(c) of the current Zoning By-law are proposed to be applied broadly.</p> <p>Provisions for rooftop access and rooftop landscaped area, garden or terrace from Section 55 of the current Zoning By-law are proposed to be relocated to this section as these provisions regulate permissions above the height limit.</p> <p><b>Subsections (1), (2), and (3) Subsection (4)</b> – Revised from Section 64 of the current Zoning By-law, the paragraph was between split into this provision and (2) and (3).</p> <p><b>Subsection (2)</b> – Revised from Section 64 of the current Zoning By-law with minor word changes to improve clarity.</p> <p><b>Subsection (3)</b> – Revised from Section 64 of the current Zoning By-law with minor word changes to improve clarity.</p> <p><b>Subsection (3)(b)</b> – Revised “chimney or smokestack” from Section 64 of the current Zoning By-law to include “stack”.</p> <p><b>Subsection (3)(d)</b> – Revised “clock tower, church spire, steeple or belfry” from Section 64 of the current Zoning By-law as a clock tower can be found on a building other than a church.</p> <p><b>Subsection (3)(ef)</b> – Relocated from Section 146(6)(b) and (6)(c) of the current Zoning By-law to apply the provisions for dormers more widely.</p> <p><b>Subsection (3)(ij)</b> – Revised from Section 64 of the current Zoning By-law “mechanical and service equipment penthouse, elevator or stairway penthouses” to improve clarity.</p>

building when the feature is located on the roof of the uppermost storey;  
and

- (ii) a 1.5 ~~metre high~~metres opaque screen must be provided facing an interior side yard, or facing the interior side yard ~~or interior side lot line~~  
when the feature is:

(1) ~~adjacent to a rear yard; and~~

- (2) ~~within 1.5 metres of an~~ abutting lot~~exterior side wall or interior side lot line;~~

(m) ~~utility poles; and~~

(n) ~~water tower; and,~~

(n) light post.

- (4) Barns, silos, or farm-related buildings or structures may project above the maximum building height in Area D – Greenbelt Transect and Area F – Rural Transect of Schedule A1 – Transects.

**Subsection (3)(j)** – New provision to permit indoor amenity space in rooftop penthouses on mid- and high-rise buildings.

**Subsection (3)(k)** – Relocated from Section 55, Table 55(8)(d) and (8)(e) of the current Zoning By-law to centralize provisions for projections above the height limit in one section.

**Subsection (3)(l)** – Relocated from Section 55, Table 55(8)(a), (8)(b) and (8)(c) of the current Zoning By-law to centralize provisions for projections above the height limit in one section.

**Subsection (3)(n)** – new provision to account for lighting.

**Subsection (4)** – Relocated and significantly revised from Section 64 of the current Zoning By-law. Barns, silos and farm-related buildings or structures are the sole distinction between projections permitted in the urban area and rural/greenbelt area.

- ~~(4) In Area F – Rural Transect on Schedule A1 – Transects, the following features may project above the maximum building height subject to the listed conditions:~~

~~(a) barns, silos, or farm related buildings or structures:~~

~~(i) accessory to a brewery or other non-agricultural use:~~

~~(1) On lands zoned RC – Rural Commercial and VM – Village Mixed-Use these features may project no more than 20 metres above the maximum height; and~~

~~(2) On lands zoned V1 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density, RR – Rural Residential, and NM – Neighbourhood Mobile Home Park these features are not permitted to project above the maximum height;~~

~~(b) bridge;~~

~~(c) chimney, smokestack or stack;~~

~~(d) church spire, steeple, or belfry;~~

~~(e) clock tower;~~

~~(f) communication transmission and distribution towers;~~

~~(g) flag pole;~~

~~(h) greenhouse:~~

~~(i) maximum floor area 10.5 square metres;~~

~~(ii) maximum projection 3.6 metres; and~~

~~(iii) minimum setback from an exterior wall: 1.5 metres;~~

~~(i) ornamental dome, skylight, or cupola:~~

~~(i) On lands zoned V1 – Village Residential First Density, V2 – Village Residential Second Density, V3 – Village Residential Third Density, RR – Rural Residential, and NM – Neighbourhood Mobile Home Park these features may project no more than 6 metres above the maximum building height;~~

~~(j) parapet;~~

~~(k) penthouse for an elevator, mechanical and service equipment, or a stairway;~~

**Subsection (4)** – Revised from Section 64 of the current Zoning By-law with minor word changes to improve clarity.

**Subsection (4)(c)** – Revised “chimney or smokestack” from Section 64 of the current Zoning By-law to include “stack”.

**Subsection (4)(e)** – Revised “clock tower, church spire, steeple or belfry” from Section 64 of the current Zoning By-law as a clock tower can be found on a building other than a church.

~~(l) — rooftop access:~~

~~(i) — on lands zoned V1 — Village Residential First Density, V2 — Village Residential Second Density, V3 — Village Residential Third Density, RR — Rural Residential, and NM — Neighbourhood Mobile Home Park features may project no more than 3 metres above the maximum building height; and~~

~~(ii) — for residential buildings four storeys or less on lands zoned AG — Agricultural, RU — Rural Countryside, EP — Environmental Protection, DR — Development Reserve, ME — Mineral Extraction, RG — Rural General Industrial, RH — Rural Heavy Industrial, and RI — Rural Institutional features may project no more than 3 metres above the maximum building height;~~

~~(m) — rooftop landscaped area, garden, or terrace:~~

~~— (i) — may project no more than 3 metres above the maximum — building height;~~

~~— (ii) — on lands zoned V1 — Village Residential First Density, V2 — Village Residential Second Density, V3 — Village Residential Third Density, RR — Rural Residential, and NM — Neighbourhood Mobile Home Park:~~

~~— (1) — where on the roof of the uppermost storey of a residential — building four storeys or less and more than 25 square — metres in area the feature must be setback 1.5 metres — from exterior building walls;~~

~~— (2) — where not on the roof of the uppermost storey of a — residential building four storeys or less and more than 25 — square metres in area the feature must be setback 1.5 — metres from exterior building walls or an opaque screen — 1.5 metres high must be provided;~~

~~(n) — utility poles; and~~

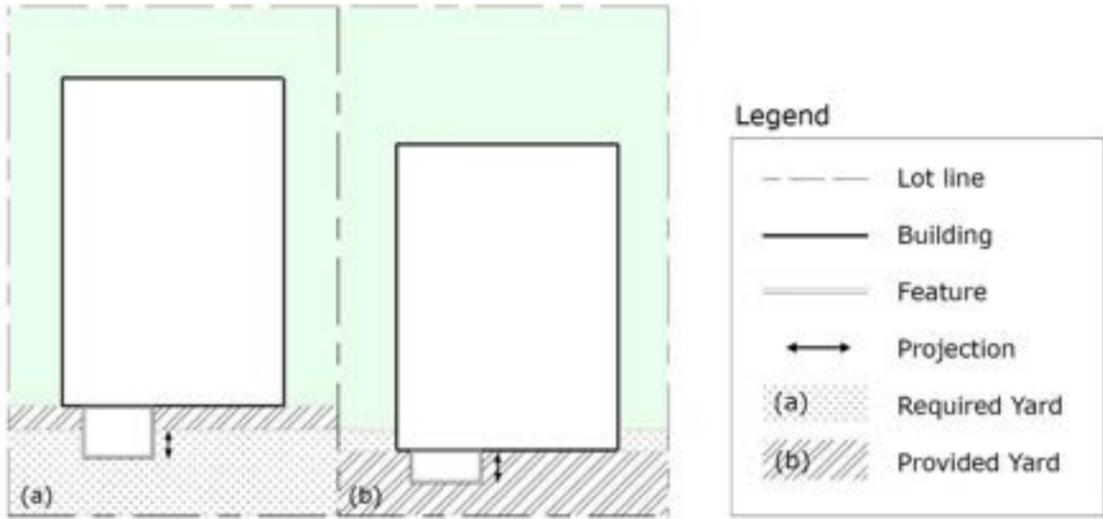
~~(o) — water tower.~~

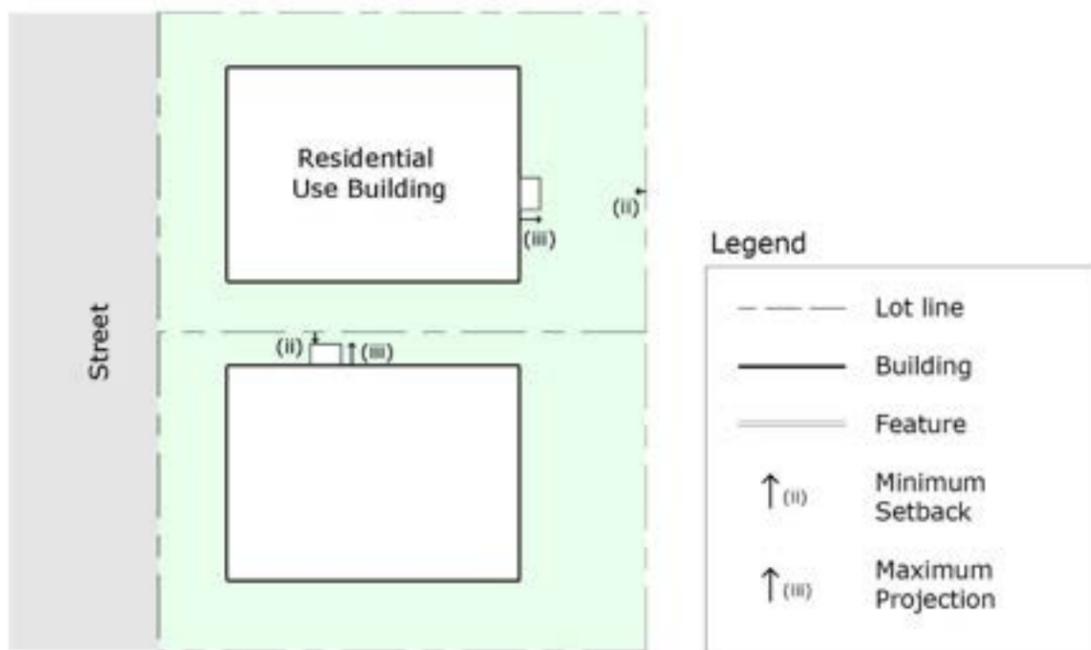
**Subsection (4)(k)** — Revised from Section 64 of the current Zoning By-law “mechanical and service equipment penthouse, elevator or stairway penthouses” to improve clarity.

**Subsection (4)(l)** — Relocated from Section 55, Table 55(8)(d) and (8)(e) of the current Zoning By-law to centralize provisions for projections above the height limit in one section.

**Subsection (4)(m)** — Relocated from Section 55, Table 55(8)(a), (8)(b) and (8)(c) of the current Zoning By-law to centralize provisions for projections above the height limit in one section.

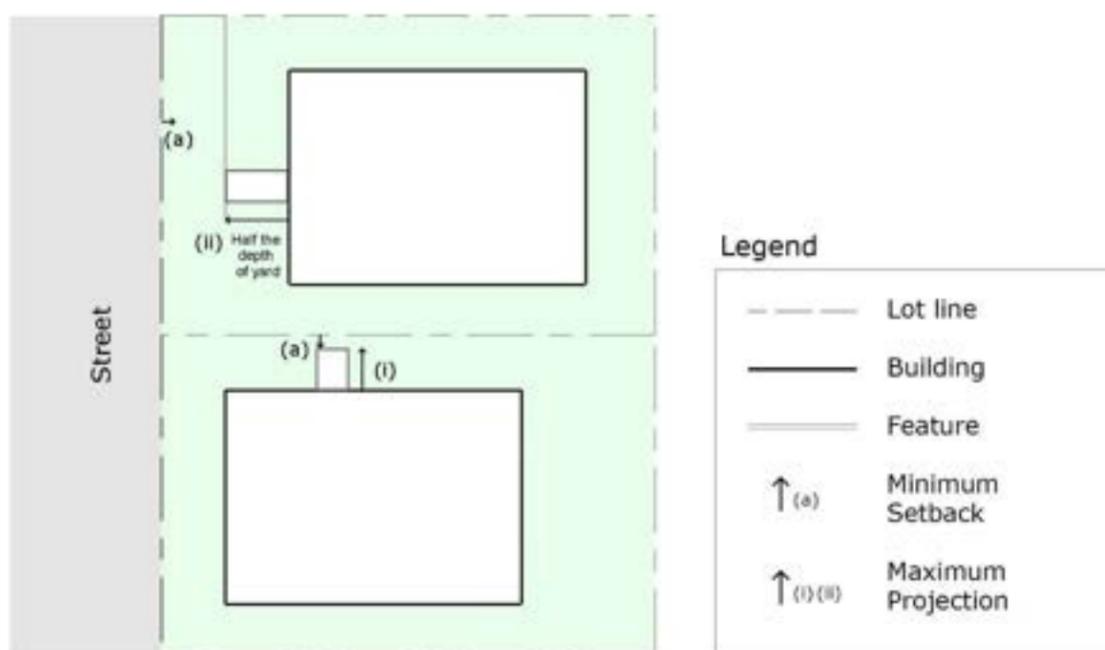
# Section 204 – Projections into ~~Required~~ Yards

Provisions	Notes
<p>(1) Features are permitted to project from:</p> <ul style="list-style-type: none"> <li>(a) a principal building; or</li> <li>(b) a building containing a coach house.</li> </ul> <p>(2) In accordance with this section, features may project into the lesser of:</p> <ul style="list-style-type: none"> <li>(a) a required yard; or</li> <li>(b) a provided yard.</li> </ul> 	<p>Similar to the provisions for accessory building and structures in Section 202, the provisions for projections into yards have been reformatted and will no longer be presented in a table format.</p> <p>Further review of the provisions in this section is intended because review relies on provisions in other sections. Any edits as a result of this review will be outlined in Draft 2.</p> <p><b>Subsection (1)</b> – Revised from Section 65(1) of the current Zoning By-law 2008-250, it was split into this provision and (2).</p> <p><b>Subsection (2)</b> – Revised from Section 65(1) of the current Zoning By-law with minor word changes to improve clarity.</p>
<p><del>(3) Accessibility structures and devices have no limit with respect to setback or projection.</del></p> <p><del>(4) Section 204 does not apply:</del></p> <ul style="list-style-type: none"> <li><del>(a) where the (3) In the event of a conflict between this section and the following, the following prevail over the provisions outlined in this section:</del></li> <li><del>(a) any lesser minimum required building setback from a lot line is less than the minimum setback outlined in this section;</del></li> <li><del>(b) to features in Subsection (9) projecting into the Section 404, regarding minimum required setbacks from surface water features found in Section 404; and</del></li> <li><del>(c) to development parcels within the interior of a Section 708, regarding vertically attached units.</del></li> </ul> <p><del>(4) Within a planned unit development this section does not apply to:</del></p> <ul style="list-style-type: none"> <li><del>(a) development parcels that are not adjacent to a required yard; and</del></li> <li><del>(d) to b) required separation area setbacks between buildings on development parcels in a planned unit development.</del></li> </ul> <p><del>(5) Section 702(2), which deems a 0 metre setback between vertically attached dwelling units, applies.</del></p>	<p><b>Subsection (43)</b> – Revised from Section 65(1)(<del>bd</del>), (1)(<del>c</del>), (1)(<del>d</del>), <del>e</del>) and (1)(f) of the current Zoning By-law with minor word changes to improve clarity.</p> <p><b>Subsection (54)</b> – Revised from Section 65(1)(<del>eb</del>) and (1)(<del>e</del>) of the current Zoning By-law with minor word changes to improve clarity.</p> <p><b>Subsection (65)</b> – Revised from Section 65, Table 65(8) of the current Zoning By-law with minor formatting changes to improve clarity and changed the terminology from “air conditioner condenser, heat pump or similar equipment” to air conditioning systems.</p>
<h3>Provisions for Specific Features</h3> <p><del>(65)</del> For air conditioning systems:</p> <ul style="list-style-type: none"> <li>(a) for residential use buildings or any yard abutting a lot containing a residential use building: <ul style="list-style-type: none"> <li>(i) must not be located in a front or exterior side yard;</li> <li>(ii) the minimum setback from a lot line is 0.3 metres; and</li> <li>(iii) the maximum projection is 1 metre;</li> </ul> </li> <li>(b) in all other cases, no minimum setback or maximum projection.</li> </ul>	



**(76)** For awnings and canopies:

- (a) the minimum setback from a lot line is 0.6 metres; and
- (b) the maximum projection into:
  - (i) interior side yards is 2 metres; and
  - (ii) front, rear, or exterior side yards is half the depth of the yard.



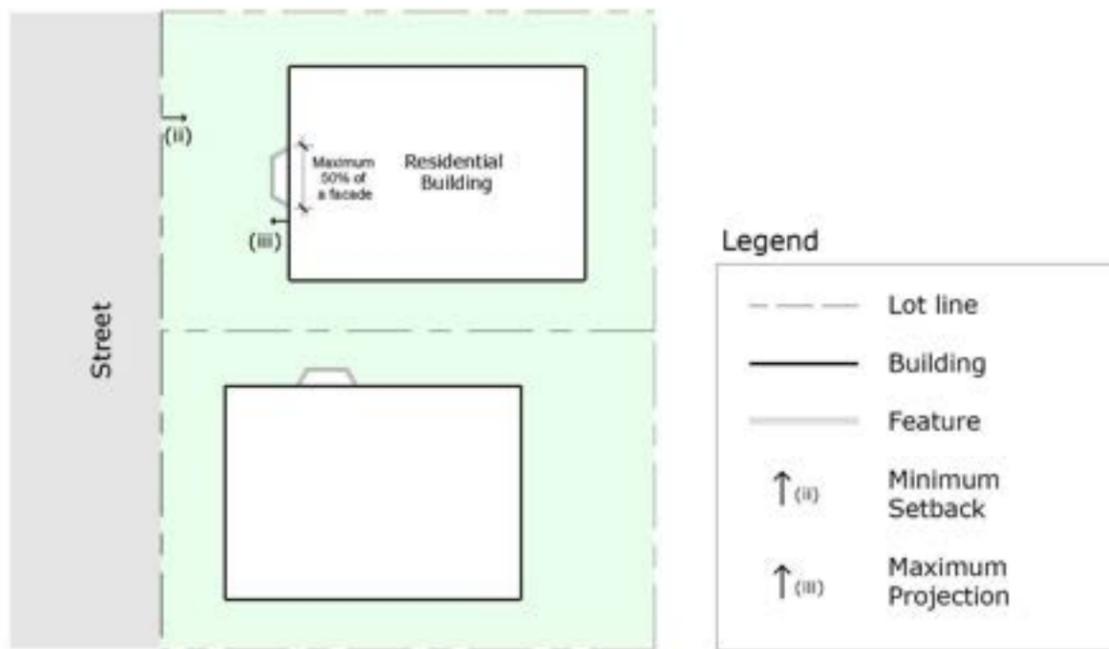
**(87)** For bay windows there are no minimum setbacks or maximum projections, except:

- (a) when the feature projects into a yard with a depth of 3 metres or less it must be:
  - (i) cantilevered; and
  - (ii) located above grade;
- (b) for residential use buildings:
  - (i) the maximum percentage of a façade that may be occupied by bay windows is 50 per cent;
  - (ii) the minimum setback from a lot line is 1.2 metres; and
  - (iii) the maximum projection is 1 metre.

**Subsection (76)** – Revised from Section 65, Table 65(4) of the current Zoning By-law, provision (6)(a)(ii) was increased from 1.8 metres to 2 metres, to align with the maximum projection provision for a covered porch.

**Subsection (87)** – Revised from Section 65, Table 65(7) of the current Zoning By-law with minor formatting changes to improve clarity.

**Subsection (87)(a) and (b)(i)** – New provisions informed by the Bay Window Bulletin.



(98) For balcony, deck, platform, porch, and verandah features:

- (a) these features may have a maximum of two enclosed sides. Sides covered by canopies and awnings are not included in the maximum;

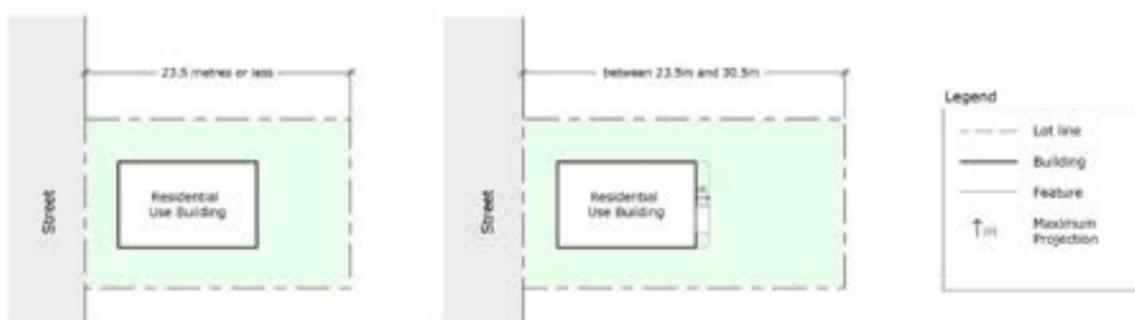


(b) when a deck, platform, porch, or verandah projects into a yard with a depth of 3 metres or less it must be located above the adjacent ground;

(c)

(b) for residential use buildings, features projecting into the rear yard above the first floor of the building:

- (i) when the lot depth is 23.5 metres or less, no features permitted;
- (ii) when the lot depth is between 23.5 metres and 30.5 metres the maximum projection is 1.2 metres;



(iii) in all other cases:

(1) a balcony or deck may not project within 6 metres of a rear yard lot line; and

(2) the maximum projection is 2 metres, but no closer than 1 metre from any lot line;

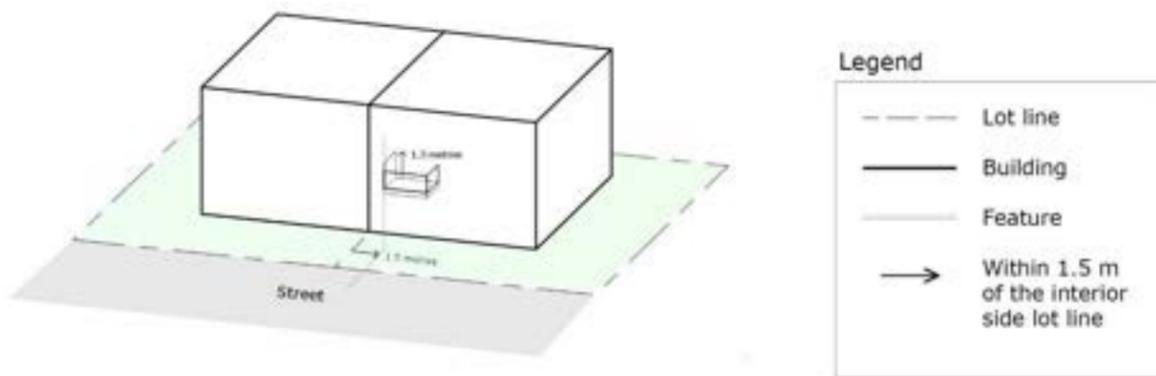
(iv) for deck or balcony, a 1.5 metre high opaque screen ~~must~~ be provided facing an interior side lot line within 1.5 metres of:

(1) the exterior side wall of a residential use building; or

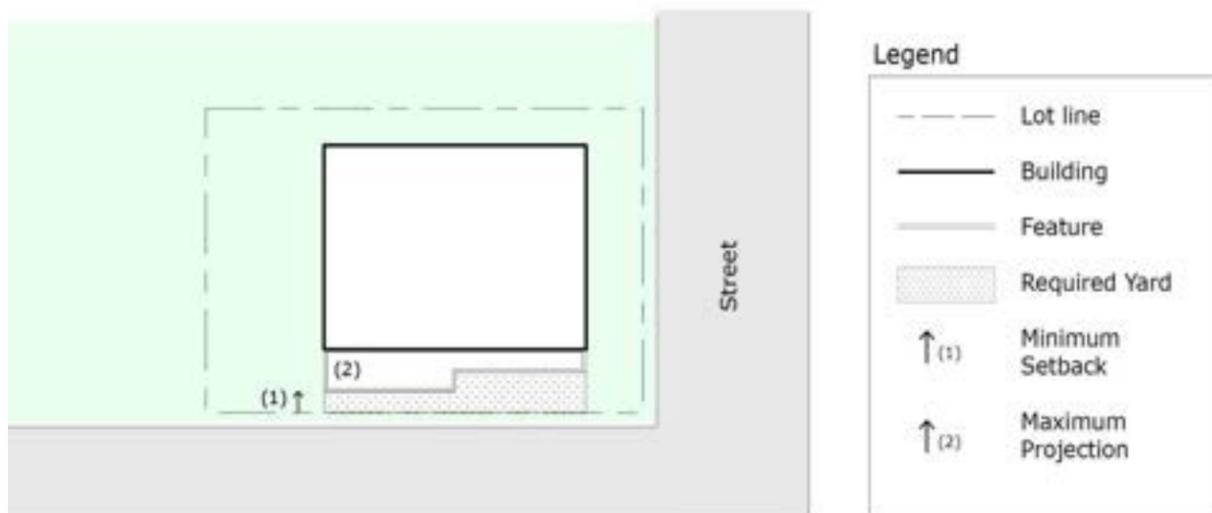
(2) the interior side lot line of lots zoned N1-N6 – Neighbourhood.

**Subsection (9204(8))** – Revised from Section 65, Table 65(6) of the current Zoning By-law with minor word and formatting changes to improve clarity.

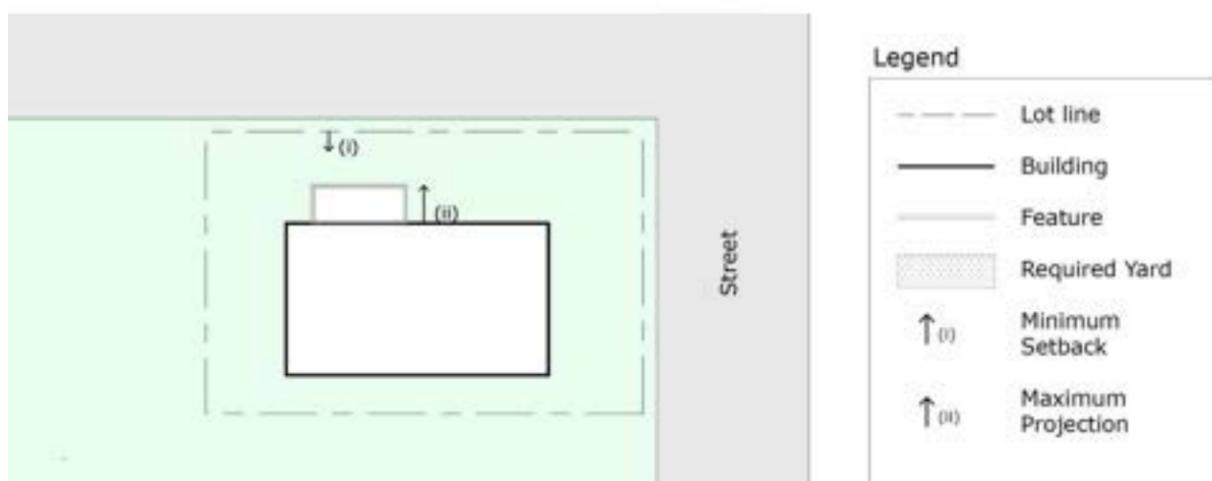
**Proposed deletion of S. 205(b)(iii) to provide a more consistent approach to regulating balconies and decks.**



- (de) for uncovered or unenclosed features where the walking surface is not higher than 0.6 metres above the adjacent **groundgrade**:
- (i) in the front or exterior side yard:
    - {1.} the minimum setback from a lot line is 1 metre; and
    - {2.} the maximum projection is the greater of 2 metres or 50 per cent of the required yard **area**;
  - (ii) in the rear and interior side yard no minimum setback or maximum projection.



- (ed) In all other cases:
- (i) the minimum setback from a lot line is 1 metre; and
  - (ii) the maximum projection is 2 metres.

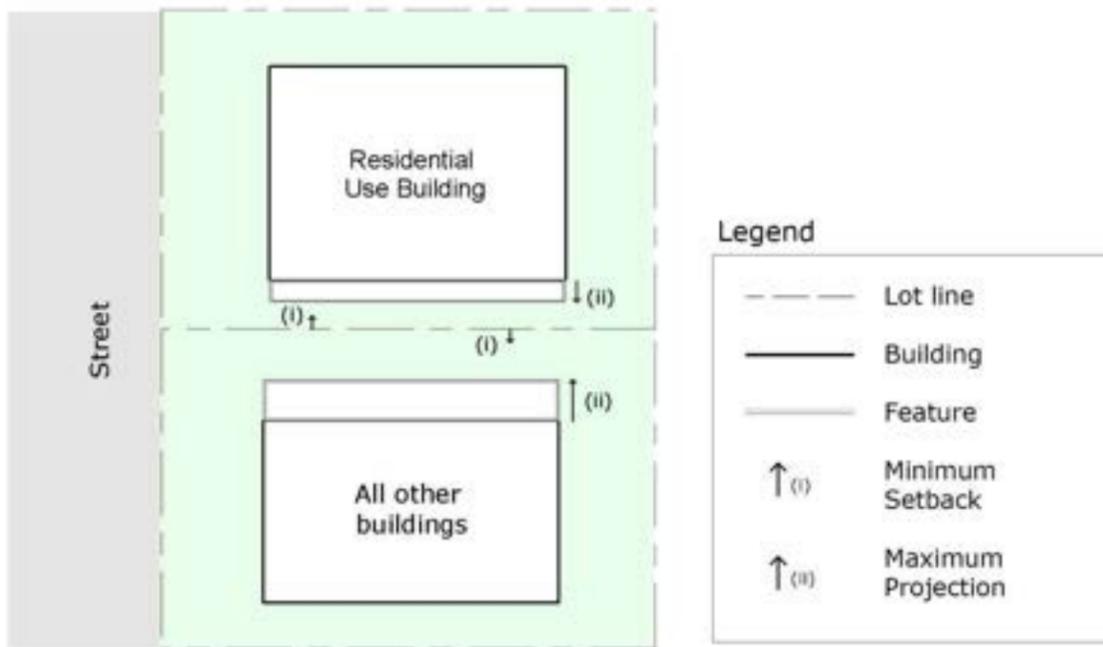


(109) For eaves, eavestroughs, and gutters:

- (a) for residential use buildings:
  - (i) the minimum setback from a lot line is 0.3 metres; and
  - (ii) the maximum projection is 1 metre;
- (b) for all other buildings:
  - (i) ~~the~~The minimum setback from a lot line is 0.3 metres; and

**Subsection (109)** – Revised from Section 65, Table 65(2) of the current Zoning By-law with minor formatting changes to improve clarity.

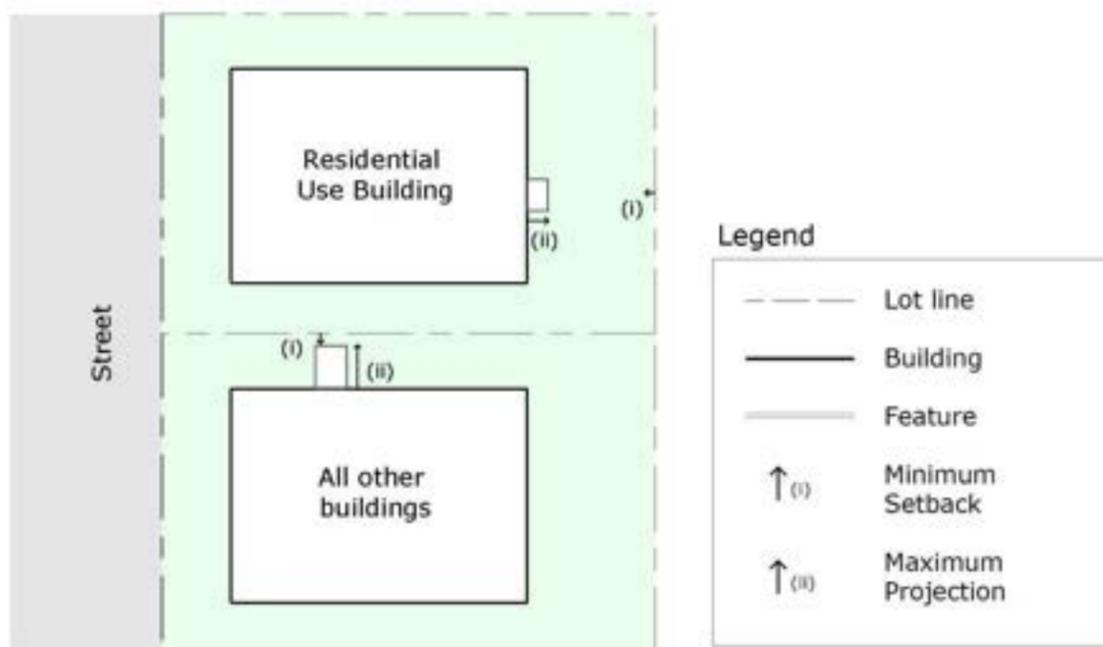
- (ii) ~~the~~The maximum projection is 2 metres.



**Subsection (1140)** – Revised from Section 65, Table 65(1) of the current Zoning By-law, changed the terminology from “chimney, chimney box and fireplace box” to fireplace systems.

(1140) For fireplace systems:

- (a) for residential use buildings:
- (i) the minimum setback from a lot line is 0.6 metres; and
  - (ii) the maximum projection is 1 metre;
- (b) for all other buildings:
- (i) the minimum setback from a lot line is 0.6 metres; and
  - (ii) the maximum projection is 2 metres.



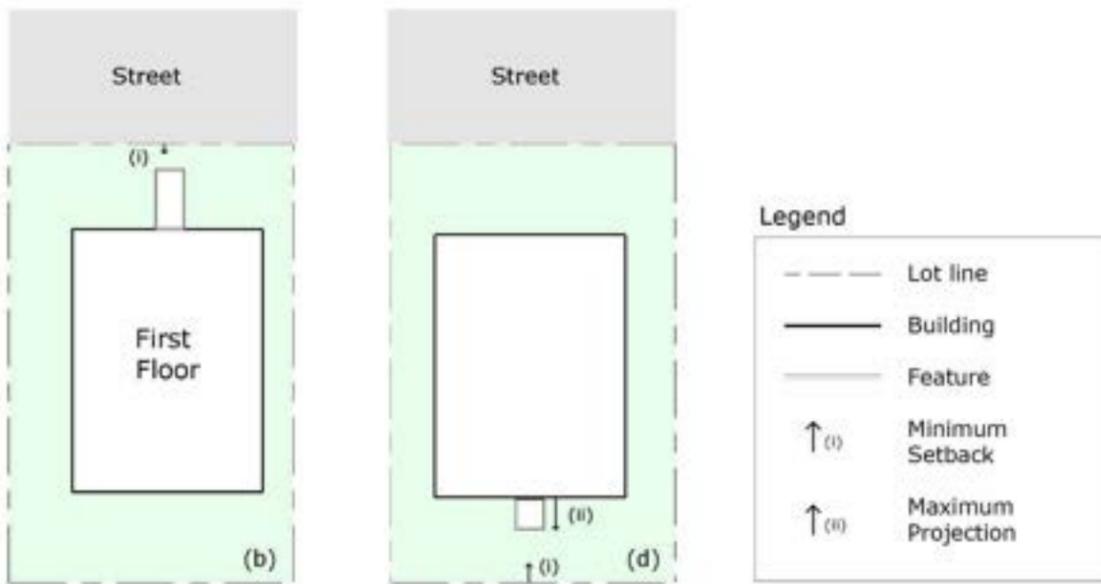
**Subsection (1244)** – Revised from Section 65, Table 65(5) of the current Zoning By-law with minor word and formatting changes to improve clarity.

(1244) For fire escapes, landings, open stairways, ~~stoops,~~ steps and ramps:

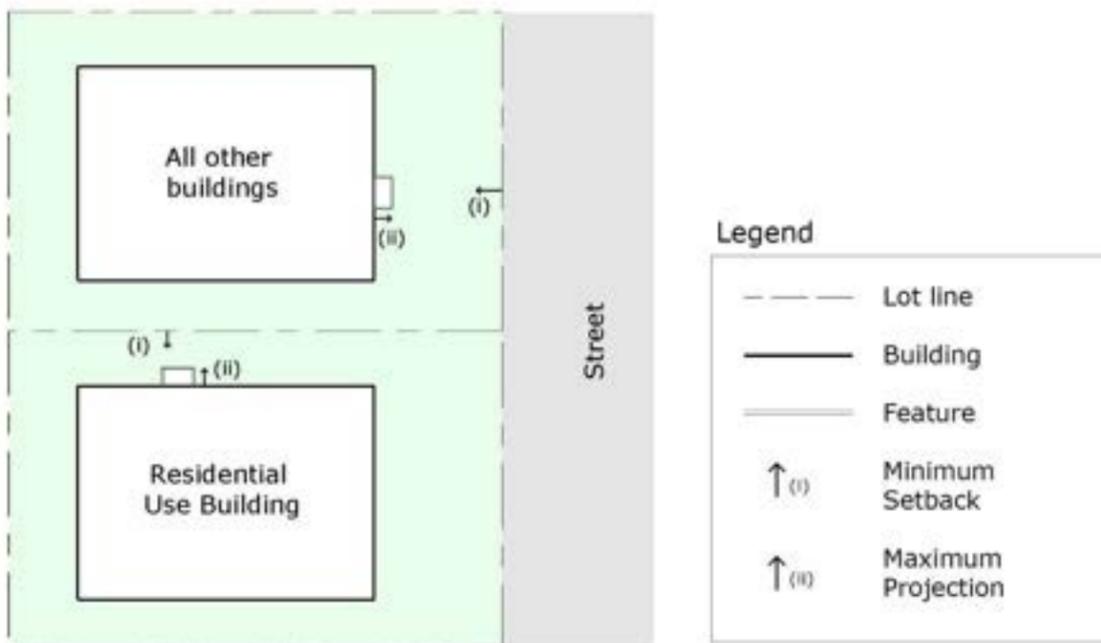
- ~~(a(a) accessibility ramps have no limit with respect to setback or projection;~~
- (b) where at or below the first floor:
- (i) in the front or exterior side yards the minimum setback from a lot line is 0.6 metres; and
  - (ii) in the rear or interior side yards no minimum setback;
- (be) for switchback stairs and associated landings intended to provide a means of egress for dwelling units located on second floor or higher:
- (i) the minimum setback from a lot line is 1 metre; and

**Subsection (1342)** – Revised from Section 65, Table 65(3) of the current Zoning By-law with minor formatting changes to improve clarity.

- (ii) the maximum projection is 2.2 metres;
- (cd) in all other cases:
  - (i) the minimum setback from a lot line is 1 metre; and
  - (ii) the maximum projection is 1.5 metres.



- (1342) For ornamental elements:
  - (a) for residential use buildings:
    - (i) the minimum setback from a lot line is 0.6 metres; and
    - (ii) the maximum projection is 0.6 metres;
  - (b) for all other buildings:
    - (i) the minimum setback from a lot line is 1.2 metres; and
    - (ii) the maximum projection is 0.6 metres.



## Section 205 – Frontage on a Public Street

Provisions	Notes
<p>(1) No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3 metres.</p> <p>(2) No person shall sever any land unless the <del>land</del> severed <u>lands</u> and <del>the land</del> retained <u>lands</u> each abut a street, in accordance with subsection (1).</p> <p>(3) Where a severance involves more than two lots, subsection (1) applies with all necessary modification to each lot involved.</p> <p>(4) Subsections (1), (2) and (3) do not apply to a lot used for a marine facility, a utility installation, food production, a cemetery, a forestry operation, a military and police training facility, a park, an environmental preserve and education area, or an agricultural use excluding any accessory dwelling unit.</p> <p>(5) Despite subsections (1), (2) and (3), the following are deemed to be improved public streets for the purpose of this section:</p> <p>(a) a parkway; or</p> <p>(b) a private way within a planned unit development that complies with the planned unit development provisions.</p> <p>(6) For greater clarity, where a lot line abuts a 30 centimetre reserve, it is not considered to abut the public street in that location.</p>	<p><b>Subsections (1) to (5)</b> – Carried forward from Section 59 in the current Zoning By-law 2008-250.</p> <p><b>Subsection (6)</b> – New provision to clarify that a 30 cm reserve prevents the lot from abutting the street.</p>

## Section 206 – Office to Residential Conversions

Provisions	Notes
<p>(1) Non-residential or mixed-use buildings with a principal office, school, place of worship or hotel use as of August 1, 2023, that are adapted, within the existing building envelope, to be residential or mixed-use buildings in zones other than IM – Mixed Industrial, IH – Heavy Industrial, and IL – Industrial and Logistics are deemed to comply with zoning, except for subsections 208(1) to (5).</p>	<p><b>Subsection (1)</b> – Carried forward from Section 76 in the current Zoning By-law 2008-250. The intent of this provision is to facilitate the conversion of underutilized office buildings into housing. It originated as an amendment to Zoning By-law 2008-250 in February 2024.</p>

# Section 207 – Provisions for High-Rise Buildings

Provisions	Notes
<p>(1) For the purposes of subsections (3), (4), <del>(5), (6), (7)</del> and (85), a tower is that portion of a building over nine storeys or a height equal to the width of the widest public street abutting a lot line, whichever is less.</p>	<p>The provisions in this section apply to high-rise buildings that are ten or more storeys.</p>
<p>(2) For the purposes of subsections (3), (4), <del>(5), (6), (7)</del> and (85), where a high-rise building is on a lot that abuts a private way, the tower is that portion of a building over nine storeys.</p>	<p><b>Subsections (1) to (5)</b> – Revised from Section 77 and the MD-Mixed-Use Downtown Zone provisions (Table 193(j)) of the current Zoning By-law 2008-250.</p>
<p>(3) Buildings that are 10 storeys and higher in Area A as shown on Schedule <a href="#">A12 – Provisions for High-Rise Buildings 404</a> are subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) the minimum required lot area for a corner lot is 900 square metres;</li> <li>(b) the minimum required lot area for an interior lot is 1,350 square metres;</li> <li>(c) the minimum interior side and rear yard setback for a tower is 7.5 metres; and</li> <li>(d) the minimum separation distance between towers on the same lot is 15 metres.</li> </ul>	<p>It is proposed to expand the area where these provisions apply. Secondary plan areas that are currently excluded in the current Zoning By-law are proposed to be subject to these provisions. The tower separation distance policies specific to secondary plans are proposed to be implemented through Schedule <a href="#">A12404</a> or through exceptions and schedules that apply to certain secondary plan areas.</p>
<p>(4) Buildings that are 10 storeys and higher in Area B as shown on Schedule <a href="#">A12 – Provisions for High-Rise Buildings 404</a> are subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) the minimum required lot area for a corner lot is 1,150 square metres;</li> <li>(b) the minimum required lot area for an interior lot is 1,350 square metres;</li> <li>(c) the minimum interior side and rear yard setback for a tower is 10 metres; and</li> <li>(d) the minimum separation distance between towers on the same lot is 20 metres.</li> </ul>	<p>It is necessary to expand application of these provisions as the maximum building heights contemplated in secondary plan policy areas will be implemented in the new Zoning By-law, as-of-right, whereas under the current Zoning By-law, the maximum building heights are not consistently recognized, and a zoning by-law amendment is often required to obtain permission for a high-rise building.</p>
<p>(5) Buildings that are 10 storeys and higher in Area C as shown on Schedule <a href="#">A12 – Provisions for High-Rise Buildings 404</a> are subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) the minimum required lot area for a corner lot is 1,350 square metres;</li> <li>(b) the minimum required lot area for an interior lot is 1,800 square metres;</li> <li>(c) the minimum interior side and rear yard setback for a tower is 11.5 metres; and</li> <li>(d) the minimum separation distance between towers on the same lot is 23 metres.</li> </ul>	<p>The tower separation distances in the secondary plan policies are implemented through the development review process. Without that development review process, provisions in the new Zoning By-law are needed to ensure the intent of the secondary plan policies for tower separation and minimum lot area are implemented.</p>
<p><u>(6) Buildings that are 10 storeys and higher in Area D as shown on Schedule <a href="#">A12 – Provisions for High-Rise Buildings</a> are subject to the following provisions:</u></p> <ul style="list-style-type: none"> <li><u>(a) the minimum separation distance between non-residential towers is 12 metres;</u></li> <li><u>(b) the minimum separation distance between residential towers is 23 metres; and</u></li> <li><u>(c) the minimum separation distance for residential towers fully offset from one another or for proposals where a residential tower faces a non-residential tower is 18 metres.</u></li> </ul>	<p>Where building heights have been increased in the new Zoning By-law to recognize heights permitted by secondary plan policies, tower separation and minimum lot area requirements will apply either through the provisions in this section (Section 207), or through schedules or exceptions that apply in a particular secondary plan area.</p>
<p><u>(7) Buildings that are 10 storeys and higher in Area E as shown on Schedule <a href="#">A12 – Provisions for High-Rise Buildings</a> are subject to the following provisions:</u></p> <ul style="list-style-type: none"> <li><u>(a) the minimum interior side and rear yard setback for a tower is 11.5 metres;</u></li> <li><u>(b) the minimum separation distance between residential towers is 23 metres;</u></li> <li><u>(c) the minimum separation distance between non-residential towers is 11.5 metres; and</u></li> <li><u>(d) the minimum separation distance for residential towers fully offset from one another or for proposals where a residential tower faces an existing non-residential tower is 18 metres.</u></li> </ul>	<p><a href="#">A new Schedule A12 has been added to show where alternative separation distances apply.</a></p>
<p><u>(8) Buildings that are 10 storeys and higher in Area F as shown on Schedule <a href="#">A12 – Provisions for High-Rise Buildings</a> are subject to the following provisions:</u></p> <ul style="list-style-type: none"> <li><u>(a) the minimum interior side and rear yard setback for a tower is 11.5 metres; and</u></li> <li><u>(b) the minimum separation distance between towers on the same lot is 23 metres.</u></li> </ul>	

## Section 208 – Amenity Area

Provisions	Notes
<p>(1) Amenity area must be provided for a residential use that is a permitted use in the zone in which it is located at a rate of 6 square metres per dwelling unit;</p> <p>(2) Despite (1), no amenity area is required in the case of a <del>mixed-use</del> building containing eight or fewer dwelling units;</p> <p>(3) Amenity area must be located on the same lot as the use for which it is provided;</p> <p>(4) Amenity area provided outdoors must not be located in a required front or exterior side yard;</p> <p>(5) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements;</p> <p>(6) Amenity area provided as communal amenity area is subject to the following:</p> <p>(a) <del>where</del> <del>one or</del> more <u>than one</u> communal amenity <del>area is</del> <u>areas are</u> provided to meet minimum amenity area requirements, at least one communal area must be 54 square metres or more in size; and</p> <p>(b) areas used as part of a required landscaped area may only be counted as a communal area where aggregated into an area of 54 square metres or more.</p> <p><u>(7) Areas provided as part of a privately-owned public space do not count toward the minimum amenity area required under subsection (1).</u></p>	<p><b>Subsections (1) to (5)</b> – Carried forward from Section 137(1) of the current Zoning By-law 2008-250, except that (2) has been revised from Table 137 into a written provision that states when amenity areas are not required. <u>Subsection (2) has been further revised in Draft 2 to clarify that any building with eight or fewer units, not just a mixed-use building, is exempt from minimum amenity area.</u></p> <p>In the existing Section 137, most residential uses require amenity area at a rate of 6 square metres per dwelling unit, which will be carried forward.</p> <p><b>Subsection (6)</b> – Revised from provisions in Table 137. The requirement for at least one communal amenity area (where communal area is provided) to be at least 54 square metres in size, and the ability to count landscaped areas as communal amenity area only when 54 square metres or more in area have been carried forward.</p> <p>The following provisions in Section 137 of the current Zoning By-law are proposed to be removed:</p> <ul style="list-style-type: none"> <li><del>Some low-rise apartment uses in residential zones inside the Greenbelt required amenity area to be provided as soft landscaped area at a rate of 15 square metre per dwelling unit. Soft landscaping for these uses will be regulated in Section 803 of the new Zoning By-law. It is proposed to remove requirements for a certain percentage of amenity area to be communal – allowing private amenity areas such as porches and balconies to count towards the full amenity area requirement.</del></li> </ul> <p><u>Subsection (7) – Added in Draft 2 to clarify that where provided, a privately-owned public space (POPS) does not count towards minimum amenity area requirements in the Zoning By-law.</u></p>

# Section 209 – Heritage Provisions

Provisions	Notes
<p>(1) In addition to the provisions of the underlying zone, this section applies to all properties containing a building designated under Part IV or V of the <i>Ontario Heritage Act</i>.</p> <p><b>Parking</b></p> <p>(2) An accessory garage or parking garage, where permitted, may not be located closer to the front or exterior side lot line than the façade of the designated building facing the street.</p> <p><b>Setbacks, Articulation, and Active Frontage</b></p> <p>(3) Where one of the following applies:</p> <p>(a) in the case of a zone that provides a minimum front yard setback but no maximum, an existing designated building exceeds the minimum front yard setback; or</p> <p>(b) in the case of a zone that provides a maximum front yard setback, an existing designated building exceeds the maximum front yard setback;</p> <p>the minimum rear yard setback may be reduced by a distance equal to the distance that the building exceeds the applicable front yard setback requirement as set out in (a) or (b) above, however it may not be reduced below 6 metres.</p> <p><u>(4) Subsection (3) does not apply to properties located within the Rockcliffe Park or Briarcliffe Heritage Conservation Districts.</u></p> <p><u>(5)(4)</u> The following sections do not apply to an existing designated building:</p> <p>(a) Neighbourhood Form Provisions in Sections 802(<del>13</del>10), (<del>11</del>), and (1412);</p> <p>(b) H1, H2 and -H3 – Hub provisions in Sections 901(3) and (4), 902 (3) and (4), and 903(3) and (4);</p> <p>(c) MS1 <u>and</u> -MS2 – Mainstreet provisions in Sections 904(4) and (5) and 905(4) and (5);</p> <p>(d) CM – Minor Corridor provisions in Section 906(4) and (5).</p>	<p><b>Subsections (1) to (4)</b> – New provisions that replace The Heritage Overlay provisions in Section 60 of the current Zoning By-law 2008-250 with new provisions in Section 209 that will apply to properties designated under Part IV or Part V of the <i>Ontario Heritage Act</i>. The Heritage Overlay on the Zoning Map will not be brought forward on the Zoning Map.</p> <p>Buildings and properties designated under Part IV or V of the <i>Heritage Act</i> are subject to a rigorous design review through the heritage permit process which includes public processes at the Built Heritage Sub-Committee and the Planning and Housing Committee. Given this rigorous design review process and the protections against demolition under the <i>Heritage Act</i>, provisions in the Heritage Overlay in the current Zoning By-law that freeze the height and massing of designated buildings will not be brought forward in the new Zoning By-law.</p> <p>Subsection (3) of the proposed new heritage provisions in Section 209 will provide flexibility for minimum rear yard setbacks for additions to an existing designated building where it exceeds front yard setback requirements. The intent of this is to ensure an equivalent or comparable as-of-right building envelope to what would be permitted for a new building, as a means of encouraging retention of designated buildings as part of redevelopments. However, this provision may not result in the reduction of a minimum rear yard setback below 6 metres where not already permitted by the underlying zone.</p> <p>Subsection (<del>5</del>4) of the proposed new heritage provisions (<u>formerly subsection (4) in Draft 1</u>) will provide exemptions from “design-related” requirements in the Zoning By-law, such as upper-floor “step back” requirements or similar façade articulation requirements that could interfere with existing designated properties. This is to ensure that redevelopments involving the retention of a designated building do not require relief from the Zoning By-law where the existing building does not meet these current provisions.</p>

## Section 210 – Provisions for Underground Structures

Provisions	Notes
<p><del>(1(1) No below-grade portion of a building may be located within the lesser of:</del></p> <p><del>(a) 3 metres from a lot line; or</del></p> <p><del>(b) the minimum yard setback in the underlying zone.</del></p> <p>(2) Where the below-grade portion of a building projects into a <del>front, exterior side or</del> rear yard, a minimum contiguous soil volume must be provided in that yard as follows:</p> <p>(a) 30 cubic metres; and</p> <p>(b) on a lot 30 metres in width or greater, 30 cubic metres for every 15 metres of lot width and is not prorated to width.</p> <p>(23) The portion of the yard in which the minimum soil volume required under (12) is provided must:</p> <p>(a) be soft landscaped; and</p> <p>(b) contain a soil depth to a minimum of 1 metre and a maximum of 1.5 metres.</p> <p><u>(3) The minimum soil volume required by subsection (1) may be provided in an above-ground planter.</u></p> <p>(4) Buildings existing as of [the date of the passing of this by-law] are exempt from the provisions of this section.</p>	<p><b>Section 210 – New</b> This is a new section that provides minimum setback requirements and soil volume requirements for underground structures that are part of a building, such as underground parking structures.</p> <p><b>Subsection (1) – New</b> <del>Sets out a minimum setback requirement equal to the lesser of 3 metres or the applicable minimum yard setback for below-grade portions of a building, allowing for some degree of projection of these features into yards where the setback requirement of the building is greater (e.g. rear yards).</del> Prescribes a minimum soil volume requirement to be provided in a yard containing underground structures. A minimum of 30 cubic metres, equivalent to the amount of soil volume recommended for a "large tree", is currently proposed. On a lot 30 metres in width or greater, 30 cubic metres of soil is required for every 15 metres of lot width, and is not prorated. <u>Edited from Draft 1 to clarify that this only applies to the rear yard and not front or exterior side yards. In many zones, particularly multiple mixed-use zones, required front yard setbacks are minimal (or do not exist at all), such that Staff acknowledge it may not always be reasonable to require soil volume in these yards.</u></p> <p><b>Subsection (2) 3) – New</b> New provision that requires that the area in which the minimum soil volume is provided be softly landscaped, and also contains an adequate soil depth, so that it is able to support tree growth as is intended.</p> <p><b>Subsection (3) – New</b> <u>New provision that outlines another location option for the minimum soil volume. This provision would allow the soil volume to be satisfied through the provision of planters above ground level.</u></p> <p><b>Subsection (4) – New</b> Clarifies that this section does not apply to existing buildings.</p>

## Section 211 – Temporary Uses

Provisions	Notes
<p>(1) Despite any provision to the contrary, the following temporary uses, buildings, structures or equipment are permitted in any zone, except an EP – Environmental Protection Zone, during a period of construction, special event or emergency event:</p> <ul style="list-style-type: none"> <li>(a) the use of land or the use or erection of a temporary building, structure or equipment essential to the construction or event in progress on that land;</li> <li>(b) a temporary office for the sale of residential lots or residential units;</li> <li>(c) a market; and</li> <li>(d) in a RU – Rural Countryside Zone or AG – Agricultural Zone, a mobile home as temporary accommodation for a period not to exceed 24 months while a permanent dwelling unit or oversize dwelling unit is being erected on the same land.</li> </ul> <p>(2) The minimum yard setback provisions of the applicable zone do not apply to these temporary events, uses, buildings, structures or equipment.</p> <p>(3) These temporary events, uses, buildings, structures or equipment may be located on the lands only until such time as the work, use or event has been completed or abandoned or such buildings, structures or equipment are no longer required.</p> <p>(4) In the case of a temporary office for the sale of residential lots or residential units not situated in a zone where offices are a permitted use, such office must not exceed the height limit applicable to that zone.</p> <p>(5) An outdoor commercial patio, seasonal garden centre or temporary special event accessory to a restaurant, retail store, retail food store, shopping centre or place of worship, or market accessory or ancillary to any use, may be located such that it temporarily prevents the use of a portion of the provided parking spaces, aisles or driveways, provided:</p> <ul style="list-style-type: none"> <li>(a) that the fire route remains unobstructed at all times; and,</li> <li>(b) for the purpose of this subsection, a temporary special event includes a short-term fair, carnival, show, market, exhibit or other similar events.</li> </ul>	<p><b>Subsections (1) to (4)</b> – Carried forward from Section 71 in the current Zoning By-law 2008-250, except for adding “emergency event” in (1) and, (1)(c), which is a new provision that permits markets as a temporary use.</p> <p><b>Subsection (5)</b> – New provision that clarifies where temporary uses are permitted when ancillary to a certain use.</p>

## Section 212 – Wayside Pits and Wayside Quarries

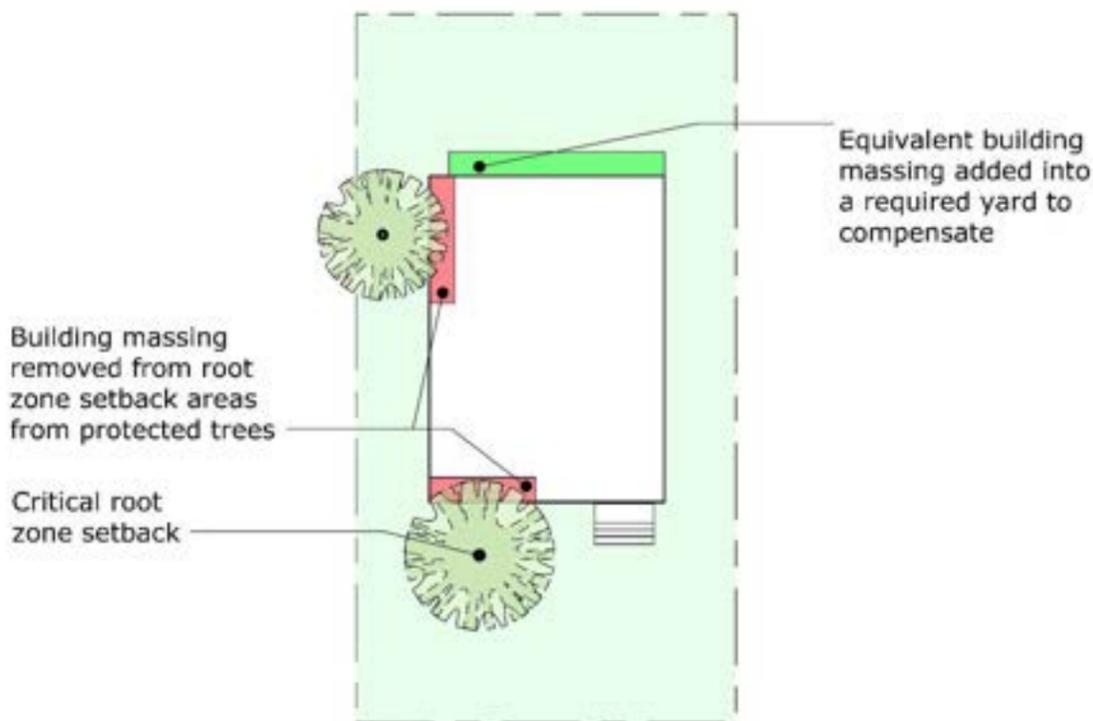
Provisions	Notes
(1) Wayside pits, wayside quarries and related portable asphalt plants and portable concrete plants are permitted in all zones other than EP – Environmental Protection Zone.	<b>Subsection (1)</b> – Carried forward from Section 92 in the current Zoning By-law 2008-250.

# Section 213 – Utility Installation

Provisions	Notes
<p>(1) A utility installation is permitted in all zones other than EP – Environmental Protection Zone and ME – Mineral Extraction Zone subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) any building containing the utility installation must comply with zone setback provisions and maximum building height;</li> <li>(b) no offices, maintenance uses or indoor or outdoor storage facilities are permitted except where otherwise allowed in the zone;</li> <li>(c) no dust, smoke, noise or odour may be produced that is likely to be dangerous or obnoxious;</li> <li>(d) electrical substations are not permitted within the flood plain overlay;</li> <li>(e) poles, pedestals, drop lines, cables, pipelines, kiosks, cabinets and other similar equipment used to provide services from a utility installation to a use, building or structure are not considered to constitute a utility installation and are not subject to the provisions of this <a href="#">By-lawSection</a>; and</li> <li>(f) despite subsection (1) utility installations that are subject to the requirements of the Environmental Assessment Act are permitted in all zones, and are not subject to the provisions of this Zoning By-law.</li> </ul> <p>(2) There are no minimum lot area or minimum lot width requirements for a utility installation.</p> <p>(3) In the AG – Agricultural Zone, a utility installation consisting of a battery energy storage system is limited to 2 per cent of the total lot area, to a maximum of 1 hectare.</p> <p>(4) Antenna systems, including satellite dishes, are not subject to the regulations of this Zoning By-law, but are subject to the City’s Municipal Concurrence and Public Consultation Process for Antenna Systems.</p> <p>(5) <u>Where a maximum yard setback and a minimum required setback from hydro infrastructure both apply, the maximum setback in the zoning by-law is deemed to be increased to the minimum setback required from hydro infrastructure.</u></p>	<p><b>Subsections (1) to (3) and (5)</b> – Carried forward from Section 91 in the current Zoning By-law 2008-250, except for deleting references to parking requirements.</p> <p><b>Subsection (4)</b> – New provision that clarifies that these provisions do not apply to antennas and satellite dishes.</p> <p><a href="#">In Draft 2 a new provision was added as subsection (5) to address where a maximum yard setback in the Zoning By-law and a minimum setback from hydro infrastructure both apply, the maximum setback in the Zoning By-law is deemed to be increased to the minimum setback required from hydro infrastructure.</a></p>

# Section 214 – Alternative Setbacks for Tree Retention

Provisions	Notes
<p>(1) A required setback in a residential zone may be reduced by up to 3 metres where it is necessary to accommodate retention of a <u>protected distinctive</u> tree, as defined by the Tree Protection By-law 2020-340, as amended, provided that:</p> <ul style="list-style-type: none"> <li>(a) in no case may a setback reduction under this section be reduced to less than 1 metre from a lot line;</li> <li>(b) an additional setback of an equal or greater number is provided from one or more lot lines; and</li> <li>(c) the additional setback(s) provided under 1(b) is of equal <u>volume total floor area</u> as the total <u>volume floor area</u> added as a result of the reduced setback.</li> </ul>	<p><b>Section 214 – New</b></p> <p>New section that allows for an additional degree of flexibility in the permitted building envelope of a residential (urban or rural) lot to retain a mature tree.</p> <p>The intent of this section is that whatever building area is lost through increased setbacks to retain a tree is permitted to be recouped via setback reductions elsewhere.</p> <p><u>The section has been amended to make reference to the retention of “protected trees” under the Tree Protection By-law, as the term “protected tree” encompasses any tree that requires approval under that By-law to remove, including both private property “distinctive trees” and trees located on the City right-of-way.</u></p>



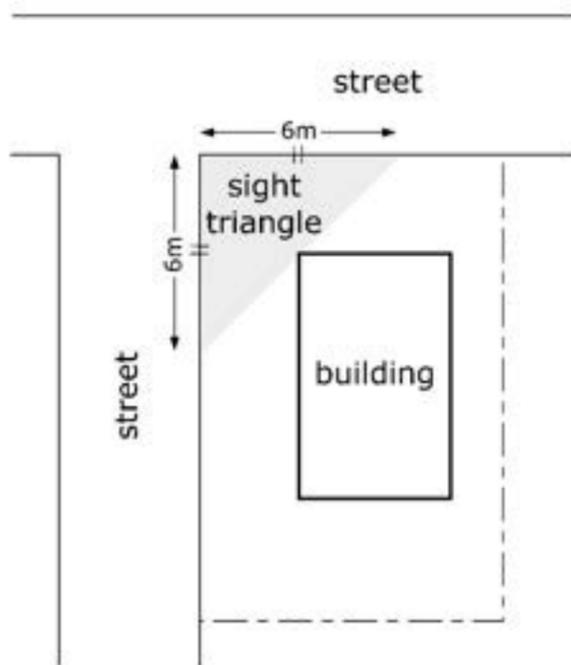
## Section 215 – Parks

Provisions	Notes
(1) A park is permitted in all zones other than IH - Heavy Industrial, RH - Rural Heavy Industrial, and ME - Mineral Extraction, and is subject to the provisions of the zone in which it is located.	<b>Subsection (1)</b> – New provision that permits a park in all urban and rural zones except IH - Heavy Industrial, RH - Rural Heavy Industrial and ME - Mineral Extraction.

# Section 216 – Corner Sight Triangles

Provisions	Notes
<p>(1) For any residential building located on a corner lot, no obstruction to the vision of motor vehicle operators higher than 0.75 metres above grade including but not limited to buildings, structures or vegetation is permitted within the triangle formed by that part of the lot lines measured along each street from the intersection of those lines at the street corner, or the projection of those lines, for the distance of 6 metres, and a line drawn between those two lines to form the base of the triangle;</p> <p>(2) Despite subsection (1) the required corner sight triangle may be determined through the City’s Site Plan Control Approval process; and</p> <p>(3) For the purposes of subsection (1) and (2), an agricultural crop, chain link fence or other similar feature that can be seen through is not considered an obstruction.</p>	<p><b>Subsections (1) to (3)</b> – Revised from Section 57 in the current Zoning By-law 2008-250, with slight modification to capture instances where corner sight triangles would have previously been determined through the Site Plan Control process, and to remove reference to typologies.</p>

ILLUSTRATION OF CORNER SIGHT TRIANGLES



# Section 217 – Waste Management Provisions

Provisions	Notes								
<p>(1) One or more dedicated areas for the storage of garbage, organics and recyclables must be provided in accordance with this section.</p> <p>(2) Storage areas for garbage, organics and recyclables may be provided separately, or in a combined area, provided the total size of all storage areas meets the minimum area required by Table 217.</p> <p>(3) In the case of a mixed-use building, at least one dedicated area is required for all non-residential uses and at least one dedicated area is required for all residential uses.</p> <p>(4) Required storage areas for garbage and organics must be located:</p> <ul style="list-style-type: none"> <li>(a) inside a main or accessory building;</li> <li>(b) inside a shed or other fully-enclosed structure other than an accessory building;</li> <li>(c) where waste or organics are to be stored in a metal front-end loader container, may be located outdoors in a rear yard, and</li> <li>(d) where located in a N1-N6 – Neighbourhood zone, must be accessible by a functional path of travel required by Section 802.</li> </ul> <p>(5) Required storage areas for recyclables may be located:</p> <ul style="list-style-type: none"> <li>(a) inside a main or accessory building;</li> <li>(b) inside a shed or other fully-enclosed structure other than an accessory building; or</li> <li>(c) in a rear yard, and</li> <li>(d) where located in a N1-N6 – Neighbourhood zone, must be accessible by a functional path of travel required by Section 802.</li> </ul>	<p><b>Section 217 – New</b> This is a new section that provides standards for waste management for residential use and mixed-use buildings. This was originally proposed to apply in Section 803 of Draft 1 of the New Zoning By-law specifically to the Neighbourhood zones, however in this draft has proposed to be expanded to be more generally applicable to all zones.</p> <p>In the current Zoning By-law 2008-250, waste management provisions can be found in Section 143, however many of the requirements that apply are specific to residential use buildings with five or fewer units.</p> <p>The proposed standards rework the requirement for a waste storage area to address that “container” storage, as opposed to curbside pickup, is required in accordance with the <a href="#">Solid Waste Collection Guidelines</a> for six or more units. As Site Plan Control is now exempt for up to ten dwelling units, it is necessary for the Zoning By-law to ensure that waste storage for buildings containing ten or fewer units is appropriately sized and accessible in accordance with the guidelines.</p> <p><b>Subsection (6) – Revised from</b> Section 110(3) of the current Zoning By-law. Parking lots with less than 50 spaces are exempted from setback requirements for refuse collection. This was located in Section 607 in Draft 1, but is relocated to this section given that it is most directly related to waste management as opposed to parking.</p>								
<p><b>Table 217 – Storage Requirements for Garbage, Organics and Recyclables for Residential Uses</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #e6e6fa;">Number of Dwelling Units</th> <th style="background-color: #e6e6fa;">Size of Storage Area Required (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>(a) Fewer than 6 dwelling units</td> <td>No minimum</td> </tr> <tr> <td>(b) 6 to 10 dwelling units</td> <td>5</td> </tr> <tr> <td>(c) More than 10 dwelling units</td> <td>10</td> </tr> </tbody> </table>		Number of Dwelling Units	Size of Storage Area Required (m <sup>2</sup> )	(a) Fewer than 6 dwelling units	No minimum	(b) 6 to 10 dwelling units	5	(c) More than 10 dwelling units	10
Number of Dwelling Units	Size of Storage Area Required (m <sup>2</sup> )								
(a) Fewer than 6 dwelling units	No minimum								
(b) 6 to 10 dwelling units	5								
(c) More than 10 dwelling units	10								
<p>(6) All outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must be screened from view by an opaque screen with a minimum height of 2 metres, subject to the following:</p> <ul style="list-style-type: none"> <li>(a) in the case of a parking lot with 50 or more parking spaces, all outdoor refuse or refuse loading areas must be located at least 9 metres from a lot line abutting a public street and least 3 metres from any other lot line; and</li> <li>(b) despite (6), where an in-ground refuse container is provided, the screening requirement may be achieved with soft landscaping and must be a minimum height of 1.5 metres.</li> </ul>									
<p><i>Note: In addition to the requirements of this section, please note that the Solid Waste Guidelines also set out guidelines and standards for appropriate waste storage areas for municipal waste collection. The minimum required storage areas set out in this section may not be sufficient to satisfy these guidelines, particularly for buildings containing greater than ten dwelling units. Refer to the Solid Waste Guidelines for more detail on the size of garbage storage and access that may be required for municipal collection.</i></p>									

# Section 301 – Home-Based Businesses and Home-Based Day Cares

Provisions	Notes
<p><b>Provisions</b></p> <p>(1) A home-based business is permitted where a residential use is permitted, subject to:</p> <p style="padding-left: 20px;">(a) it must not become a nuisance because of noise, odour, dust, fumes, _____ vibration, radiation, glare, traffic, or parking generated;</p> <p style="padding-left: 20px;">_____ (b) it must not become a fire or building hazard or health risk;</p> <p style="padding-left: 20px;">_____ (c) it must not interfere with utilities, radio, television or other telecommunications transmissions.</p> <p>(2) A home-based business is permitted in the following locations, subject to the provisions of this section:</p> <p style="padding-left: 20px;">_____ (a) residential unit;</p> <p style="padding-left: 20px;">_____ (b) rooming unit;</p> <p style="padding-left: 20px;">_____ (c) mobile home;</p> <p style="padding-left: 20px;">_____ (d) structure accessory to a residential unit in a zone that permits a residential use; and;</p> <p style="padding-left: 20px;">_____ (e) <u>a home-based business is not permitted outdoors in any provided yard, _____ except for an outdoor play area serving a home-based daycare.</u></p> <p><u>(3) Outdoor storage associated with a home-based business is not permitted.</u></p> <p><u>(4(e) in a rear yard.</u></p> <p>(3) Operators of home-based businesses must reside in the residential unit that the home-based business is associated with.</p> <p><u>(5) On-site non-resident employees(4) _____ Any number of a home-based businessbusinesses are prohibited in rooming units or mobile homespermitted.</u></p> <p>(65) No client or customer may be attended or served on-site in the case of a home-based business located within a residential unit or rooming unit that is accessed via a common entrance or hallway.</p> <p><u>(7) A maximum(6) _____ On-site non-resident employees of five clients may be served in a home-based instructional facility.</u></p> <p><u>(8) Any number of home-based businessesbusiness are permittedprohibited in rooming units.</u></p> <p>(97) The provisions in Section 612 – Parking for Heavy Vehicles Associated with a Residential Use apply.</p> <p><b>Home-Based Daycares</b></p> <p><u>(10(8) Home-based businesses consisting of a day care <u>is</u>er instructional facility are subject to the following additional provisions:</u></p> <p style="padding-left: 20px;">_____ (a) a home-based business consisting of a daycare <u>or instructional facility</u> is not subject to the maximum floor areas set out in Table 301;</p> <p style="padding-left: 20px;">_____ (b) a home-based daycare <u>or instructional facility</u> is not permitted in a garage <u>or</u>, accessory <u>buildingstructure or rooming unit</u>;</p> <p style="padding-left: 20px;">_____ (c) a home-based day care is not permitted in:</p> <p style="padding-left: 40px;">(i) _____ <u>any urban industrial zone: IH – Heavy or rural Industrial, IL – Industrial and Logistics, IM – Mixed Industrial;</u></p> <p style="padding-left: 40px;">(ii) _____ <u>any rural industrial zone: RG – Rural General Industrial, RH – Rural Heavy Industrial, RIL – Rural Industrial and Logistics;</u></p> <p style="padding-left: 40px;">(ii) _____ <u>the zone, RC – Rural Commercial zone; or,</u></p>	<p>Section 301 consolidates Sections 127, 128 and 129 from the current Zoning By-law 2008-250 into one section.</p> <p><b>Subsection (2)</b> – Revised from Section 127(1) in the current Zoning By-law to reflect shift to form-based regulation of residential uses.</p> <p><u>Subsection (2)(e) – New provision stating explicitly that home-based business are not permitted outdoors, as is implicitly the case in the current Zoning By-law.</u></p> <p><u>Subsections (3) to (9) – reordered for ease of use.</u></p> <p><u>Subsection (4)Subsection (3) – Carried forward from Section 127(1)(e) in the current Zoning By-law except that references to types of residential units have been removed.</u></p> <p><u>Subsection (4) – Carried forward from Section 127(2) in the current Zoning By-law with minor wording changes.</u></p> <p><u>Subsection (5) – Carried forward from Section 127(15) in the current Zoning By-law with an updated reference</u></p> <p><b>Subsection (6)</b> – Revised from Section 127(4) in the current Zoning By-law to only prohibit employees in rooming units.</p> <p><b>Subsection (7)</b> – <u>Carried forwardRevised</u> from Section 127(240) in the current Zoning By-law with minor wording changes<u>to refer to Section 612.</u></p> <p><b>Subsection (8)</b> – <u>Carried forward from Section 127(15) in the current Zoning By-law with an updated reference.</u></p> <p><b>Subsection (9)</b> – <u>Outdoor storage prohibitions previously covered by Section 127(10) in the current Zoning By-law is now covered by subsection 301(3), and parking of heavy vehicles in relation to a residential use is addressed in the new Section 612.</u></p> <p><b>Subsection (10)Subsection (8)(a)</b> – New provision to clarify that maximum floor areas do not apply, as Section 129 in the current By-law permitted these uses within residential units with no size limit.</p>

(iv) ~~in the ME – Mineral Aggregate Extraction zone;~~

(d) ~~The maximum number of five clientspersons that may be servedaccommodated in a home-based day care or to attend an instructional facility is five;~~

(i) despite subclause (8)(d), a home-based day care may have up to six ~~clientspersons~~ where such day care is permitted to have six persons under the Childcare and Early Years Act, 2014, S.O. 2014, c.11, Sched. 1, as amended.

(e) ~~An outdoor play area associated with a home-based day care may not be located:~~

(i) ~~in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X;~~

(ii) ~~in an interior side yard or exterior side yard of a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X;~~

(iii) ~~despite clauses (10)(e)(i) and (ii), an outdoor play area may be located in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X, or in an interior side yard or exterior side yard of a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X if an opaque screen is located between the play area and a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X.~~

### Home-Based Food Business

(11)(9) A home-based food business is subject to the following additional provisions:

(a) a home-based food business is not permitted in a rooming house, an accessory building or structure, or in any yard;

(b) a home-based food business is limited to the preparation of low-risk foods in accordance with the standards in the Food Premises Regulation (Ontario Regulation 493/17) for low-risk foods;

(c) on-site dining and on-site employees are not permitted in association with a home-based food business.

### Licensing

(12)(10) Businesses that require a business, not professional, license under the City of Ottawa's licensing bylaws are not permitted as home-based businesses.

(13) ~~Despite subsection (12), except that the following businesses requiring licenses are permitted:~~

~~(a) plumbing contractors; and~~

~~(b) taxicab and limousine drivers, but not brokers, are permitted up to a maximum of two taxis or limousines; and~~

Urban Zones (c) ~~a home-based food business as described in Subsection (9).~~

(13)(14) ~~In Areas A through E (inclusive) of Schedule A1 the following applies:~~

(a) ~~the maximum number of non-resident, on-site employees per residential unit, including accessory buildings, is:~~

(i) ~~in the H1, H2 and H3 – Hub zones, MS1 and MS2 – Mainstreet Corridor zones, and CM1 and CM2 – Minor Corridor zones: 3;~~

(ii) ~~in all other zones: 2~~

(b) ~~the maximum area accessible to employees, clients or customers is:~~

(i) ~~in a residential unit, including an attached garage: 49 per cent of the gross floor area of the residential unit~~

**Subsection (9108)(b)** – Revised from Section 129(d) to limit the location of uses.

**Subsection (108)(c)** – New provision that restricts day cares in zones that permit uses that could be harmful to sensitive uses.

**Subsection (108)(d) and (i)** – Carried forward from Section 129(e) and (f).

**Subsection (108)(e)** – New provision that ~~requires outdoorwould prohibit~~ play areas ~~alongnear~~ busy ~~streets to be located at the rear of the building, to reduce exposure to traffic-related air pollution. arterial roads.~~

**Subsection (11)9** – New provision that permits home-based businesses that produce “low risk” foods. Subsection (9)(c) would not permit on-site dining or on-site employees in association with the home-based food business. In alignment with the provincial government's direction in supporting home-based food businesses, Ottawa Public Health is in support of new provisions in the draft Zoning By-law to allow more flexibility for entrepreneurs to make and sell low-risk food items prepared in their homes.

**Subsection (12)(c)** ~~was modified to delete reference to home-based food businesses. Ontario Food Premises Regulation, under the Health Protection and Promotion Act, requires that a person give notice to the medical officer of health of an intention to operate a food premises. A business license is not required.~~

### Subsections (134) and

**(145)Subsection (10)** – Revised from Subsection 127(13) in the current Zoning By-law to add (10)(c), a new provision that permits food businesses that require a license.

**Subsection (11)** – New provision that states what provisions apply within the Village Enterprise Overlay.

### Subsection (12) – Table 301 –

~~Revised from Section 127 in the current Zoning By-law with revisions to modestly increase to group provisions into a table with the following changes:~~

~~(12)(a) – the number of on-site, non-resident employees and increaseis increased from one to two employees in low-density zones, and from one to three employees in higher-density zones;~~

~~(12)(b)(i) – the maximum area of a accessible to employees, clients or customers is increased from 25% to 49% of the gross floor area of the dwelling unit;~~

~~(12)(b)(ii) – a detached garage or accessory building may now be used for a home-based business to a maximum area of 55 square metres.~~

(ii) in a detached garage or accessory building: cumulative maximum of 55 square metres excluding residential units

(c) on-site sales are limited to items that are made on the premises, and sales accessory to a service provided on-site.

**Rural Zones**

(1415) The following apply in Area F of Schedule A1:

(a) the maximum number of non-resident, on-site employees per residential unit, including accessory buildings, is:

(i) in an RC – Rural Commercial, RU – Rural Countryside, AG - Agricultural, or ME – Mineral Extraction, and where the Village Residential Enterprise Overlay applies: 4

(ii) in all other zones: 2

(b) the maximum area accessible to employees, clients or customers:

(i) on a lot that is less than 0.8 hectares in area in any zone:

1. in a residential unit, including an attached garage: 49 per cent of the gross floor area of the residential unit.

2. in a detached garage or accessory building that is a minimum of 0.6 m from a lot line. Cumulative maximum excluding residential units: 55 square metres.

(ii) in a detached garage or accessory building subject to(11) — The provisions of this section, including in Table 301, apply to home-based businesses located in the Village Residential Enterprise Overlay, cumulative maximum excluding residential units: 75 square metres.-

(12) Table 301 applies to home-based businesses in Urban Zones:

**Table 301 – Home-Based Business Provisions in Urban Zones**

Zoning Mechanism	Zone	Context	Provisions
(a) Maximum number of non-resident, on-site employees per residential unit	(i) H – Hub, CM – Minor Corridor, MS – Mainstreet Corridor	In a residential unit (including accessory buildings)	3
	(ii) All other zones	In a residential unit (including accessory buildings)	2
(b) Maximum area accessible to employees, clients or customers:	(i) In any zone	In a residential unit, including an attached garage:	49% of the gross floor area of the residential unit
	(ii) In any zone	In a detached garage or accessory building that is a minimum of 0.6 m from a lot line:	Cumulative maximum excluding residential units: 55 m <sup>2</sup>
	(iii) In any zone	In a rooming unit or mobile home:	Not permitted
(c) Outdoor storage	In any zone	All	Not permitted.
(d) On-site sales	In any zone	Indoor only	Limited to items that are made on the premises, and sales accessory to

~~(12)(b)(iii) – provisions in the current Zoning By-law 2008-250 that do not permit a client or customer to be served on-site from a dwelling unit that is accessed from a common entrance or hallway will be carried forward in the draft Zoning by-law.~~

~~12(c) and (d) – carried forward, but relocated into the table.~~

~~Subsection 13 – Table 302 – Revised from Sections 128 and Section 129 the current Zoning By-law~~

~~In the Rural areas of the city, home-based businesses that produce low-risk foods would also be permitted. The following additional changes are proposed to the home-based business provisions that apply in the Rural areas of the city:~~

- ~~(13)(a) – the number of on-site, non-resident employees is increased from three to four employees in RU – Rural Countryside zone, AG – Agricultural zone, and ME – Mineral Aggregate Extraction zones, and on lots subject to the Village Residential Enterprise Overlay in Villages the maximum number of employees is increased from two to four;~~

- ~~(13)(b)(i) – the maximum area accessible to employees, clients or customers on a lot that is less than 0.8 hectares in area in any Rural zone is 49% of the gross floor area of the dwelling unit, and a maximum of 55 square metres in a detached garage or accessory building,~~

- ~~(13)(b)(ii) – the maximum area accessible to employees, clients or customers on a lot that is 0.8 hectares or greater in any Rural zone is 49% of gross floor area of the dwelling unit, and a maximum of 150 square metres in a detached garage or accessory building,~~

- ~~(13)(b)(ii)(3) – provisions in the current Zoning By-law 2008-250 that do not permit a client or customer to be served on-site from a dwelling unit that is accessed from a common entrance or hallway will be carried forward in the draft Zoning By-law.~~

Provisions relating to the Village Enterprise Overlay have been incorporated into subsection 145.

~~(13)~~(iii) in a rooming unit or mobile home: not permitted.

(iv) on a lot that is 0.8 hectares in area or greater—Table 302 applies to home-based businesses in any zone:

1. in a residential unit, including an attached garage: 49 per cent of the gross floor area of the residential unit.
2. in a detached garage or building accessory to a residential unit, cumulative maximum excluding residential units: 150 square metres.
3. in a rooming unit or mobile home: not permitted.

(c) outdoor storage:

(i) in a RR - Rural Residential zoneZones:

1. not permitted to include storage of hazardous chemicals and explosives; and
2. 2 per cent of lot area and must be screened from view with an opaque screen or fence that is a minimum of 1.4 metres in height.

(ii) in an RU - Rural Countryside, AG - Agricultural, or ME - Mineral Extraction zone:

1. not permitted to include storage of hazardous chemicals and explosives; and
2. 5 per cent of lot area or 100 square metres, whichever is lesser, and must be screened from view.

(iii) in all other zones: not permitted.

(d) on-site sales:

(i) in a RU - Rural Countryside, AG - Agricultural, ME - Mineral Extraction zone, V1-V5 - Village Residential Zone, or on a lot subject to the Village Residential Enterprise Overlay:

1. permitted indoor or outdoor; and
2. limited to items that are made on the premises, locally made items, antiques or similar dealers, and sales accessory to a service provided on-site.

(ii) in all other zones:

1. permitted indoor only; and
2. limited to items that are made on the premises, sales accessory to a service provided on site.

**Table 302—Home-Based Business Provisions in Rural Zones**

Zoning Mechanism	Zone	Context	Provisions
(a) Maximum number of non-resident, on-site employees per residential unit	(i) In an RC—Rural Commercial, RU—Rural Countryside, AG—Agricultural, or ME—Mineral Extraction,	In a residential unit (including accessory buildings)	4
	(ii) All other zones:	In a residential unit (including accessory buildings)	2
(b) Maximum area accessible to employees, clients or customers:	(i) On a lot that is less than 0.8 hectares in area in any zone:	(1) In a residential unit, including an attached garage:	49% of the gross floor area of the residential unit
		(2) In a detached garage or accessory building that is a minimum of 0.6 m from a lot line:	Cumulative maximum excluding residential units: 55 m <sup>2</sup>
		(3) In a detached garage or accessory building subject to the Village Residential Enterprise Overlay:	Cumulative maximum excluding residential units: 75 m <sup>2</sup>
		(4) In a rooming unit or mobile home:	Not permitted
	(ii) On a lot that is 0.8 hectares in area or greater in any zone:	(1) In a residential unit, including an attached garage:	49% of the gross floor area of the residential unit
		(2) In a detached garage or building accessory to a residential unit:	Cumulative maximum excluding residential units: 150 m <sup>2</sup>
		(3) In a rooming unit or mobile home:	Not permitted
(c) Outdoor storage	(i) In a RR—Rural Residential zone:	Not permitted to include storage of hazardous chemicals and explosives	2% of lot area and must be screened from view with an opaque screen or fence that is a minimum of 1.4 m in height
	(ii) In an RU—Rural Countryside, AG—Agricultural, or ME—Mineral Extraction zone:		5% of lot area or 100 m <sup>2</sup> , whichever is lesser and must be screened from view
	(iii) In all other zones		Not Permitted
(d) On-site sales	(i) In a RU—Rural Countryside, AG—Agricultural, or ME—Mineral Extraction zone, or on a lot subject to the Village Residential Enterprise Overlay:	Permitted indoor or outdoor	Limited to items that are made on the premises, locally made items, antiques or similar dealers, and sales accessory to a service provided on-site

	(ii) In a V1—Village Residential First Density Zone to V3—Village Residential Third Density Zone:	Permitted indoor only	Limited to items that are made on the premises, locally made items, antiques or similar dealers, and sales accessory to a service provided on-site
	(iii) In all other zones	Permitted indoor only	Limited to items that are made on the premises, sales accessory to a service provided on site



## Section 302 – Short-Term Rental

Provisions	Notes
<p>(1) A short-term rental is permitted in any zone where a dwelling unit is permitted, as a <del>temporary</del> secondary use within the operator's principal <del>place of</del> residence.</p> <p>(2) A short-term rental is permitted within a dwelling unit or oversize dwelling unit in any zone where a dwelling unit is permitted, or within an existing mobile home in an NM – Neighbourhood Mobile Home Zone or RC – Rural Countryside Zone.</p> <p>(3) <del>Despite Notwithstanding</del> subsection (2), the following applies:</p> <p>(a) a short-term rental is prohibited in the <del>subzones AG4 through AG8 – Agricultural zone, inclusive</del>;</p> <p>(b) a short-term rental is only permitted in a dwelling unit or coach house where the dwelling unit or coach house is exclusively and separately occupied as a principal residence, and the short-term rental may only be operated by the exclusive resident of the dwelling unit or coach house.</p> <p>(4) A short-term rental cannot change the external residential appearance of the dwelling unit or contribute to adverse effects such as, but not limited to, those from excessive traffic, parking or noise.</p>	<p><b>Subsections (1) to (4)</b> – Carried forward from Section 121A in the current Zoning By-law 2008-250 with minor wording changes.</p>

## Section 303 – Cottage Rental

Provisions	Notes
<p>(1) A cottage rental is permitted within a principal dwelling unit, oversize dwelling unit, additional dwelling unit or coach house in any AG – Agricultural <u>zone, excluding the AG4 - AG8 - subzones</u>, RU – Rural Countryside, RR – Rural Residential, or RC – Rural Commercial zone. <del>_, other than subzones AG4 to AG8, inclusive.</del></p> <p>(2) A cottage rental cannot change the external residential appearance of the dwelling unit or contribute to adverse <u>impacts</u> such as, but not limited to, those from excessive traffic, parking or noise.</p> <p>(3) A maximum of one cottage rental is permitted on a lot.</p>	<p><b>Subsections (1) to (3)</b> – Carried forward from Section 121B in the current Zoning By-law 2008-250.</p>

## Section 304 – Day Care Provisions ~~Adult Entertainment Parlour~~

Provisions	Notes
<p>(1) <del>An outdoor play area associated with</del> <u>Where an adult entertainment parlour is permitted, the lot on which it is located must not be:</u></p> <p><del>(a principal) within 500 metres of a residential use building, day care may not be located;</del> <u>place of worship, school, library, community centre, community health and resource centre or park, or any Neighbourhood, Village Residential, or any zone enumerated in Part 11 of this by-law; or</u></p> <p>(a) <del>in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X;</del> <u>in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X;</u></p> <p>(b) <del>in an interior side yard or exterior side yard of a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X; and</del> <u>in an interior side yard or exterior side yard of a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X; and</u></p> <p>(c) <del>despite (a) and (b), an outdoor play area may be located in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X, or in an interior side yard or exterior side yard of a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X if a 2 metre high solid screen is located between the play area and a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X.</del> <u>despite (a) and (b), an outdoor play area may be located in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X, or in an interior side yard or exterior side yard of a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X if a 2 metre high solid screen is located between the play area and a street shown on Schedule A10 – Outdoor Play Areas and Day Cares X.</u></p> <p><del>(b) within 1000 metres of a lot occupied by another adult entertainment parlour.</del></p> <p>(2) <del>No adult entertainment parlour may be located on a lot having frontage on a rural arterial road as shown on Schedule A8 – Rural Arterial Roads of this by-law.</del></p>	<p><b>Subsection (1) – New provision concerning outdoor play areas associated with a day care facility, to address Policy 4.6.4(4) of the Official Plan concerning the location of outdoor play areas for children.</b></p> <p><u>It is proposed to delete the current provisions in Section 304 relating to Adult Entertainment Parlours and introduce a new Section 304 that includes provisions for Day Cares.</u></p> <p><u>Adult entertainment parlours are not a permitted use in any zone and may only be permitted through a site-specific zoning by-law amendment.</u></p> <p><u>The definition for adult entertainment parlour will remain in Section 199 - Definitions as this land use is used in exceptions to permit it on a site-specific basis. The land use term for adult entertainment parlour is proposed to be revised to adult entertainment establishment in response to comments received and to align with how other land use terms are named.</u></p> <p><u>Section 304 – Provisions for Day Cares is a new section Section 304 is a new provision that requires outdoor play areas along busy streets to be located at the rear of the building, to protect the health of children by reducing their exposure to traffic-related air pollution.</u></p> <p><u>An exception is provided if a minimum 2-metre opaque screen is located between the play area and a street shown on Schedule A10.X, as this will help shield children from traffic related air pollution.</u></p> <p><b>Subsections (1) to (2) – Carried forward from Section 80 in the current Zoning By-law 2008-250.</b></p>

## Section 305 – Bicycle and Motor Vehicle Training Facility

Provisions	Notes
<p>(1) An instructional facility, limited to an outdoor bicycle and motor vehicle training facility, is permitted in all zones that are not a residential zone, subject to the following requirements:</p> <ul style="list-style-type: none"><li>(a) an outdoor motor vehicle training facility must be a minimum of 300 metres from a residential zone or a lot containing a dwelling unit; and</li><li>(b) the facility may be located in a parking lot such that it temporarily prevents the use of a portion of the provided parking spaces, aisles or driveways of another use on the same lot, provided that the motor vehicle or bicycle training course does not obstruct access to a fire route.</li></ul>	<p><b>Subsection (1)</b> – Carried forward from Section 98 in the current Zoning By-law 2008-250 with minor wording changes.</p>

# Section 306 – Cannabis Production Facility

Provisions	Notes
<p>(1) A cannabis production facility:</p> <p>_____</p> <p>(a) <del>must be a listed permitted use in the zone it is located in and must comply with the provisions of that zone;</del></p> <p><del>(b) must</del> not have any outdoor storage;</p> <p><del>(b)</del> is not permitted in a dwelling;</p> <p><del>(c)</del> no cannabis production facility that is contained entirely within a building may become a nuisance because of odour or fumes;</p> <p><del>(d)</del> no cannabis production facility that includes cultivation in an outdoor area or in a greenhouse may be located within 300 metres of a residential use or an Institutional or Rural Institutional Zone;</p> <p><del>(e)</del> despite <del>(d)</del> above, a cannabis production facility that includes outdoor cultivation areas or greenhouses may be located within 300 metres of a Rural Institutional Zone or Institutional Zone if the only permitted uses in these zones are an environmental preserve and educational area, emergency service, municipal service centre, office, storage yard, or warehouse;</p> <p><del>(f)</del> established in compliance with this Section is not considered to be non-complying to <del>(d)</del> and <del>(e)</del> above by the subsequent erection of a residential or institutional use building on another lot.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 97 in the current Zoning By-law 2008-250.</p> <p><u>In DRAFT 2, subsection (1)(a) was deleted as it is redundant.</u></p>

## Section 307– Car-Sharing Services

Provisions	Notes
<p>(1) Car-sharing services are permitted in all zones except for AG – Agricultural, DR - Development Reserve, EP – Environmental Protection, GBR – Greenbelt Rural, GBF – Greenbelt Facility, ME – Mineral Extraction, and RU – Rural Countryside zones.</p> <p>(2) Car-sharing spaces are permitted to occupy a provided parking space in any principal use or accessory use parking <a href="#">space, parking</a> lot or parking garage.</p> <p>(3) Despite subsection (2), visitor parking spaces must not be used for car-sharing spaces.</p> <p>(4) Where car-sharing spaces are provided, they must be visibly identified as car-sharing spaces.</p> <p>(5) Further to subsection (4), signage used to identify car-sharing spaces is permitted subject to the applicable provisions of the Permanent Signs on Private Property By-law (No. 2016-326), as amended.</p>	<p><b>Subsection (1)</b> – Revised from Section 94(1) in the current Zoning By-law 2008-250 to expand permissions for car sharing services to all residential zones.</p> <p><b>Subsection (2)</b> – Carried forward from Section 94(2) in the current Zoning By-law with minor wording changes.</p> <p><b>Subsection (3)</b> – New provision to ensure that visitor parking spaces remain available for their intended purpose.</p> <p><b>Subsections (4) and (5)</b> – Carried forward from Section 94(4) in the current Zoning By-law with minor wording and structure changes.</p>

# Section 308 – Drive-Through Operations

Provisions	Notes
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- (1) Where a drive-through facility is permitted, off-street motor vehicle queueing spaces must be provided leading both to and from each service bay, window, kiosk or booth at the rates set out in Table 308 – Minimum Permitted Number of Queueing Spaces.

**Subsection (1)** – Carried forward from Section 112(1) in the current Zoning By-law 2008-250.

In DRAFT 2, technical edits were made to this section to improve formatting. Additionally, screening is no longer required between a queuing lane and a commercial building, and no more than two queuing lanes are permitted for all drive-through facilities. Previously, this limit applied only to restaurants.

**Table 308 – Minimum Permitted Number of Queueing Spaces**

Land Use	Spaces Leading to Use	Spaces Leaving Use
(a) Bank <del>Machine</del>	3 before/at each machine	<del>1 after each machine</del>
(b) Car Wash	(i) Conveyor Type	10 before/in each wash bay
	(ii) Automatic Type	10 before/in each wash bay
	(iii) Manual Type	5 before/in each wash bay
(c) Restaurant	(i) No order board	4 spaces before/at service window
	(ii) With order board	7 before/at order board and a minimum total of 11
(d) In all other cases	3 spaces before/at service window	

~~4 spaces before/at service window~~  
~~7 before/at order board and a minimum total of 11~~

- (2) One space must be provided after each use in Table 308.
- ~~(2) A drive-through facility must be ancillary to a restaurant, bank, or gas bar where a drive-through facility is a permitted use.~~
- (3) All queueing spaces must be:
- (a) at least 3 metres wide; and,
  - (b) at least 5.7 metres long.
- (4) No queueing laneline, drive-through window or order board may be located within a required yard abutting a residential zone.
- (5) A soft landscaped buffer, at least 3.5 metres wide, must be provided between any drive-through facility and a front lot line, an exterior side lot line, or any lot line abutting a residential zone.
- (6) Drive-through queueing lanes are prohibited within a required front yard.
- (7) No more than two queueing lanesaisles may be provided for each use the same restaurant.
- (8) All drive-through queueing lanes in a yard facilities abutting a lot containing a residential or residential, commercial or mixed-use building are to be screened from view by an opaque screen at least 1.5 metres high.
- ~~(9) This section does not apply to queueing spaces provided for an electric vehicle charging station.~~

**Subsection (2)** – New provision that limits the uses a drive through operation can be ancillary to.

**Subsection (3)** – Carried forward from Section 112(4) in the current Zoning By-law.

**Subsection (4)** – New provision intended to ensure that residential buildings are not near a drive-through window or order board, where there may be negative impacts due to noise, exhaust, et cetera.

**Subsections (5) and (6)** – New provisions that provide a buffer from residential uses and to ensure that there are sufficient permeable surfaces for SWM purposes, given that drive-through operations tend to have considerable amounts of pavement as a result of providing queueing lanes, parking spaces, and drive aisles.

**Subsection (7)** – New provision that helps ensure buildings are accessible from the street to avoid customers being forced to cross queue lanes.

**Subsection (8)** – Revised from Section 112(4) in the current Zoning

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By-law to require screening when a drive through abuts a residential, commercial or mixed-use building instead of when abutting a residential zone.

~~DELETED Subsection (9) – Carried forward from DRAFT 1: Provision deleted, EV parking space provisions are provided in Section 611 of 442(5) in the Draft current Zoning By-law.~~

# Section 309 – Food Production

Provisions	Notes
<p><b>General Provisions</b></p> <p>(1) The following provisions apply to food production:</p> <ul style="list-style-type: none"> <li>(a) soils used for food production must be free of contaminants; and</li> <li>(b) seeds and fertilizers must be stored inside a building or structure.</li> </ul> <p><b>Outdoor Garden Provisions</b></p> <p>(2) Food production in outdoor gardens or planter boxes, including in market gardens and community gardens, is permitted in all zones except for ME - Mineral Extraction, EP - Environmental Protection, RG - Rural General Industrial, RH - Rural Heavy Industrial, RIL - Rural Industrial and Logistics, IH - Heavy Industrial, IL - Light Industrial, IM - Mixed Industrial, subject to the following limitations:</p> <ul style="list-style-type: none"> <li>(a) permitted in any yard, or on a roof of a building;</li> <li>(b) not permitted on the roof of an accessory structure.</li> </ul> <p><b>Greenhouse Provisions</b></p> <p>(3) Food production in a greenhouse is permitted in all zones except for ME - Mineral Extraction, EP - Environmental Protection and is subject to the following:</p> <ul style="list-style-type: none"> <li>(a) the maximum size is 55 square metres as measured from the outside walls;</li> <li>(b) the provisions of the applicable zone for a principal use building apply;</li> <li>(c) despite subsection (b) above, may be located in a required interior side yard or rear yard, where a minimum of 20 per cent of the yard is landscaped with soft landscaping, and subject to the following: <ul style="list-style-type: none"> <li>(i) minimum setback from a lot line is 1.2 metres;</li> <li>(ii) minimum setback from another building or structure on the lot is 1.2 metres as measured from roof eave; and</li> <li>(iii) maximum height is 3.6 metres.</li> </ul> </li> <li>(d) may be located on the roof of a building and may project above the height limit in accordance with the provisions for greenhouses in Section 203 – Permitted Projections Above the Height Limit and subsections 309(3)(a4) does not apply.</li> </ul> <p><b>Indoor Food Production Provisions</b></p> <p>(4) Indoor food production less than 200 square metres in floor area is permitted in an N5 <del>and Neighbourhood Zone 5</del>, N6 - Neighbourhood <del>Zones Zone 6</del>, in rural zones where a residential use is permitted and in any <del>zone within Parts 9, 10, 11, 12 and 14 non-residential or mixed-use zone</del> other than an ME - Mineral Extraction, EP - Environmental Protection or GRN - Greenspace zone, subject to the following:</p> <ul style="list-style-type: none"> <li>(a) the provisions of the applicable zone for a principal use building apply;</li> <li>(b) in an Institutional zone, indoor food production is permitted provided it is located on a lot with one or more of the uses listed in Section 1101(1);</li> <li>(c) despite <del>subsection (a)</del>, indoor food production may be located <u>in a building</u> in a required interior side yard or rear yard or in a parking lot, subject to the following: <ul style="list-style-type: none"> <li>(i) the maximum permitted floor area is 110 square metres;</li> <li>(ii) maximum height: <ul style="list-style-type: none"> <li>-when located on a lot abutting <del>an N1-N4</del> a N-Neighbourhood zone is 8 metres;</li> <li>-and the maximum height in all other cases is 12 metres;</li> </ul> </li> <li>(iii) minimum setback from a lot line abutting a N-Neighbourhood zone is 3 metres and the minimum setback in all other cases is 1.2 metres;</li> <li>(iv) waste collection bins must be located within a building or enclosed and screened from view according to the provisions of Section <del>217607</del>(6).</li> </ul> </li> </ul>	<p>The proposed provisions for Food Production will broaden permissions and permit indoor and outdoor food production in Urban areas of the city and in Villages. The provisions will implement policies in <a href="#">Section 4.11</a> of the Official Plan regarding food production. The definition of “food production” in the draft Zoning By-law will not permit the raising of livestock, in accordance with the Official Plan policies.</p> <p><u>In DRAFT 2, technical edits were made to this section to improve clarity. Additionally, the maximum height of a building containing indoor food production that is located in a required interior side yard or rear yard or in a parking lot in an N5 or N6 – Neighbourhood zone was limited to 8 metres when the property abuts an N1 – N4 – Neighbourhood zone. In all other cases the maximum height is 12 metres.</u></p>

- (d) packaging and sale of produce grown on-site is permitted subject to the area of the packaging and sales area occupying a maximum of 25 per cent of the total floor area.
  - (e) despite subsection (4)(d), produce sales are permitted in an unenclosed accessory produce stand in accordance with the following:
    - (i) permitted only in a front or ~~exteriorecorner~~ side yard;
    - (ii) minimum setback from a lot line is 1 metre;
    - (iii) minimum setback from a building is 1.2 metres;
    - (iv) maximum area is 10 square metres.
- (5) Indoor food production that is 200 square metres or larger in floor area is considered a light industrial use and is permitted in any zone that permits a Light Industrial use, subject to the following:
- (a) the provisions of the applicable zone for a principal use building apply; and
  - (b) ~~packaging and~~ on-site sales and display are limited to 25 per cent of the total floor area of the use;
  - ~~(c) — Despite Section 610 — Loading Space Rates and Provisions, a minimum of one loading space is required.~~

## Section 310 – Micro-Distribution Facility

Provisions	Notes
<p>(1) A Micro-Distribution Facility is subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) where a micro-distribution facility is located in a stand-alone building as a single occupancy, the building is not subject to the minimum or maximum building height provisions in that zone and the maximum gross floor area is 150 square metres;</li> <li>(b) where located in a building with another use, unless specified in the zone where permitted, the max gross floor area is 200 square metres;</li> <li>(c) despite (a) and (b), the size maximums do not apply to a post office, authorized under the <i>Canada Post Corporation Act</i>, as amended.</li> </ul>	<p>This section replaces the Click and Collect Facility provisions in section 81 of the current Zoning By-law 2008-250. The provisions in relating to parking, location, and minimum amount of transparent glazing were not carried forward.</p> <p><b>Subsections (1)(a) and (b)</b> – New provisions that limit the size of micro-distribution facilities to ensure the scale is limited and that larger warehousing and logistics uses are concentrated in industrial zones.</p> <p><b>Subsection (1)(c)</b> – New Provision. As post office is no longer a standalone use, this provision permits post offices to be any size unless there is a gross floor area limit in a zone.</p>

## Section 311 – Outdoor Commercial Patios

Provisions	Notes
<p>(1) An outdoor commercial patio is permitted in any zone other than a residential zone, where associated with a permitted use:</p> <p>(a) an outdoor commercial patio is not required to be on the same lot as its associated primary use but must be located within the same city block as or directly across the street from the associated use.</p> <p>(2) An outdoor commercial patio is prohibited in association with any adult entertainment <del>establishment</del> <del>parlour</del>.</p> <p>(3) Where an outdoor commercial patio is within 30 metres of a residential zone, it is not permitted to be served by an amplified system, directly or indirectly, for music or entertainment purposes:</p> <p>(a) where an outdoor commercial patio is within 30 metres of a residential zone and is not physically separated by a building, it must be screened from that zone by a structure, screen or wall that is at least 2 metres in height.</p> <p>(4) Outdoor commercial patios must not encroach on or eliminate an accessible parking space as defined under the Traffic and Parking By-law.</p>	<p><b>Subsections (1) to (4)</b> – Carried forward from Subsections 85(1) to (4) in the current Zoning By-law 2008-250 with minor wording changes.</p> <p>References to minimum parking rates in Section 85(5) in the current Zoning By-law have been deleted in accordance with new parking strategy.</p> <p>Given the impacts of a patio located at grade and above grade are not meaningfully different, Section 85(6) in the current Zoning By-law that prohibited patios over two metres above grade has been removed.</p>

# Section 312 – Payday Loan Establishment

Provisions	Notes
<p>(1) The following applies to a payday loan establishment:</p> <ul style="list-style-type: none"><li>(a) a minimum separation distance of 1000 metres is required between any lots containing a payday loan establishment;</li><li>(b) a minimum separation distance of 500 metres is required between a lot that contains a payday loan establishment and a lot containing a casino or racetrack;</li><li>(c) a minimum separation distance of 300 metres is required between a lot that contains a payday loan establishment and a lot that contains a school or a post-secondary educational facility;</li><li>(d) a payday loan establishment must be located in a building that contains other commercial uses; and</li><li>(e) a payday loan establishment must not be located in a building containing residential uses.</li></ul>	<p><b>Subsection (1)</b> – Carried forward from Section 78 in the current Zoning By-law 2008-250.</p>

## Section 313 – Personal Brewing Facilities

Provisions	Notes
<p>(1) A personal brewing facility is permitted in any zone where a retail store is a permitted use.</p> <p>(2) In addition to the provisions of the zone in which it is located, a personal brewing facility must comply with the following provisions:</p> <ul style="list-style-type: none"><li>(a) it must be operated in conjunction with the retail sale of beer or wine-making products;</li><li>(b) it must not deal in any <u>distilled</u> spirits <del>other than beer or wine</del>;</li><li>(c) the beer or wine must be made from prepared concentrates or juices; and</li><li>(d) the combined size of the brewing and bottling area and the associated retail sales operation must not exceed 200 square metres of gross floor area.</li></ul>	<p><b>Subsections (1) and (2)</b> – Carried forward from Subsection 89 in the current Zoning By-law 2008-250.</p>

## Section 314 – Place of Worship and Place of Assembly

Provisions	Notes
<p>(1) A place of worship is permitted to have as ancillary uses:</p> <ul style="list-style-type: none"><li>(a) a maximum of three rooming units; and</li><li>(b) a theatre, community centre, day care; one dwelling unit for the staff of the place of worship; place of assembly; recreation and athletic facility, limited to a gymnasium; retail uses to support the operation of the place of worship.</li></ul> <p>(2) The cumulative gross floor area of all ancillary uses must not exceed <u>49 per cent of the gross floor area of the buildingworsnip space</u>.</p> <p>(3) A place of assembly is permitted to have a theatre as an ancillary use.</p>	<p><b>Subsections (1) to (3)</b> – Carried forward from subsection 96 in the current Zoning By-law 2008-250 with minor modifications to phrasing.</p>

## Section 315 – Propane and Natural Gas Provisions

Provisions	Notes
<p>(1) Facilities relating to the handling and transfer of propane and natural gas, including tanks and associated compressors, pumps and other similar facilities must not be located in any required front, side, corner side or rear yard, nor closer than 30 metres to any lot line abutting a residential zone.</p> <p>(2) Despite subsection (1), the minimum of 30 metres may be reduced to a minimum of 6 metres where it can be demonstrated that appropriate noise abatement measures have been undertaken to ensure that noise levels at the boundary of the residential zone do not create a nuisance for uses in that abutting residential zone.</p>	<p><b>Subsections (1) and (2) –</b> Carried forward from subsection 66 in the current Zoning By-law 2008-250.</p>

## Section 316 – Rapid Transit Network

Provisions	Notes
<p>(1) A rapid transit network and related construction, staging and repair works to support a rapid transit network are permitted in all zones.</p> <p>(2) The provisions of this by-law do not apply to a rapid transit network and to land used for the construction, staging and repair works to support a rapid transit network.</p> <p>(3) Despite subsections (1) and (2), in addition to the uses permitted in the applicable zone, the following uses are permitted within a rapid transit network station, provided they are not located in an EP – Environmental Protection Zone or within a flood plain overlay:</p> <ul style="list-style-type: none"> <li>• micro-distribution facility</li> <li>• personal service business</li> <li>• restaurant</li> <li>• retail store</li> </ul>	<p><b>Subsections (1) to (3)</b> – These provisions have been carried forward from Section 87 in the current Zoning By-law 2008-250, except that the permitted uses have been updated with new land use terms.</p>

## Section 317 – Snow Disposal Facility

Provisions	Notes
<p>(1) Where listed as a permitted use, a snow disposal facility must be located at least 200 metres from a residential zone.</p> <p>(2) Despite subsection (1), the minimum required 200 metre setback may be reduced to a minimum of 100 metres provided that noise attenuation measures are introduced to mitigate the noise level of the snow disposal facility so that it does not become a nuisance to surrounding dwellings.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 90 in the current Zoning By-law 2008-250.</p>

## Section 318 – Storefront Industry

Provisions	Notes
<p>(1) No storefront industry may:</p> <ul style="list-style-type: none"> <li>(a) become a nuisance because of noise, odour, dust, fumes, vibration, radiation or glare;</li> <li>(b) become a fire or building hazard or health risk; or</li> <li>(c) interfere with radio, television or other telecommunications transmissions.</li> </ul> <p>(2) A storefront industry:</p> <ul style="list-style-type: none"> <li>(a) must be entirely contained within a building, except for a permitted outdoor commercial patio; and</li> <li>(b) may not have outdoor storage.</li> </ul> <p>(3) Where storefront industry is a permitted use, its total gross floor area, including its ancillary restaurant, retail food store or retail store component, must not exceed 350 square metres except in the VM – Village Mixed-Use Zones, the total gross floor area must not exceed 200 square metres.</p> <p>(4) In the following zones, the combination of industrial use with a main, accessory or ancillary display and sales area, retail store, retail food store or restaurant use is not considered a storefront industry: RG – Rural General Industrial; RH – Rural Heavy Industrial; IH – Heavy Industrial; IM – Mixed Industrial; and IL – Industrial and Logistics.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Subsections 99(1) and (2) in the current Zoning By-law 2008-250.</p> <p>References to parking requirements have been removed from this section.</p> <p><b>Subsection (3)</b> – Revised from Subsection 99(3) in the current Zoning By-law to remove references to urban zones.</p> <p><b>Subsection (4)</b> – Carried forward from Subsection 99(5) in the current Zoning By-law with updated zone codes.</p>

# Section 319 – Waste Processing and Transfer Facility in the Rural Area

Provisions	Notes
<p>(1) The following applies to Waste Processing and Transfer Facilities in Area F – Rural Transect as shown on Schedule A1 - Transects:</p> <ul style="list-style-type: none"> <li>(a) waste processing and transfer facility <del>(putrescible)</del> is only permitted in RH – Rural Heavy Industrial Zones <u>and the RIL3, RIL4 and RIL5 subzones;</u></li> <li>(b) <u>the</u> minimum lot area for waste processing and transfer facility <del>is(putrescible):</del> 2 hectares;</li> <li>(c) <u>a</u> minimum separation distance of 300 metres is required between a building containing a waste processing and transfer facility <del>(putrescible)</del> and any building for which the principal use is residential or institutional, located on a lot zoned RR - Rural Residential, RU - Rural Countryside, V1-<del>V5V3</del> - Village Residential, VM - Village Mixed Use, <u>or</u> RI - Rural Institutional;</li> <li>(d) <u>a</u> minimum separation distance of 300 metres is required between a building containing a waste processing and transfer facility <del>(putrescible)</del> and any building for which the principal use is residential or institutional, located on a residentially-zoned or institutionally-zoned lot located within Areas D and E – Suburban and Greenbelt Transect(s) of Schedule <del>A14A</del> - Transects;</li> <li>(e) construction of any building for which the principal use will be residential or institutional on a lot zoned RR - Rural Residential, RU - Rural Countryside, V1-<del>V5 V3</del> Village Residential, VM - Village Mixed Use or RI - Rural Institutional in proximity to existing waste processing and transfer facilities <del>(putrescible)</del> must also comply with the minimum separation distance <u>of 300 metres;</u></li> <li>(f) despite the required minimum separation distance, no waste processing and transfer facility <del>(putrescible)</del> is deemed to be non-complying by the subsequent erection of a residential use or institutional use building on another lot;</li> <li>(g) waste processing and transfer <del>facilities and facilities, (putrescible) and</del> waste processing and transfer facilities, (non-putrescible), are restricted to having either direct access to a designated truck route or access through an <u>RIL - Rural Industrial and Logistics, RG – Rural General Industrial or RH - Rural Heavy Industrial zoned industrial subdivision leading directly to a designated truck route;</u></li> <li>(h) development of a waste processing transfer <del>facility or facility, (putrescible) or</del> a waste processing transfer facility (non-putrescible) must not be developed without the approval of the Ministry of Environment;</li> </ul> <p>(i) <del>In RH – Rural Heavy Industrial Zones in Area F – Rural Transect as shown on Schedule 1A – Transects the following terms and definitions replace the term ‘waste processing and transfer facility’:</del></p> <ul style="list-style-type: none"> <li>(a) <del>waste processing and transfer facility (non-putrescible) means a facility where non-putrescible waste is sorted, processed and temporarily stored prior to transfer off site and may include a recycling operation;</del></li> <li>(b) <del>waste processing and transfer facility (putrescible) means a facility where putrescible and non-putrescible waste is sorted, processed or temporarily stored prior to transfer off site and may include a source separated organics and biosolids processing and storage facility;</del></li> <li>(c) <del>waste processing and transfer facility (putrescible) and waste processing and transfer facility (non-putrescible) must not be used as a solid waste disposal facility; and,</del></li> <li>(d) outdoor storage of putrescible waste is prohibited.</li> </ul>	<p><b>Subsection (1) and (2)</b> – Carried forward from Section 95 in the current Zoning By-law with updated schedule references.</p> <p><u>Section 199 – Definitions includes two definitions relating to waste processing and transfer facilities: “waste processing and transfer facility (non-putrescible)” and “waste processing and transfer facility” (which includes a facility where putrescible and non-putrescible waste is sorted.</u></p> <p><u>The provisions in this section have been modified to remove “(putrescible)” as a modifier of “waste transfer and processing facility” as the addition of “putrescible” is redundant, given that “waste processing and transfer facility” includes facilities that sort putrescible waste.</u></p> <p><u>The RIL3, RIL4 and RIL5 subzones were added in subsection(1)(a) as these zones have been applied to lands where a waste processing and transfer facility is currently a permitted use (in RH-Rural Heavy Industrial zones under the current Zoning By-law 2008-250.)</u></p>

# Section 320 – Kennels

Provisions		Notes
<p>(1) Where a kennel is a listed permitted use:</p> <p>(a) a kennel in an AG – Agricultural or RU – Rural Countryside or RC – Rural Commercial must comply with the provisions of Table 320;</p> <p>(b) a kennel may be located in the same building as a dwelling unit, subject to the provisions of Table 320;</p> <p>(c) a kennel structure associated with a kennel is considered to be a building for zoning purposes;</p> <p>(d) parking provided for a kennel in an AG – Agricultural or RU – Rural Countryside Zone must be no closer than 6 metres to any lot line;</p> <p>(e) location of dog runs is restricted to locations in <a href="#">an interiora</a> side yard, rear yard or interior yard abutting <a href="#">an interiora</a> side or rear yard;</p> <p>(f) maximum height of a kennel is the same as an accessory building, but in no case may the kennel contain anything other than single-level dog runs;</p> <p>(g) minimum separation distances:</p> <p>(i) no building or structure or portion thereof used for kennel purposes may be located closer to any residential use building on another lot than:</p> <p style="padding-left: 20px;"><del>(1.)</del> 215 metres for a kennel with more than 4 dog runs; or,</p> <p style="padding-left: 20px;"><del>(2.)</del> 100 metres for a kennel with 4 or fewer dog runs;</p> <p>(ii) despite subclause (i) above, the minimum separation area between kennel building and structures and residential use buildings on another lot may be reduced to 50 metres in the case of a kennel <del>with more than four dog runs</del>, provided that noise attenuation measures are introduced to mitigate the noise level of all indoor and outdoor kennel facilities so that they do not become a nuisance to surrounding dwellings; and</p> <p>(iii) despite the required minimum separation distances, no kennel established under these provisions is deemed to be non-complying by the subsequent erection of a residential use building on another lot.</p>		<p><b>Subsections (1) to (2)</b> – Carried forward from Section 84 in the current Zoning By-law 2008-250 with minor wording and organizational changes.</p> <p><a href="#">Subsection (1)(g) has been revised to allow the separation distance to be reduced to 50 metres provided noise attenuation measures are introduced where there are less than four dog runs. The current provision allows sound attenuation for more intensive kennel operations, while not offering the same option for less intensive kennel operations. The proposed edit would allow a reduced separation distance for kennels, provided there is sound attenuation, that have four dog runs or less, in addition to more than four dog runs.</a></p>
<p>(2) Kennels must comply with the provisions of Table 320:</p>		
<b>Table 320 – Kennel Provisions for AG, RU and RC Zones</b>		
Zoning Mechanism		Provisions
<del>(a)</del> Minimum lot area (ha)	(i) with 4 or fewer dog runs	0.8
	(ii) all other cases	4
<del>(b)</del> Minimum lot width (m)	(i) with 4 or fewer dog runs	80
	(ii) all other cases	120
(c) Minimum setback of a kennel or any structure or portion thereof used for the kennel operation (m)	(i) from a front lot line or a side lot line	15
	(ii) from a rear lot line	12

# Section 321 – Hydronic Heaters

Provisions	Notes
<p><b>Provisions</b></p> <p>(1) A hydronic heater is:</p> <ul style="list-style-type: none"> <li>(a) not permitted on a lot within:           <ul style="list-style-type: none"> <li>(i) areas A, B, C and E on Schedule <del>A14A</del> - Transects; and,</li> <li>(ii) the V1-V5 – Village Residential Zones and VM – Village Mixed-use Zones;</li> </ul> </li> <li>(b) only permitted on a lot with an area equal to or greater than 8000 square metres, except in the AG – Agriculture Zone;</li> <li>(c) required to be setback a minimum of:           <ul style="list-style-type: none"> <li>(i) 30 metres from a lot line abutting a public street;</li> <li>(ii) 15 metres from any other lot line; and,</li> <li>(iii) 60 metres from a residential use building located on another lot;</li> </ul> </li> <li>(d) required to have a chimney or stack which projects at least 3.66 metres <u>above groundaboveground</u> level; and</li> <li>(e) <u>despitewithstanding</u> clause (d), where a Hydronic Heater is within 92 metres of a residential use building located on another lot, the Hydronic Heater must have a chimney or stack which projects at least 4.88 metres above ground level.</li> </ul>	<p><b>Subsection (1) to (3)</b> – Carried forward from Section 83 in the current Zoning By-law 2008-250.</p>

# Section 322 – On-Farm Diversified and Agriculture-Related Uses

Provisions	Notes
<p><b>On-Farm Diversified Uses</b></p> <p>(1) An on-farm diversified use is permitted if the principal use on the lot is agricultural <u>and located where agricultural uses are also permitted</u>, subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) on-farm diversified uses are limited to 2 per cent of the total lot area, to a maximum of 1 hectare;</li> <li>(b) the maximum area in clause (1)(a) includes: <ul style="list-style-type: none"> <li>(i) buildings, structures and outdoor storage associated with home-based businesses and agriculture-related storage and sorting;</li> <li>(ii) the total area of buildings and structures built after November 8, 2017 associated with the on-farm diversified use, and 50 per cent of the area of buildings or structures built prior to November 8, 2017 that have been converted to an on-farm diversified use;</li> <li>(iii) the area of laneways and septic systems that were developed on or after November 8, 2017;</li> <li>(iv) parking areas, outdoor storage areas, and landscaped areas that are associated with an on-farm diversified use; and</li> <li>(v) despite the above, the area of agri-tourism uses associated with activities such as wagon rides or corn mazes on lands producing harvestable crops are not included in the area calculations;</li> </ul> </li> <li>(c) in addition to clause (1)(a), the total floor area of buildings or enclosed structures occupied by on-farm diversified uses may not exceed 20 per cent of the total land area permitted for on-farm diversified uses on the lot, to a maximum of 600 square metres, except where otherwise stated, and: <ul style="list-style-type: none"> <li>(i) the total floor area occupied by on-farm diversified uses, limited to place of assembly, instructional facility and restaurant uses, whether located in new or existing buildings, may not exceed 150 square metres;</li> <li>(ii) the total cumulative floor area of all on-farm diversified uses on a lot may not exceed 600 square metres, with a maximum of 300 square metres for floor area built after November 8, 2017;</li> <li>(iii) floor area used for processing that may incorporate inputs grown off-site does not need to be counted towards the maximum total floor area and is subject only to the maximum areas under clause (1)(b) above;</li> </ul> </li> <li>(d) any outdoor storage or parking areas associated with an on-farm diversified use must be screened from view from a public street or a residential use on an abutting lot, and not be located within 10 metres of any lot line; <u>and</u>,</li> <li>(ef) maximum number of heavy vehicles, including recreational vehicles, associated with an on-farm diversified use: 3; <u>and</u></li> <li><del>(g) every effort should be made to cluster on-farm diversified uses, make use of existing laneways, and locate on areas of poorer soil.</del></li> </ul>	<p><b>Subsections (1) and (2)</b> – Carried forward from Sections 79A and 79B in the current Zoning By-law 2008-250, except that the two sections have been merged under one section, and Agriculture-related Uses now specifically refer to storage and sorting activities. <u>There is a clarification that the on-farm diversified uses are to occur where agricultural uses are permitted and not in areas or in zones that do not permit agricultural uses.</u></p>
<p><b>Agriculture-related Storage and Sorting</b></p> <p>(2) An agriculture-related use relating to storage and sorting is subject to the following provisions:</p> <ul style="list-style-type: none"> <li>(a) where not combined with an on-farm diversified use, the maximum area of all agriculture-related storage and sorting uses is 1 hectare;</li> <li>(b) the minimum lot area for an agriculture-related use is as per the zone;</li> <li>(c) the maximum area of agriculture-related uses includes any buildings, structures, outdoor storage areas, parking areas, and well and septic systems that are associated with the use;</li> </ul>	

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- (d) in an ME – Mineral Extraction Zone or a lot within the Mineral Resource Separation Overlay, agriculture-related storage and sorting is only permitted on a lot of 10 hectares or greater; and
  - (e) ~~in~~ an RU – Rural Countryside Zone, agriculture-related storage and sorting is only permitted on a lot of 2 hectares or greater.

## Section 401 – Minimum Distance Separation – Livestock Operations

Provisions	Notes
<p>(1) The development of new livestock operations or the expansion of existing livestock operations must comply with the minimum distance separation formulae of the Province of Ontario's Ministry of Agriculture and Food. The minimum distance separation is applied between a livestock operation and another land use in order to minimize the impact of odours emanating from the livestock facility.</p> <p>(2) New development in proximity to existing livestock operations must also comply with the minimum distance separation formulae.</p> <p>(3) Despite subsection (2), two dwelling units are permitted on a vacant lot in existence as of [the date of passage of this by-law] provided that the building is located the furthest distance possible from the livestock operation and that the applicable zone's setback provisions are complied with.</p>	<p><b>Subsections (1) and (2)</b> – Carried forward from Section 62 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (3)</b> – Revised from the current Zoning By-law. Minor modification to the term for dwelling unit to recognize the number of dwelling units that were permitted under the Section 62 section of Zoning By-law 2008-250.</p>

## Section 402 – Setback from Railway Right-of-Ways

Provisions	Notes
<p>(1) In Rural Zones:</p> <ul style="list-style-type: none"> <li>(a) no obstruction to the vision of motor vehicle operators higher than 1 metre above grade including but not limited to buildings, structures, parking, storage or vegetation is permitted on any lot abutting an at-grade intersection of a street and a railway track within the triangle formed by connecting to a point 45 metres from the intersection of the centerline of the street and the centerline of the railway right-of-way;</li> <li>(b) for the purposes of clause (a), an agricultural crop, chain link fence or other similar feature that can be seen through is not an obstruction; and</li> <li>(c) no building within 30 metres of a railway right-of-way is to be used for a residential use building, day care or school.</li> </ul> <div data-bbox="399 1019 907 1756" style="text-align: center;"> <p>ILLUSTRATION OF RAILWAY SETBACKS</p> </div>	<p><b>Subsection (1)</b> – Carried forward from Section 68 of the current Zoning By-law 2008-250.</p>

## Section 403 – Setback from TransCanada Pipeline

Provisions	Notes / Rationale
<p>(1) Despite any other provision to the contrary, buildings, <del>and</del> structures, <u>parking spaces, queueing spaces, loading area, bicycle parking spaces, and any associated aisle or driveway</u> must be set back from a lot line abutting the FAC – Open Space Facility zone which contains the TransCanada Pipeline a minimum distance of <u>7 metres</u>;</p> <p><del>(a) — for any principal building or structure, 7 metres from a rear lot line; and</del></p> <p><del>(b) — for any building or structure, 3 metres from an interior side lot line.</del></p>	<p><b>Subsection (1)</b> – Carried forward from Section 72 of the current Zoning By-law</p> <p><u>Revised as a result of correspondence from TransCanada Pipelines Limited: increasing all setbacks to 7 metres and to clarify that the setback applies to parking and loading areas and infrastructure.</u></p>

## Section 404 – Setbacks from Surface Water Features

Provisions	Notes
<p>(1) Despite the provisions of the underlying zone, the following provisions apply:</p> <p>(a) except for flood or erosion control works, <del>or</del> a public bridge, or a water-oriented facility, no building or structure, including any part of a sewage system, and no parking or driveways, may be located closer than:</p> <p>(i) 30 metres from the top of bank of any surface water feature; or</p> <p>(ii) 15 metres from the existing stable top of slope in the case of a valley slope or ravine.</p> <p>(2) Despite subsection (1), an alternative setback, developed in accordance with the criteria set forth in the Official Plan, may be provided where such a setback is identified in the conditions of approval of a site plan control or plan of subdivision agreement.</p> <p>(3) Despite subsection (1), where the minimum setback for a surface water feature is addressed through a recommendation in a Council-approved watershed, subwatershed, or environmental management plan, the Council-approved alternate setback may be applied, and where the development is not subject to a <i>Planning Act</i> application, the reduced minimum setbacks as identified on Schedule A7 – <a href="#">Setbacks from Surface Water Features</a> may be applied.</p>	<p><b>Subsections (1) to (3) – Revised</b><del>This section has been revised</del> from Section 69 in the current Zoning By-law 2008-250 to ensure policies in <a href="#">Section 4.9.3</a> of the Official Plan relating to setbacks from surface water features are implemented.</p> <p>The new Official Plan requires the same setbacks that the previous Official Plan required, however the definitions relating to surface water features, stable top of slope, and top of bank were revised in the new Official Plan. The definitions in the current Zoning By-law 2008-250 have been modified to accord with the definitions and intent of the new Official Plan; please see definitions below.</p> <p>The term “Top of Bank” in the draft Zoning By-law replaces the term “Normal Highwater Mark” in the current Zoning By-law 2008-250. Depending on the profile of the watercourse, the new definitions in the Official Plan and draft Zoning By-law can result in a slightly larger setback from surface water features.</p> <p>“Top of Bank” means the maximum point to which water can rise within a channel before spilling across onto adjacent land; and where this point is not well defined such as in a valley, top of bank means either the maximum well defined point upstream or downstream of the property, or the maximum point where a distinct change in vegetation, colour, or surface markings on the property that can be documented by a qualified professional.</p> <p>“Stable Top of Slope” means the physical top of slope where the existing slope is stable and not impacted by toe erosion as determined by a qualified professional.</p> <p>“Surface Water Feature” means water-related features on the earth’s surface, including headwater drainage features, rivers, stream channels, drains, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics, including fish habitat.</p> <p>For development that does not require an application under the <i>Planning Act</i>, new provisions are being introduced to implement modified setbacks along certain surface water features. These new provisions will apply where setbacks that are different than those in the Official Plan have been</p>

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identified in Council-approved watershed, subwatershed, and environmental management plans. A new Schedule A7 will be included in the draft Zoning By-law to identify which surface water features are subject to these modified setbacks.

# Section 501 – Flood Plain Overlay

Provisions	Notes
<p><b><u>Purpose</u></b></p> <p>The purpose of the Flood Plain Overlay is to:</p> <ul style="list-style-type: none"> <li>• <u>Implement Official Plan policy that restricts development in the 1 in 100 year flood plain.</u></li> <li>• <u>Permit limited forms of development, such as small additions to existing buildings or changes of use, in areas subject to the Overlay.</u></li> <li>• <u>Allow limited development in the Area-Specific Flood Plain Overlay in the Village of Constance Bay, Armitage Avenue, Baskins Beach, Windsor Park, Brewer Park, and Old Ottawa South (Linda Thom and Windsor Parks)</u></li> </ul>	
<p><b>Provisions</b></p> <p>(1) Despite the provisions of the underlying zone or any other zoning provisions of the Zoning By-law, development is prohibited within any area subject to a floodplain overlay.</p> <p>(2) Despite Section (1), development may be permitted in an area subject to a flood plain overlay as follows:</p> <ol style="list-style-type: none"> <li>(a) for an addition to a building or structure for a use permitted in the underlying zone which does not exceed an amount equal to 20 per cent of the gross floor area of the building or 20 square metres whichever is less;</li> <li>(b) for building or structure accessory to a use permitted in the underlying zone where it does not exceed a gross floor area of 50 square metres or a height of one storey;</li> <li>(c) for a change of use from one permitted use to another, subject to (3) below;</li> <li>(d) to permit the following uses whether or not they are listed as permitted uses in the underlying zone:             <ol style="list-style-type: none"> <li>(i) marine facility;</li> <li>(ii) utility installation that requires approval under the <i>Environmental Assessment Act</i>; or</li> </ol> </li> <li>(e) for the addition of one dwelling unit, located at or above grade, within a residential-use building containing no more than one dwelling unit that existed as of June 25, 2008.</li> </ol>	<p><b>Subsection (1)</b> – Carried forward from Subsection 58(1) of the current Zoning By-law 2008-250.</p> <p><b>Subsection (2)</b> – Carried forward from Subsection 58(2) of the current Zoning By-law.</p>
<p><b>Uses Prohibited</b></p> <p>(3) Despite subsection (2)(c) and the uses permitted in the underlying zone, the following uses are not permitted in a flood plain overlay:</p> <ul style="list-style-type: none"> <li>• airport</li> <li>• automobile body shop</li> <li>• automobile dealership</li> <li>• automobile service station</li> <li>• bus terminal</li> <li>• cemetery</li> <li>• coach house</li> <li>• crematorium</li> <li>• day care</li> <li>• dry cleaning plant</li> <li>• emergency service</li> <li>• funeral home</li> <li>• gas bar</li> <li>• group home</li> <li>• heavy equipment and vehicle servicing</li> <li>• heavy industrial use</li> <li>• home-based day care</li> <li>• hospital</li> <li>• light industrial use, limited to a machine shop, welding shop, landscaping business, waste recycling depot, snow ploughing and excavation service, food and dairy products industry, poultry products industry, fish hatchery, grain drying facility and pharmaceutical plant</li> </ul>	<p><b>Subsection (3)</b> – Carried forward from Subsection 58(3) in the current Zoning By-law with updated terms.</p>

- mineral extraction operation or batching plant
- research and development centre
- residential care facility
- retail store, limited to the sale of fertilizer
- retirement home
- school
- snow disposal facility
- solid waste disposal facility
- storage yard or warehouse, limited to an automobile wrecking yard or recycling operation, contractor's yard or shop, storage of tires or road salt, salvage yard or scrap yard, fuel storage tank, farm fuel storage or supply facility, bulk storage of cleaning products, pesticides, herbicides, fungicides or other hazardous substances
- train terminal
- truck terminal
- utility installation not requiring approval under the *Environmental Assessment Act*, and including an electrical substation and a storm water management facility
- waste processing and transfer facility

### Area-Specific Flood Plain Overlay Provisions

- (4) Despite subsections (1) and (2), development may be permitted in those areas identified with the Area-Specific Flood Plain Overlay Provisions, provided:
- (a) it is carried out in accordance with flood proofing standards, protection works standards, and access standards of the City and the appropriate Conservation Authority;
  - (b) approval of the relevant Conservation Authority is obtained in accordance with the *Conservation Authorities Act*;
  - (c) a dwelling unit completely or partially below grade is not permitted; and
  - (d) a coach house is not permitted.

**NOTE:** *Development in a flood plain is regulated under the Conservation Authorities Act, and, in addition to a building permit from the municipality under the Building Code Act, will require a permit from the Conservation Authority or other authority having jurisdiction over the flood plain.*

**Subsection (4)** – Revised from Subsection 58(4) in the current Zoning By-law to clarify that a dwelling unit may not be below grade and that coach houses are not permitted.

**NOTE** – Carried forward from the Note in Section 58 in the current Zoning By-law.

# Section 502 – Mineral Aggregate Separation Overlay

Section 502-1 – Mineral Resource Overlay	
Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Mineral <u>Aggregate Separation Reserve</u> Overlay is to:</p> <ul style="list-style-type: none"> <li>Identify areas <u>in proximity to lands</u> affected by the <u>Bedrock Resource Area Overlay or Sand and Gravel Resource Area Overlay as identified in the Official Plan, or</u></li> <li><u>Allow uses on an interim basis that would not sterilize or preclude future mineral aggregate extraction operations.</u></li> <li><u>Prohibit on the lands or neighbouring lands.</u></li> <li><u>Regulate development of sensitive uses which in a manner that respects adjacent land uses and will have a minimal impact on the potential to hinder or preclude resource extraction surrounding rural area.</u></li> <li><u>Impose regulations reflective of the ME Mineral Extraction Zone as lands in proximity to the Mineral Reserve Overlay may be rezoned to ME to permit mineral extraction operations, or known mineral resources through a 500 metre buffer from the Bedrock Resource Area Overlay and a 300 metre buffer from the Sand and Gravel Area Overlay as identified on Official Plan Schedule B9 – Rural Transect.</u></li> </ul>	<p>The Mineral <u>Aggregate Resource Separation Reserve</u> Overlay replaces <u>Section 67 – Residential Use Building Setback From the MR – Mineral Aggregate Zones of Reserve Zone and the MR1 subzone</u> from the current Zoning By-law, which prohibits dwelling or rooming units in proximity of aggregate extraction operations or identified aggregate resources. <u>2008-250.</u> The overlay is intended to ensure implements new Official Plan policies in <u>Section 5.6.3</u> for mineral aggregate resources. These are protected from sensitive land uses which could hinder extraction of mineral aggregate resources (indirect sterilization).</p> <p>The Overlay is applied through a 500-metre buffer from lands subject to identified by the Bedrock Resource Area Overlay and a 300-metre buffer from lands subject to the <del>or</del> Sand and Gravel Resource Area Overlay on Official Plan Schedule B9 -Rural Transect. Section 67 was not a visible layer on the zoning map and could be easily overlooked. in the Official Plan.</p> <p>Mineral aggregates are non-renewable resources that warrant protection from development that would hinder or preclude their extraction (direct or indirect sterilization)</p>
<p><b>Permitted Uses</b></p> <p>(1) <del>Despite the provisions of the underlying Zone or Subzone only the following uses are permitted where the overlay applies:</del></p> <ul style="list-style-type: none"> <li><del>agricultural use</del></li> <li><del>agriculture related use</del></li> <li><del>environmental preserve and educational area</del></li> <li><del>equestrian establishment</del></li> <li><del>forestry operation</del></li> <li><del>kennel</del></li> </ul>	<p><b>Subsection (1)</b> – Carried forward from the permitted uses in the MR – Mineral Reserve zone in Section 215(1)(a) in the current Zoning By-law.</p>
<p><b>Prohibited Conditional Uses</b></p> <p>(1) <del>Establishing the</del> (2) <del>The following conditional uses in the AG – Agricultural zone, the EP3 – Environmental Protection 3 subzone, and the RU – Rural Countryside zone is prohibited after [the date of passage of this by-law] are permitted where the Mineral Aggregate Separation Reserve Overlay applies:</del></p> <ul style="list-style-type: none"> <li><del>mobile home</del></li> <li>campground</li> <li>day care</li> <li>dwelling unit</li> <li>hotel</li> </ul> <p>Subject to the following:</p> <p>(a) <del>a maximum of two dwelling units are permitted within a building;</del></p> <p>(b) <del>a dwelling unit located in a coach house counts towards (a); and</del></p>	<p><b>Subsection (1)</b> – New provision that prohibits a broader range of sensitive land uses to implement Official Plan Policy 5.6.3.2.3.2) – Revised from Section 67 216(1)(a) in the current Zoning By-law only prohibited residential uses. The Overlay applies to, which is the MR1 subzone. Mobile home has been added as a use as they can be relocated.</p> <p><b>Subsection (2)(a) and (b)</b> – These provisions are the same permissions for dwelling unit used in other rural zones as the current Section 67, which would allow a detached dwelling with an accessory unit coach house.</p>

- ~~(c) no part of the building may be located further than 45 metres from the front lot line.~~ mobile home
- place of assembly
- place of worship
- rooming unit
- school
- short-term rental
- residential care facility
- retirement home

**Subsection (2)(c)** – New provision to ensure any residential development is located where it minimizes the scale of direct or indirect resource sterilization.

## Section 502-2 – Mineral Resource Separation Overlay

### Provisions

### Notes

#### Purpose

The purpose of the Mineral Resource Separation Overlay is to:

- Identify areas in proximity to lands affected by the Bedrock Resource Area Overlay or Sand and Gravel Resource Area Overlay as identified in the Official Plan, or mineral extraction operations.
- Prohibit development which has the potential to hinder or preclude resource extraction in proximity to mineral extraction operations, or known mineral resources.
- Establish provisions for development to ensure appropriate buffering and setbacks from mineral extraction operations or known mineral resources.
- Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.

The Mineral Resource Separation Overlay replaces Section 67— Residential Use Building Setback From Mineral Aggregate Zones of the current Zoning By-law, which prohibits dwelling or rooming units in proximity of aggregate extraction operations or identified aggregate resources. The overlay is intended to ensure mineral aggregate resources are protected from sensitive land uses which could hinder their extraction (indirect sterilization).

The Overlay is applied through a 210 metre buffer from the Mineral Reserve Overlay and the ME2 and ME3 subzones, and a 150 metre buffer from the ME primary zone and ME1 subzone.

#### Prohibited Uses

(1) Despite the provisions of the underlying Zone or Subzone the following uses are prohibited where subject to the Mineral Resource Separation Overlay:

- campground
- correctional facility
- day care
- hospital
- hotel
- school
- short term rental
- residential care facility
- retirement home

**Subsection (1)**— New provision that includes a broader range of sensitive land uses in accordance with the Ministry of Environment, Conservation and Parks' D-Series guidelines. Section 67 in the current Zoning By-law only prohibited residential uses.

#### Conditional Uses

(2) Residential uses are prohibited where the Mineral Resource Separation Overlay applies, except that the following conditional uses are permitted:

- dwelling unit
- mobile home

Subject to the following:

- (a) a maximum of two dwelling units are permitted within a building;
- (b) a dwelling unit located in a coach house counts towards (a); and
- (c) no part of the building may be located further than 45 metres from the front yard lot line.

**Subsection (2)**— New provision that permits residential uses in the overlay while requiring them to be located close to a front lot line to minimize the impact on mineral resource operations.

Under Section 67 in the current Zoning By-law there are no exceptions where a dwelling may be considered. As a result, Section 67 has the affect of sterilizing certain lots for any type of residential use. Official Plan Policy 5.6.3.2.3) provides direction for when residential uses on existing lots should be permitted.

# Section 503 – Airport Influence Area Overlay

Provisions	Notes
<p>(1) <del>The Airport Influence Area Overlay shows; the extent of following applies:</del></p> <p>(a) <del>The Airport Operating Influence Zone (AOIZ) and the Airport Vicinity Development Zone as shown (AVDZ) are defined planning areas based on Official Plan the Noise Exposure Forecast (NEF) and the Noise Exposure Projection (NEP) contours. The NEF and NEP contours are based on Transport Canada's system for predicting annoyance by aircraft noise using cumulative values derived from traffic volume and aircraft types. They do not represent actual noise levels measured in decibels. The zones illustrated on Schedule C14. The Airport Zoning Regulations for the apply development restrictions to reduce the impact of noise emanating from aircraft operations, bring awareness of possible exposure to noise, and to protect airport operations from potential conflicting uses. Changes to airport operations may increase aircraft noise in these areas. Official Plan policies relating to these zones are detailed in Section 10.2.2—Protection of airport and aircraft operations.</del></p> <p>(b) <del>The Ottawa Macdonald-Cartier International Airport apply in this area. The policies in Section 10.2.2 of the Official Plan Zoning Regulations (AZRs) are federally enacted pursuant to the Aeronautics Act and apply to development all lands in the area subject to vicinity of the Ottawa Macdonald-Cartier International Airport Influence Area Overlay as described in Part 6 of the Ottawa Macdonald-Cartier International Airport Zoning Regulations Schedule. The intent of the AZRs is to prevent lands adjacent to and in the vicinity of the airport from being used or developed in a manner that is incompatible with the operation of the airport or the safe operation of aircrafts. Constraints to development include height limitations and restrictions on natural growth, bird hazards, interference with communications and aeronautical navigation aids. The AZRs and regulation of all matters of aviation are administered by Transport Canada and will prevail in the event of a conflict with the provisions of this by-law.</del></p> <p>(c) <del>Development applications within the vicinity of the airport will be circulated to the Ottawa Macdonald-Cartier International Airport Authority, NAV Canada and Transport Canada based on each entity's requirements.</del></p>	<p><b>Subsection (1) – The Airport Influence Area Overlay has Revised from Section 70 of the current zoning By-law 2008-250.</b></p> <p><del>These provisions have been simplified for the second draft. The proposed wording is clearly informational and provides clear direction carried forward with modifications to align with the relevant Official Plan policies that apply.</del></p> <p><del>The extent of the Overlay is the same as the Federal Airport Zoning Regulations that apply around the MacDonald-Cartier International Airport.</del></p> <p><del>in Section 10.2.2.</del></p>

# Section 504 - Village Residential Enterprise Overlay

Provisions	Notes
(1) The Village Residential Enterprise Overlay provisions are as per Section 301, as applicable.	<b>Section 504 – New Section</b> The permissions of the Village Residential Enterprise Overlay are incorporated into the home-based business provisions of Section 301.

# Section 601 – General Provisions for Motor Vehicle Parking, Queueing and Loading

Provisions	Notes
<p>(1) Parking spaces, queueing and loading spaces, and all driveways and aisles leading to those spaces are to be provided in accordance with the provisions of Part 6 of this by-law, and:</p> <ul style="list-style-type: none"> <li>(a) must be set aside for and exclusively used for that purpose;</li> <li>(b) must not be obstructed, which includes obstructions such as pillars, walls, posts, electric vehicle chargers;</li> <li>(c) except for driveways, must be located on the same lot as the use or building for which they are provided, unless otherwise permitted; <u>and</u></li> <li>(d) despite (c), in a Neighbourhood zone, a driveway may be shared between two <u>or more abutting</u> lots, provided the lots have frontage on the same street and can meet the provisions of subsections 606(4), (5) and (6); <u>and</u></li> <li><del>(e) despite (c), a parking lot located in a H – Hub, MS – Mainstreet, CM – Minor Corridor, SDB – ByWard Special District, SDP – Parliament Special District, SDR – Ottawa River Islands, or VM – Village Mixed Use zone need not have its driveway or aisle located on the same lot, provided that access to the parking lot is provided from a lot zoned H – Hub, MS – Mainstreet, CM – Minor Corridor, SDB – ByWard Market Zone, SDP – Parliament and Confederation Boulevard Zone, SDR – Ottawa River Islands Zone, or VM – Village Mixed Use Zone.</del></li> </ul>	<p>This section, which replaces Section 100 of current Zoning By-law 2008-250, has provisions similar in intent to Section 100. Some new provisions have been introduced to account for some of the changes proposed to the Parking regulations in the new Zoning By-law.</p> <p><b>Subsection (1)</b> – Revised from Sections 100(1) and 100(6) of the current Zoning By-law.</p> <p><u><b>Subsection (1)(e)</b> – deleted as (1)(c) permits driveways to be shared.</u></p>
<p>(2) Calculations of maximum permitted number of parking spaces are to be pro-rated and rounded to the nearest whole number.</p>	<p><b>Subsections (2) and (3)</b> – Revised from Section 100(2) of the current Zoning By-law.</p>
<p>(3) Calculations of the following minimums are to be pro-rated and rounded to the nearest whole number:</p> <ul style="list-style-type: none"> <li>(a) required visitor parking spaces, per Section 603— Visitor Parking Space Rates;</li> <li>(b) required loading spaces, per Section 610— Loading Space Rates and Provisions; and</li> <li>(c) spaces for electric vehicle charging, per Section 611— Electric Vehicle Parking Space <u>RequirementsProvisions</u>.</li> </ul>	<p><b>Subsection (4)</b> – Revised from Section 100(7) of the current Zoning By-law.</p> <p><b>Subsection (5)</b> – Carried forward from Section 100(3) of the current Zoning By-law.</p>
<p>(4) Despite (1), where a required loading space is eliminated as a result of barrier-free access to a building existing as of [the date of the passage of the By-law], the number of provided loading spaces is deemed to meet the requirements of this by-law.</p> <p>(5) All motor vehicle parking spaces, queueing and loading spaces, and aisles and driveways leading to those spaces must be finished with a surface that:</p> <ul style="list-style-type: none"> <li>(a) in Areas A, B, C, E – Downtown Core, Inner Urban, Outer Urban and Suburban Transects as shown on Schedule A1- Transects, is paved with asphalt, cement, permeable pavement, honeycomb block, turf block, cobblestones or similar stable dust-preventative material, and may include wheel strips with hardened or compacted materials; and</li> <li>(b) in Areas D and F – Greenbelt and Rural Transects as shown on Schedule A1- Transects, is usable in all seasons.</li> </ul>	<p><b>Subsection (6)</b> – Carried forward from Section 100(4) of the current Zoning By-law.</p>
<p>(6) All motor vehicle parking spaces and queueing and loading spaces must have unobstructed access directly to a public street by:</p> <ul style="list-style-type: none"> <li>(a) a driveway or private way;</li> <li>(b) a public lane;</li> <li>(c) an aisle leading to a driveway, private way or public lane; or</li> <li>(d) some combination of (a), (b) and (c).</li> </ul>	<p><b>Subsection (7)</b> – Revised from Section 100(5) of the current Zoning By-law.</p>
<p>(7) Despite subsection (1), an outdoor commercial patio, a seasonal garden centre or temporary special event (inclusive of a market) are permitted to temporarily prevent the use of a portion of a parking lot subject to the provisions of Section 211 – Temporary Uses.</p> <p>(8) Outdoor commercial patios and outdoor retail spaces in association with a permitted retail use may be located on parking spaces, provided they comply with the following:</p> <ul style="list-style-type: none"> <li>(a) are on the same lot, within the same city block, or are located across the street from the permitted use; and</li> </ul>	<p><b>Subsection (8)</b> – Revised from Section 100(11) of the current Zoning By-law.</p>

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- (b) are not located on accessible parking spaces, as defined by the Traffic and Parking By-law 2017-301, as amended.
- (9) Despite (1), provided parking may be shared between a school and any permitted use on lands zoned REC – Recreation or GRN – Greenspace, provided it is within 300 metres of the school.

**Subsection (9)** – Revised from Section 100(9) of the current Zoning By-law.

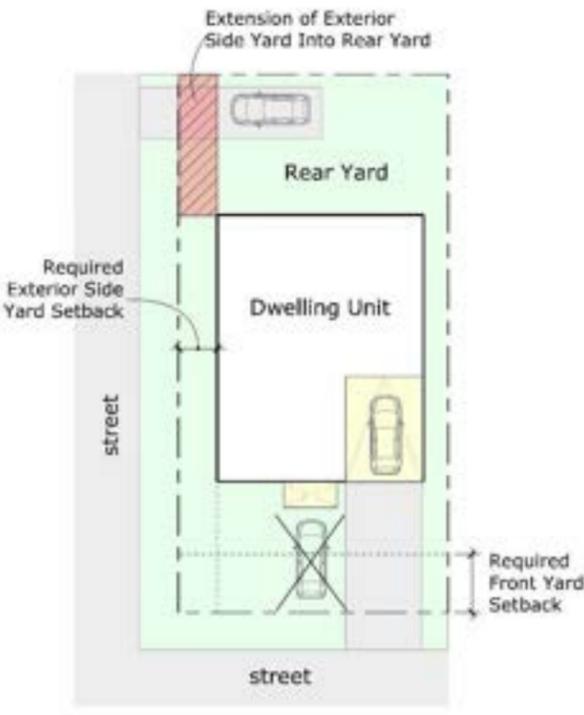
# Section 602 – Maximum Parking Space Rates

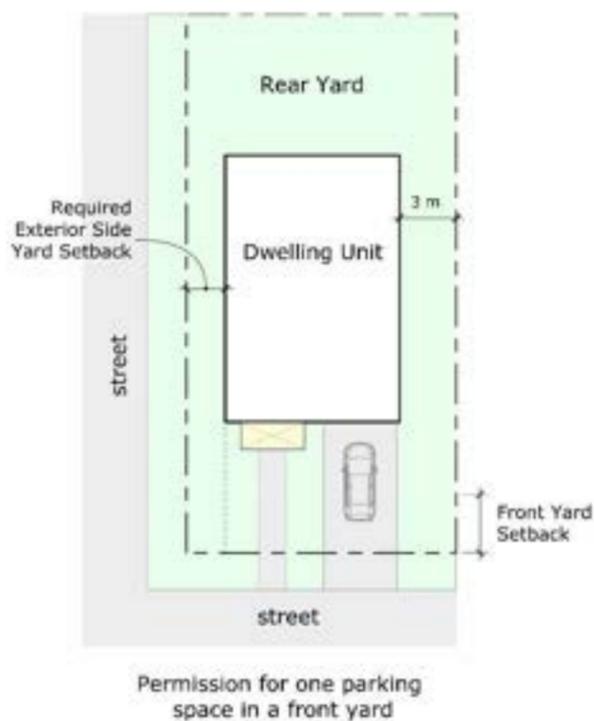
Provisions		Notes																																								
<p>(1) The number of motor vehicle parking spaces provided for a use on a lot must not exceed the maximum limits specified in Table 602 by Transect Area as shown on Schedule A1-Transects <del>and where</del> <u>the:</u></p> <p>(a) <del>The</del> lot is located within 600 metres of an existing or planned rapid transit station shown on Schedule A4- Maximum Permitted Parking Rates of this By-law.</p> <p>(2) Where parking spaces in excess of the maximum parking limit result solely from a change in use, those excess spaces may be retained.</p> <p>(3) For the purposes of Table 602, a shopping centre is defined as:</p> <p>(a) a group of commercial and retail occupancies designed, developed and managed as a unit either by a single owner or group of owners acting in collaboration<del>;</del></p> <p>(b) <del>is in</del> a single building or in multiple buildings on the same lot or abutting lots considered to be one lot for zoning purposes<del>;</del> and</p> <p>(c) has a minimum cumulative size of 2,000 square metres of gross leasable floor area with a parking lot or garage on the same lot or lots as the occupancies in (a) and managed and/or owned in common.</p> <p>(4) Table 602 sets out Maximum Parking Space rates:</p>		<p>The Maximum Parking Space Rate provisions have been revised from Section 103 of the current <del>Zoning By-law 2008-250.</del></p> <p><b>Subsection (1)</b> – Revised from Section 103(1) in the current Zoning By-law 2008-250.</p> <p><b>Subsection (2)</b> – Carried forward from Section 103(3) <del>in</del> the current Zoning By-law <u>2008-250.</u></p> <p><b>Subsection (3)</b> – New provision to <del>define</del> <u>provide a definition for</u> the <del>land use</del> <u>of a</u> shopping centre.</p> <p><b>Subsection (4)</b> – <u>Primarily carried forward</u> <del>Revised</del> from Section 103, Table 103 <del>in</del> the current Zoning By-law <u>2008-250.</u> <del>Restaurants, Restaurant and personal service businesses</del> <u>business</u> have been added to the list of uses <del>in</del> <u>within</u> Table 602 to which maximum space rates apply.</p> <p><u>The space</u> <del>Space</del> rates differ <del>depending</del> <u>based</u> on <u>the transect, as indicated in</u> <del>Transect, which are shown on</del> Schedule A1 of the draft Zoning By-law.</p> <p>There have been modifications to space rates, in particular for uses in the Downtown Core (Area A) and Inner Urban (Area B) Transects, as a result of transit access in these areas and given Official Plan policies in Sections <u>5.1.1 and 5.2.1</u> that encourage active and public transit to foster the creation and enhancement of 15-minute neighbourhoods and complete communities.</p>																																								
<p align="center"><b>Table 602 - Maximum Parking Space Rates by Transect and Land Use</b></p> <table border="1"> <thead> <tr> <th>Category &amp; Land Use(s)</th> <th>(a) Area A</th> <th>(b) Area B</th> <th>(c) Area C</th> <th>(d) Area E</th> </tr> </thead> <tbody> <tr> <td>(i) Dwelling unit (inclusive of visitor parking) <del>in a building with 11 or more dwelling units</del></td> <td><del>0.64</del> per dwelling unit</td> <td><del>0.75 per</del> <u>1.25</u> per dwelling unit</td> <td><del>0.75</del> per dwelling unit</td> <td><del>1 per</del> <u>1.75</u> per dwelling unit</td> </tr> <tr> <td>(ii) Office <del>Research and Development Centre</del></td> <td>1 per 100 m<sup>2</sup> of gross floor area</td> <td>1.25 per 100 m<sup>2</sup> of gross floor area</td> <td>2.2 per 100 m<sup>2</sup> of gross floor area</td> <td>2.7 per 100 m<sup>2</sup> of gross floor area</td> </tr> <tr> <td><del>(c) Research and Development Centre</del></td> <td colspan="4"><del>1 per 100 m<sup>2</sup> of gross floor area</del></td> </tr> <tr> <td>(iii) Medical Facility</td> <td>3 per 100 m<sup>2</sup> of gross floor area</td> <td>5 per 100 m<sup>2</sup> of gross floor area</td> <td><u>5 per 100 m<sup>2</sup> of gross floor area</u></td> <td><u>5 per 100 m<sup>2</sup> of gross floor area</u></td> </tr> <tr> <td>(iv) Post-secondary institution</td> <td>1.2 per 100 m<sup>2</sup> of gross floor area</td> <td>1.2 per 100 m<sup>2</sup> of gross floor area</td> <td>1.5 per 100 m<sup>2</sup> of gross floor area</td> <td>1.5 per 100 m<sup>2</sup> of gross floor area</td> </tr> <tr> <td>(v) Personal Service Business <del>– Retail Store</del> <del>– Restaurant</del></td> <td><del>1.2</del> per 100 m<sup>2</sup> of gross floor area</td> <td><del>3.6</del> <u>2.75</u> per 100 m<sup>2</sup> of gross floor area</td> <td>3.6 per 100 m<sup>2</sup> of gross floor area</td> <td>4 per 100 m<sup>2</sup> of gross floor area</td> </tr> <tr> <td>(vi) Shopping Centre</td> <td>1 per 100 m<sup>2</sup> of gross floor area</td> <td>3.6 per 100 m<sup>2</sup> of gross floor area</td> <td>3.6 per 100 m<sup>2</sup> of gross floor area</td> <td>4 per 100 m<sup>2</sup> of gross floor area</td> </tr> </tbody> </table>			Category & Land Use(s)	(a) Area A	(b) Area B	(c) Area C	(d) Area E	(i) Dwelling unit (inclusive of visitor parking) <del>in a building with 11 or more dwelling units</del>	<del>0.64</del> per dwelling unit	<del>0.75 per</del> <u>1.25</u> per dwelling unit	<del>0.75</del> per dwelling unit	<del>1 per</del> <u>1.75</u> per dwelling unit	(ii) Office <del>Research and Development Centre</del>	1 per 100 m <sup>2</sup> of gross floor area	1.25 per 100 m <sup>2</sup> of gross floor area	2.2 per 100 m <sup>2</sup> of gross floor area	2.7 per 100 m <sup>2</sup> of gross floor area	<del>(c) Research and Development Centre</del>	<del>1 per 100 m<sup>2</sup> of gross floor area</del>				(iii) Medical Facility	3 per 100 m <sup>2</sup> of gross floor area	5 per 100 m <sup>2</sup> of gross floor area	<u>5 per 100 m<sup>2</sup> of gross floor area</u>	<u>5 per 100 m<sup>2</sup> of gross floor area</u>	(iv) Post-secondary institution	1.2 per 100 m <sup>2</sup> of gross floor area	1.2 per 100 m <sup>2</sup> of gross floor area	1.5 per 100 m <sup>2</sup> of gross floor area	1.5 per 100 m <sup>2</sup> of gross floor area	(v) Personal Service Business <del>– Retail Store</del> <del>– Restaurant</del>	<del>1.2</del> per 100 m <sup>2</sup> of gross floor area	<del>3.6</del> <u>2.75</u> per 100 m <sup>2</sup> of gross floor area	3.6 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area	(vi) Shopping Centre	1 per 100 m <sup>2</sup> of gross floor area	3.6 per 100 m <sup>2</sup> of gross floor area	3.6 per 100 m <sup>2</sup> of gross floor area	4 per 100 m <sup>2</sup> of gross floor area
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## Section 603 – Visitor Parking Space Rates

Provisions	Notes
<p>(1) In Areas A, B, C, D, and E of Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, visitor off-street motor vehicle parking must be provided at a rate of 0.1 spaces per dwelling unit.</p> <p>(2) Despite subsection (1), the following applies:</p> <p>(a) within Areas A and B shown on Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, no visitor parking spaces are required for the first twenty-four dwelling units on a lot and the visitor parking requirements apply only to dwelling units in excess of twenty-four;</p> <p>(b) within Area C shown on Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, no visitor parking spaces are required for the first twelve dwelling units on a lot and the visitor parking requirements apply only to dwelling units in excess of twelve.</p> <p>(3) Despite subsection (1), the following applies:</p> <p>(a) <del>in</del> Areas A and B on Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, no more than twenty visitor parking spaces are required per building;</p> <p>(b) <del>in</del> Area C shown on Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, no more than twenty-five visitor parking spaces are required per building;</p> <p>(c) <del>in</del> Area D shown on Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, no more than thirty-five visitor parking spaces are required per building; and</p> <p>(d) <del>in</del> Area E shown on Schedule A3- <a href="#">Areas for Visitor Parking Requirements</a>, no more than forty-five visitor parking spaces are required per building.</p> <p>(4) Despite Part 15, where a zoning exception in effect as of [the date of the passage of this By-law] results in a higher minimum visitor parking requirement than does this section, the lower requirement will prevail.</p> <p><u>(5) In the case of a vertically attached dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as that dwelling unit, and in the case of a planned unit development, where a vertically attached dwelling unit has a driveway accessing its own garage or carport; no visitor parking is required for that dwelling unit nor its additional dwelling units.</u></p>	<p>The Visitor Parking Space Rate section is revised from, Section 102 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – Revised from Section 102(1) of the current Zoning By-law. Areas have changed in accordance with the Official Plan transects and designations.</p> <p><b>Subsection (2)</b> – Revised from Section 102(2) of the current Zoning By-law, with some exemptions increased.</p> <p><b>Subsection (3)</b> – Revised from Section 102(3) of the current Zoning By-law. It is proposed to continue to have an upper limit to the required number of visitor parking spaces. This upper limit (pertaining to how many parking spaces one is required to provide) is now broken down by area, with different upper limits for required number of visitor parking spaces per area.</p> <p><b>Subsection (4)</b> – Carried forward from Section 102(6) of the current Zoning By-law.</p> <p><b>Subsection (5)</b> – <u>Reinstates provisions of Zoning By-law 2008-250, under Section 102(4) not requiring visitor parking for vertically attached dwellings where each dwelling unit has a driveway accessing a garage or carport.</u></p>

# Section 604 – Location of Parking

Provisions	Notes
<p>(1) No part of a parking space may obstruct:</p> <ul style="list-style-type: none"> <li>(a) a walkway; or,</li> <li>(b) the entrance of a building;</li> </ul> <p>(2) No parking space may be established in:</p> <ul style="list-style-type: none"> <li>(a) a front yard; <ul style="list-style-type: none"> <li>(i) despite (2)(a), parking is permitted in the front yard when located beyond the required front yard setback, in Areas D and F – Greenbelt and Rural Transects shown on Schedule A1 - Transects, <del>except for and outside of</del> V1-V5 – Village Residential zones First Density, V2 – Village Second Density, V3 – Village Third Density and VM – Village Mixed-Use zones, <del>wherein a required</del> front yard parking is not permitted; <del>allowed</del>;</li> </ul> </li> <li>(b) an exterior side yard; or,</li> <li>(c) the extension of a required or provided exterior side yard into a rear yard;</li> </ul>	<p>This section is revised from Section 109 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – Carried forward from Section 109(10) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Revised from Section 109(3) of the current Zoning By-law. <u>Provisions for the Greenbelt and Rural Transect that allowed parking in the front yard beyond the front yard setback were not included in Draft 1 and have been reinstated in Draft 2.</u></p> <p><u>Subsection (2) – Revised in Draft 2 to reinstate provisions from the current Zoning By-law 2008-250 that permit parking spaces to be located in a front yard beyond the front yard setback in the Greenbelt and Rural Transects, except for in V – Village Residential and VM – Village Mixed Use Zones.</u></p>
	
<p>(3) Despite (2)(a), front yard parking space(s) associated with a residential use established as of September 30, 2007 are permitted as they existed on that date.</p> <p>(4) Despite (2)(a), for lots zoned N1-N6 – Neighbourhood <del>N1-N6</del> in Area B on Schedule A5 – Front Yard Parking, one parking space is permitted in the front yard subject to the following:</p> <ul style="list-style-type: none"> <li>(a) the lot is greater than 6 metres in width;</li> <li>(b) where a walkway is provided leading to the <del>front lot line</del> City right-of-way, it is separated from the driveway and the parking space by 0.6 metres, in accordance with Section <del>802(10)(c); 803(2)(a)</del>;</li> <li>(c) the parking space must be located entirely on the lot; and,</li> <li>(d) despite any other provision to the contrary, no other parking spaces are permitted on the lot.</li> </ul>	<p><b>Subsections (3) and (4)</b> – New provisions that a significant change to front yard parking regulation, as described below.</p> <p>Subsection (3) recognizes front yard parking existing as of September 30, 2007 as permitted regardless of whether they were initially legally established. (2007 air photos, available publicly on geoOttawa, can be used to determine whether a front yard space exists).</p> <p>Subsection (4) permits one front yard parking space on Neighbourhood-zoned lots. This only applies outside the Downtown Core transect and parts</p>



- (5) Further to (4), a front yard parking space and the driveway accessing that space may be a ribbon space driveway with wheel strips as per Section 606(6).
- (6) For N1-N6 – lots zoned Neighbourhood zones – N1-N6, that part of the front yard, the exterior side yard, and the extension of the exterior side yard into the rear yard not occupied by parking spaces or driveways permitted in accordance with this By-law, must be equipped with permanent fixtures or landscaping sufficient to prevent vehicular parking in contravention of this By-law, and for greater clarity such parking exclusion fixtures may include:
- bicycle racks;
  - benches;
  - bollards;
  - ornamental fences or garden walls;
  - porches, in accordance with Section 204 - Projections into Yards;
  - stairs, in accordance with Section 204 – Projections into Yards;
  - raised planters;
  - shrubs, perennials, hedges, trees; or
  - wheelchair lifting devices or ramps.

## Carports and Attached Garages

- ~~(7) In the case of a residential use building, for (7) – For~~ garages or carports facing the front lot line or exterior side lot line, the following provisions apply:
- ~~in~~ Areas A, B, or C – Downtown Core, Inner Urban and Outer Urban Transects shown on Schedule A1- Transects, in the case of a garage or carport facing the front lot line or exterior side lot line, is subject to the following:
    - ~~(i) –~~ the entrance to the garage or carport must not be closer to the front or exterior side lot line than the front or exterior side wall of the building;
    - ~~(ii) –~~ for the purposes of (i), the front façade is deemed to be most parallel with the front lot line and the exterior side façade is deemed to be most parallel with the exterior side lot line;
  - ~~in~~ Area A on Schedule A5- Front Yard Parking:
    - an attached garage containing one to three parking spaces is not permitted to face the front or exterior side lot line; and,
    - driveways wider than 3.1 metres are not permitted.
  - ~~despite (a), where a rear lane access is open, maintained and travelable, a garage and parking space must be accessed from the lane, in accordance with Section 606(9).~~

of the Inner Urban transect as indicated on the Front Yard Parking" schedule, Schedule A5, which represent areas largely comprised of urban characteristics including shallow front yards and narrow lot widths that would result in significant functional challenges with providing front yard parking.

**Subsection (5)** – New provision to specify a ribbon space driveway is permitted for a front yard parking space and driveway accessing the space.

**Subsection (6)** – Revised from Section 161(15)(e) of the current Zoning By-law. These provisions currently apply to the R4UA-UD subzones and are proposed to apply them to all N – Neighbourhood zones.

**Subsection (7)(a)** – Revised from Section 139(3) of the current Zoning B-law. This sets out regulations for garage setbacks, requiring that they not be closer than the front wall of the dwelling and not more than 0.6 metres closer to the front or exterior side lot line than the principal entrance.

- (8) Despite (4)(a), in Area B shown on Schedule A5 - Front Yard Parking, where an existing, legally-established, front-facing attached garage is removed or converted to habitable space, the parking space provided by the garage may be established in the front yard, subject to (4)(b) through (de).

### Front Yard Parking and Non-Residential Zones

- (9) Despite subsection (2), front yard parking is permitted in the IH – Heavy Industrial, IL – Industrial and Logistics, IM – Mixed Industrial, INZ – Institutional, GBR – Greenbelt Rural, EDA – Ottawa International Airport Economic District, T1 – Airport Transportation Facility Zone, T2 – Railway Transportation Facility Zone, REC – Recreation Zone, LGZ – Large-Scale Institutional and Recreation Zone, and GBF - Greenbelt Facility, AG – Agricultural Zone, RIL – Rural Industrial and Logistics RH – Rural Heavy Industrial, RG – Rural General Industrial, RI – Rural Institutional, ME – Mineral Aggregate Extraction, MR – Mineral Reserve and RC – Rural Commercial zones.
- (10) Despite subsection (2), in the case of non-residential uses located in Areas C and E – Outer Urban and Suburban Transects shown on Schedule A1- Transects, one drive aisle with one row of parking on either side may be provided within a front yard.

### Driveway coverage in Rural and Village Zones

- (11) In V1-V5 – Village Residential, VM - Village Mixed Use, RU – Rural Countryside and RR – Rural Residential zones, the area of a driveway must not exceed the greater of:
- (a) 50% of the area of the yard in which it is located; or,
- (b) 2.6 metres times the depth of the yard in which it is located.

**Subsection (7)(b)** – Revised from Section 140(7) of the current ~~Zoning~~ By-law. This prohibits front-facing attached garages in the area covered by the Front Yard Parking schedule, Schedule A5, in the Downtown Core and Inner Urban transects. In general, some flexibility should be provided for these features in neighbourhoods where they do not present functional concerns or impact an already-urban streetscape.

**Subsection (8)** – New provision to permit front yard parking when an attached garage is removed or converted to habitable space.

**Subsection (9)** – New provision to permit front yard parking in the listed zones.

**Subsection (10)** – New provision to permit front yard parking for non-residential uses in the specified areas.

**Subsection (11)** – New provision introduced to limit driveway widths in rural and village zones. This provision replicates restrictions in the current Zoning By-law applicable to maximum driveway coverage under S. 107(3)(b)(iii). They have been modified to apply to rural zones.

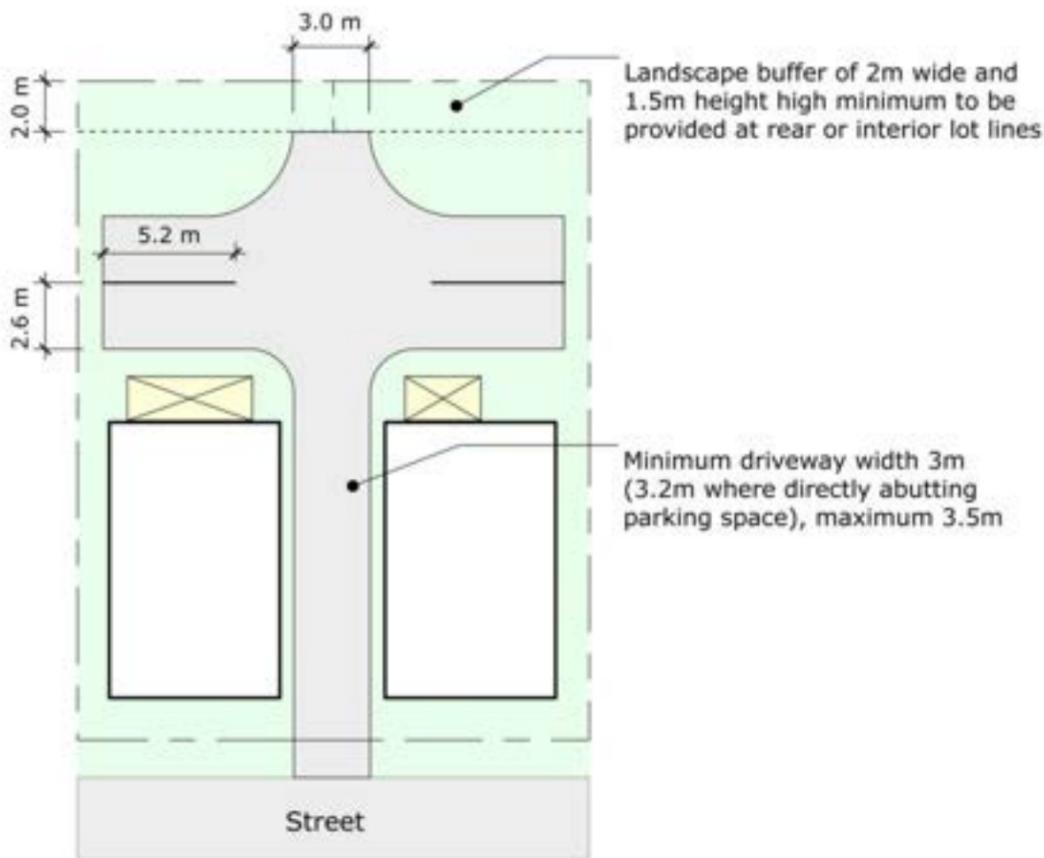
## Section 605 – Parking Space Provisions

Provisions	Notes
<p>(1) A motor vehicle parking space must be:</p> <ul style="list-style-type: none"> <li>(a) at least 2.6 metres wide;</li> <li>(b) not more than 3.1 metres wide; and</li> <li>(c) at least 5.2 metres long.</li> </ul> <p>(2) Despite Subsection (1), in the case of a garage reserved for an individual dwelling unit, the provisions of 606(3) apply.</p> <p>(3) Despite Subsection (1):</p> <ul style="list-style-type: none"> <li>(a) in the case of a parallel parking space, the minimum length is 6.7 metres; and</li> <li>(b) in the case of accessible parking space(s) required by the <i>Accessibility for Ontarians with Disabilities Act S.O 2005</i>, as amended, the minimum and maximum dimensions are governed by the Traffic and Parking By-law.</li> </ul> <p>(4) Despite Subsection (1), up to 50 per cent of the provided parking spaces in a parking lot or parking garage may be reduced to a minimum of 4.6 metres long and 2.4 metres wide, provided that any such space:</p> <ul style="list-style-type: none"> <li>(a) is visibly identified as being for a compact car;</li> <li>(b) is not a visitor parking space required under Section 603 — Visitor Parking Space Rates; and</li> <li>(c) is not abutting or near a wall, column or similar surface that obstructs the opening of the doors of a parked vehicle or limits access to the parking space, in which case the minimum width is 2.6 metres.</li> </ul> <p>(5) Despite Subsection (1), up to 5 per cent of the provided parking spaces in a parking lot or parking garage may have a minimum width of 1.3 metres and a minimum length of 3 metres, provided any such space:</p> <ul style="list-style-type: none"> <li>(a) is visibly identified as being for a motorcycle, cargo bicycle or similar vehicle; and,</li> <li>(b) is not a visitor parking space required under Section 603 — Visitor Parking Space Rates.</li> </ul>	<p>This section is carried forward from Section 106 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – Carried forward from Section 106(1) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – New provision to highlight the interior dimensions of a garage required for a garage reserved for an individual dwelling unit.</p> <p><b>Subsection (3)</b> – Carried forward from Section 106(2) of the current Zoning By-law.</p> <p><b>Subsection (4)</b> – Carried forward from Section 106(3) of the current Zoning By-law.</p>

# Section 606 – Access for One to Three Parking Spaces

Provisions	Notes																							
<p>(1) A driveway providing access to one to three parking space(s) must be at least 2.6 metres wide or equal in width to the legal parking space it serves, if less than 2.6 metres.</p> <p>(a) further to subsection (1), a motor vehicle may be parked in a permitted driveway provided it complies with all relevant provisions of this By-law.</p> <p>(2) On lots zoned <u>N1-N4 – Neighbourhood in Area A, B and C – Downtown Core, Inner Urban and Outer Urban Transects – on Schedule A1–N1-N4</u>, the maximum width of a driveway is per Table 606, below.</p> <p>(a) <u>despite Table 606, on corner lots zoned N1-N4 – Neighbourhood in Area A, B and C –Downtown Core, Inner Urban and Outer Urban Transects – on Schedule A1, where a driveway is accessed via the exterior side lot line, the maximum driveway width that applies may be determined based on the lot depth instead of the lot width.</u></p>	<p>This section combines part of the Aisle and Driveway Provisions Section (Section 107) and the Steep Driveways Section (Section 108) from the current Zoning By-law 2008-250 for ease of use. Section 107 from the current Zoning By-law has been split into three new sections in the draft Zoning By-law:</p> <ol style="list-style-type: none"> <li>1. Access for One to Three Parking Spaces (Section 606);</li> <li>2. Parking Lot Provisions (Section 607); and,</li> <li>3. Parking Garage Provisions (Section 608).</li> </ol> <p><b>Subsection (1)</b> – Revised from Section 107(2) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Revised from Section 139, Table 139(3) of the current Zoning By-law.</p> <p><b>Subsection (2)(a)</b> – <u>New provision in Draft 2 that allows regulations for driveways accessed via the exterior side lot line of a corner lot to be based off of lot depth, which maintains the intent of the provision where a driveway is accessed from the longer street frontage.</u></p> <p><b>Subsection (3)</b> – New provision in Draft 2 that sets a maximum driveway width of 50 per cent of the lot width for properties in the Suburban Transect, which is the same as permitted in the current Zoning By-law 2008-250.</p> <p><b>Subsection (4)</b> – New provision to introduce interior garage dimensions for single and double-wide garages to ensure the creation of functional parking spaces within a garage. <u>In DRAFT 2, the provisions for the minimum interior dimension of a garage were expanded to apply to lots in V1 – V5 Village Residential and VM – Village Mixed Use Zones.</u></p> <p><b>Subsections (54) and (65)</b> – New provisions to enhance the shared driveway provisions.</p>																							
<p><b>Table 606 – Maximum Driveway Widths in Lots Zoned N1 to N4 in the Downtown Core, Inner Urban and Outer Urban Transects</b></p> <table border="1"> <thead> <tr> <th>Lot Width</th> <th>(a) Maximum width of an individual single driveway (m)</th> <th>(b) Maximum width of a double-wide driveway (m)</th> <th>(c) Maximum width of a shared driveway (m)</th> </tr> </thead> <tbody> <tr> <td>(i) 6m or less</td> <td>No individual driveway is permitted.</td> <td>No double-wide driveway is permitted.</td> <td>3</td> </tr> <tr> <td>(ii) greater than 6m to less than 7.5m</td> <td>2.6</td> <td>No double-wide driveway is permitted.</td> <td>3</td> </tr> <tr> <td>(iii) Greater than 7.5 m to less than 8.25 m</td> <td>2.75</td> <td>No double-wide driveway is permitted.</td> <td>3</td> </tr> <tr> <td>(iv) 8.25m to 15 m</td> <td>3</td> <td>No double-wide driveway is permitted.</td> <td>3</td> </tr> <tr> <td>(v) Greater than 15 m</td> <td>3</td> <td>6</td> <td>3</td> </tr> </tbody> </table>		Lot Width	(a) Maximum width of an individual single driveway (m)	(b) Maximum width of a double-wide driveway (m)	(c) Maximum width of a shared driveway (m)	(i) 6m or less	No individual driveway is permitted.	No double-wide driveway is permitted.	3	(ii) greater than 6m to less than 7.5m	2.6	No double-wide driveway is permitted.	3	(iii) Greater than 7.5 m to less than 8.25 m	2.75	No double-wide driveway is permitted.	3	(iv) 8.25m to 15 m	3	No double-wide driveway is permitted.	3	(v) Greater than 15 m	3	6
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(v) Greater than 15 m	3	6	3																					
<p>(3) <u>In Area E – Suburban Transect – shown on Schedule A1, the maximum driveway width is 50 percent of the lot width.</u></p> <p>(4)– On lots zoned Neighbourhood – N1-N6 within Area E – Suburban Transect <u>and on lots zoned V1-V5 – Village Residential and VM – Village Mixed Use Zones within Area F - Rural Transect as</u> shown on Schedule A1 - Transects, where a garage, whether attached or detached, is used exclusively by a ground-oriented dwelling unit, the minimum interior dimensions of the garage are as follows:</p> <p>(a) 3 metres wide and 6 metres long for a single interior parking space; and,</p> <p>(b) 5.2 metres wide and 6 metres long for two interior parking spaces.</p>																								
<p><b>Shared Driveways</b></p> <p>(5)(4) Where a shared driveway is provided, parking spaces may only be accessed from the shared driveway and no other driveway is permitted.;</p> <p>(6)(5) Despite <del>subsection</del> <b>Subsection</b> (1), where a shared driveway leads to parking spaces <u>across two or more in-a-rear yards——yard</u>, the following applies:</p> <p>(a) despite Table 606 <u>and subsection (3)</u>, the minimum driveway width is 3 metres and the maximum width is 3.5 metres;</p> <p>(b) despite (a) <u>and Table 606</u>, the minimum <u>drivewayaisle</u> width increases to 3.2 metres where the <u>drivewayaisle</u> directly abuts a parking space;</p>																								

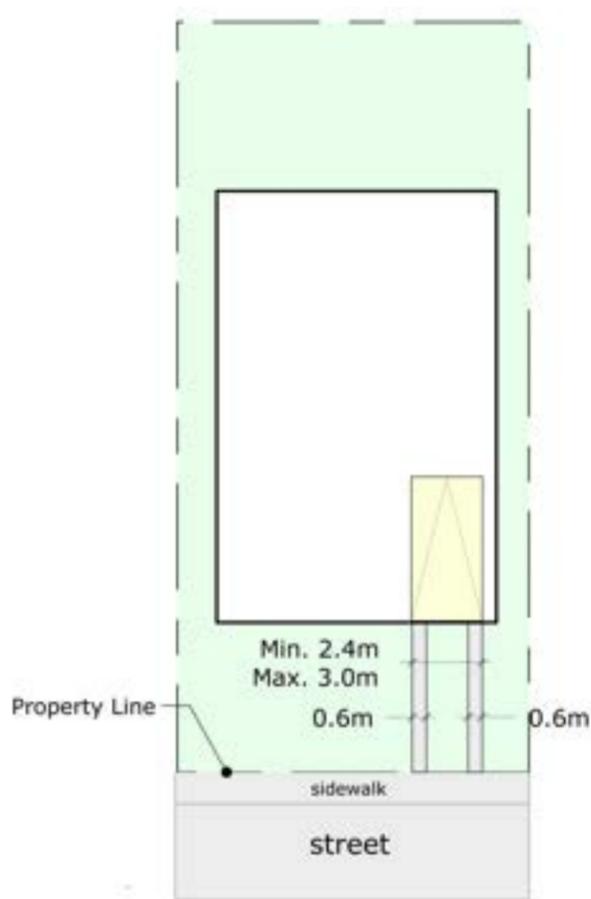
- (c) where there are ~~three to six~~~~four or more~~ parking spaces across all lots, a hammerhead turnaround ~~must with a minimum width of 3.2 metres will~~ be provided;
- (d) a landscaped buffer abutting the rear lot line ~~or both of the~~~~and~~ interior ~~side~~ lot lines ~~other than the lot line containing the shared driveway~~ that is a minimum of ~~12~~ metres wide is required; and,
- (e) along the rear lot line and interior side lot lines, must be screened by a 1.5 metres high opaque screen.



- (76) On a lot zoned ~~N1-N6 – Neighbourhood~~ ~~N1-N6~~ or ~~V1-V5 – Village Residential~~ ~~V1-V3~~, a wheel strip driveway is permitted provided the following:
  - (a) it has two parallel strips of concrete, asphalt, pavers, turf block, stone or permeable pavers, each of which is no wider than 0.6 metres;
  - (b) it has a centreline strip which is permeable; ~~and~~
  - (c) not have a total driveway width lesser than 2.4 metres and greater than 3.0 metres; ~~and~~
  - ~~(d) it is entirely located on private property, not extending into the right-of-way.~~

**Subsection (76)** – New provision to introduce wheel strip driveway provisions.

**Subsection (7)** – Revised from Section 108(1) of the current Zoning By-law.



- (87) The gradient of a driveway leading to one ~~to three~~ parking ~~spaces~~~~space only~~, may not exceed 8 per cent measured from the nearest lot line to the lowest point of the garage door;
- (a) ~~despite subsection (8), where a property is located within areas subject to Section 501 - Flood Plain Overlay or Flood Plain Overlay – Area-Specific Provisions, a reverse slope is prohibited, and the grade of the driveway must descend in the direction of the roadway.~~
- ~~(9)(8)~~ Despite subsection (87), where an existing driveway has a gradient more than 8 per cent, the driveway may be filled in and a single parking space may be located in the filled-in area;
- ~~0 (9) Where a rear lane access is open and travelable and provides access to parking in the rear yard on a lot zoned Neighbourhood N1-N6, front yard parking is prohibited, and no person may park a car in any portion of the front or exterior side yard;~~
- ~~(10) Further to subsection (9), one rear yard parking space accessible from an open, maintained and travelable rear lane may consist of a wheel strip space with a permeable centreline strip and wheel strips no wider than 0.6 metres each.~~

**Subsection (8)** – Revised from Section 108(1) of the current Zoning By-law, and now covers slopes for driveways leading to one to three parking spaces as opposed to one space only.

**Subsection (8)(a)** is new in Draft 2 and prohibits “reverse slope” driveways (i.e. driveways that descend below-grade towards the building) within the Flood Plain Overlay.

**Subsection (9)** – Revised from Section 108(2) of the current Zoning By-law.

Subsections (9) and (10) as written in Draft 1, pertaining to parking off of rear lanes, are deleted in Draft 2.

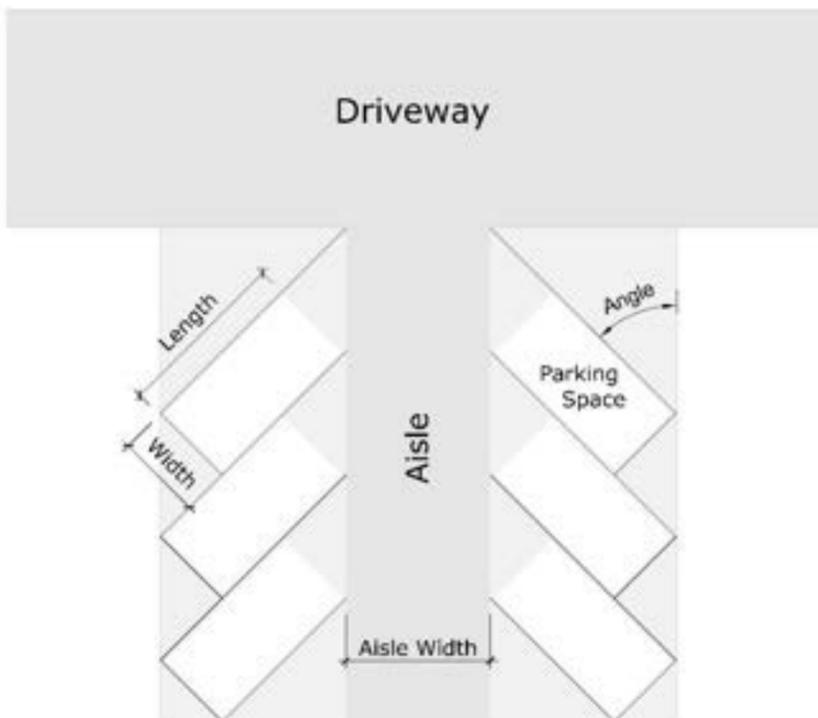
**Subsection (9)**— Carried forward from Section 139(2)(d) of the current Zoning By-law.

**Subsection (10)**— Revised from Section 139(2)(e) of the current Zoning By-law.

# Section 607 – Parking Lot Provisions

Provisions	Notes
<p>(1) Parking garages and surface parking lots are subject to the following provisions:</p> <p>(a) in Area A – Downtown Core Transect shown on Schedule A1 – Transects, new surface parking lots and expansions to existing parking lots are prohibited; and</p> <p>(b) in Area B – Inner Urban Transect shown on Schedule A1 – Transects, the following applies:</p> <p>(i) parking lot as a principal use is prohibited;</p> <p>(ii) accessory surface parking lots within and including 300 metres of an existing or planned Rapid Transit Station are limited to being reserved for short term pick up and drop off and must be located behind a building or within the building or underground; and</p> <p>(iii) accessory parking over 300 metres from a Rapid Transit Station must be located behind a building or within the building or underground.</p> <p>(2) A driveway providing access to a parking lot must have a minimum width of:</p> <p>(a) 3 metres for a single traffic lane; and</p> <p>(b) 6 metres for a double traffic lane.</p> <p>(3) All driveways and aisles providing access to or located within a parking lot must have a minimum vertical clearance clear of obstructions such as signs and other structures of two metres.</p>	<p>This section consolidates provisions for parking garages and surface parking lots from Sections 107 and 110 of the current Zoning By-law 2008-250 into one section.</p> <p><b>Subsection (1)</b> – New provision to address <a href="#">Official Plan policies</a> 5.1.2(1)(d), 5.2.2(1)(d) and 5.2.2(3).</p> <p><b>Subsection (2)</b> – Revised from Section 107(1)(a) of the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Revised from Section 107(1)(b) of the current Zoning By-law.</p>

PARKING LOT ILLUSTRATION



(4) An aisle providing access to spaces in a parking lot must comply with Table 607A – Minimum Required Aisle Widths.

Angle of Parking (degrees)	Minimum Required Aisle Width (m)	
	(a) <b>Residential Use Building</b>	(b) <b>All Other Cases</b>
(i) 0-40	3.5	<u>3.5</u>
(ii) 41-55	4.3	<u>4.3</u>
(iii) 56-70	<u>6</u>	6.5
(iv) 71-90	<u>6</u>	6.7

**Subsection (4)** – Carried forward from Section 107(1)(c)(i) and Table 107 from the current Zoning By-law.

**Subsection (5)** – Revised from Section 110(2) of the current Zoning By-law to require screening and landscaping between all parking lots abutting N – Neighbourhood Zones and V – Village Residential Zones.

**Subsection (6)** – Revised from Section 110(3) of the current Zoning By-law. Parking lots with less than 50 spaces are exempted from setback requirements for refuse collection.

- (5) Where the perimeter of a parking lot abuts a ~~N1-N6~~ - Neighbourhood Zone ~~N1-N6~~ or a ~~V1-V5~~ - Village Residential Zone ~~V1-V3~~, it must be screened from view by an opaque screen with a minimum height of 1.5 metres.
- (6) ~~Outdoor~~~~All-outdoor~~ refuse collection and refuse loading areas contained within or accessed via a parking lot must comply with Section 217(6). ~~be screened from view by an opaque screen with a minimum height of 2 metres, subject to the following:~~
- ~~(a) in the case of a parking lot with 50 or more parking spaces, all outdoor refuse or refuse loading areas must be located at least 9 metres from a lot line abutting a public street and least 3 metres from any other lot line; and~~
- ~~(b) despite (6), where an in-ground refuse container is provided, the screening requirement may be achieved with soft landscaping and must be a minimum height of 1.5 metres.~~
- (7) A soft landscaped buffer must be provided between the perimeter of a parking lot and a lot line in accordance with Table 607B. A driveway may cross the soft landscaped buffer.

**Subsections (7) and (8)** – Revised from Section 110(1) and Table 110 of the current Zoning By-law, increasing the percentage of minimum soft landscaping required based on number of parking spaces.

<b>Location of Landscaped Buffer</b>	<b>(a) For a parking lot with 10 or fewer spaces (m)</b>	<b>(b) For a parking lot with more than 10 but fewer than 50 spaces (m)</b>	<b>(c) For a parking lot containing more than 50 but fewer than 100 spaces (m)</b>	<b>(d) For a parking lot containing 100 or more spaces (m)</b>
<b>(i) Abutting a street</b>	1	3.5	3.5	5
<b>(ii) Not abutting a street</b>	1	3.5	3.5	5

- (8) For a principal or accessory use parking lot, the following landscaping provisions apply:
- (a) a minimum percentage of the parking lot area must consist of soft landscaping as follows:
- (i) 100 or fewer parking spaces: 15 per cent of the parking lot area; or
- (ii) more than 100 parking spaces: 20 per cent of the parking lot area.
- (b) the landscaping required by clause (a) may include features such as landscaped islands, landscaped medians, pedestrian pathways, or public plazas; and
- (c) for parking lots with 50 parking spaces or more, in addition to the perimeter surrounding a parking lot, a minimum of one soft landscaped median or peninsula at least 3.5 metres wide must also be provided within the parking lot.
- (9) The minimum depth of soil required in the soft landscaped buffer in Table 607B and features listed in subsections (7) and (8) is 1 metre.

**Subsection (9)** – New provision to introduce minimum soil volume requirements in association with the width of landscape features provided in a parking lot.

# Section 608 – Parking Garage Provisions

Provisions	Notes																	
<p>(1) A driveway providing access to a parking garage must have a minimum width of:</p> <p>(a) 3 metres for a single traffic lane; and</p> <p>(b) 6 metres for a double traffic lane:</p> <p style="padding-left: 20px;">(i) despite 1(b), where a residential building has less than 20 parking spaces, the maximum permitted width for a double traffic lane is 3.6 metres.</p> <p>(2) All driveways and aisles providing access to or located within a parking garage must have a minimum vertical clearance clear of obstructions such as signs and other structures in accordance with the <i>Building Code</i>, as amended;</p> <p>(3) An aisle providing access to spaces in a parking garage must comply with Table 608 - Minimum Required Aisle Widths.</p>	<p>This new section is created from provisions in Section 107 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – Revised from Section 107(1) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Revised from Section 107(1) of the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Revised from Section 107(1)(c) and Table 107 from the current Zoning By-law.</p> <p><b>Subsection (4)</b> – New provision pertaining to above-ground parking structures.</p>																	
<p><b>Table 608 – Minimum Required Aisle Widths in Parking <del>Garage</del>Garages</b></p> <table border="1"> <thead> <tr> <th rowspan="2">Angle of Parking (degrees)</th> <th colspan="2">Minimum Required Aisle Width (m)</th> </tr> <tr> <th style="color: red;">(a) Residential Use Building</th> <th style="color: red;">(b) All Other Cases</th> </tr> </thead> <tbody> <tr> <td style="color: red;">(ia) 0-40</td> <td>3.5</td> <td style="color: red;"><u>3.5</u></td> </tr> <tr> <td style="color: red;">(iib) 41-55</td> <td>4.3</td> <td style="color: red;"><u>4.3</u></td> </tr> <tr> <td style="color: red;">(iiie) 56-<del>70</del>90</td> <td style="color: red;"><u>6</u></td> <td style="color: red;"><u>6.5</u><del>0</del></td> </tr> <tr> <td style="color: red;">(iv) <del>71</del>-90</td> <td style="color: red;"><u>6</u></td> <td style="color: red;"><u>6.7</u></td> </tr> </tbody> </table>		Angle of Parking (degrees)	Minimum Required Aisle Width (m)		(a) Residential Use Building	(b) All Other Cases	(ia) 0-40	3.5	<u>3.5</u>	(iib) 41-55	4.3	<u>4.3</u>	(iiie) 56- <del>70</del> 90	<u>6</u>	<u>6.5</u> <del>0</del>	(iv) <del>71</del> -90	<u>6</u>	<u>6.7</u>
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(iv) <del>71</del> -90	<u>6</u>	<u>6.7</u>																
<p>(4) The following applies to above-ground parking facilities:</p> <p>(a) an above-ground parking facility must not have blank walls along street frontages; and</p> <p>(b) must be screened at and above the first storey.</p>																		

## Section 609 – Tandem Parking Provisions

Provisions	Notes
<p>(1) Despite Section 601(1):</p> <ul style="list-style-type: none"> <li>(a) where an office, warehouse, light or heavy industrial use, hospital, place of worship or funeral home provides 50 or more vehicle parking spaces, 10 per cent of those spaces need not have direct, unobstructed access to a public street;</li> <li>(b) 25 per cent of the provided vehicle parking spaces for an automobile service station need not have direct, unobstructed access to a public street;</li> <li>(c) where a <del>short-term rental bed and breakfast</del> use has three guest rooms, one parking space need not have direct, unobstructed access to a public street;</li> <li>(d) for a group home, the following provisions apply: <ul style="list-style-type: none"> <li>(i) up to three in-tandem parking spaces are permitted;</li> <li>(ii) <del>(ii)</del>—two of the three parking spaces may be located in the driveway, and they may be located in a front yard if they are located in the driveway that leads to a parking space;</li> <li>(iii) only one of the three parking spaces must have direct access to a public street or public lane by a driveway; and</li> <li>(iv) where parking is occurring in-tandem anywhere on the lot, no parking is permitted in the rear yard of the lot.</li> </ul> </li> </ul> <p>(2) Despite Section 601(1), attendant parking is permitted within Area A – Downtown Core Transect shown on Schedule A1- Transects, for a hotel or in a principal or accessory use parking garage or parking lot, provided the following:</p> <ul style="list-style-type: none"> <li>(a) the regulations with respect to minimum parking space dimensions and aisle widths do not apply;</li> <li>(b) at least one aisle must be provided, extending from the parking garage driveway to within the length of a parking space of either the rear lot line or interior side lot line; and</li> <li>(c) tandem parking is permitted without restrictions as to the percentage of tandem-parked vehicles or to the number of parked vehicles which obstruct other parked vehicles.</li> </ul> <p>(3) In the case of a residential or mixed-use building, where a dwelling unit has a driveway accessing its own parking space, parking may be located in tandem in the driveway.</p>	<p>This section is carried forward from Section 105 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – Revised from Section 105(1) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Revised from Section 105(2) of the current Zoning By-law. Changes to the per cent of tandem parking spaces have been made.</p> <p><b>Subsection (3)</b> – Revised from Section 105(3) of the current Zoning By-law.</p>

# Section 610 – Loading Space Rates and Provisions

Provisions	Notes				
<p>(1) Where more than one use is located in a building or on a lot, the highest vehicle loading space rate set out in Table 610A prevails.</p> <p>(2) A vehicle loading space may be located wholly or partly within a building or structure.</p> <p>(3) Loading spaces are not required for residential uses.</p> <p>(4) No loading spaces may be located in a required or provided front or exterior side yard.</p> <p>(5) Loading spaces must be provided for land uses specified and at the rate set out in Table 610A;</p> <p style="padding-left: 20px;">— (a) oversized loading spaces must be provided in accordance with the rate set out — in Table 610A and the requirements set out in Table 610C,</p> <p style="padding-left: 20px;">(b) despite subsection (5), in the H – Hub and MS – Mainstreet zones, a vehicle loading space is only required in the case of the following:</p> <p style="padding-left: 40px;">(i) for an office and research development centre, where the use has a gross floor area of 4,000 square metres or more; and</p> <p style="padding-left: 40px;">(ii) in all other cases, where the use has a gross floor area of 1,500 square metres or more.</p> <p style="padding-left: 20px;">(c) despite subsection (5), off-street motor vehicle loading spaces are not required within Area A - Downtown Core Transect on Schedule A1 – Transects; and,</p> <p style="padding-left: 20px;">(d) uses of less than 1,000 square metres gross floor area do not require loading spaces.</p>	<p>This section is revised from Section 113 of the current Zoning By-law 2008-250. Tables 610A, B and C have been simplified, and Table 610A combines Tables 113A and 113C of the current Zoning By-law.</p> <p><b>Subsection (1)</b> – Revised from Section 113(2) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Carried forward from Section 113(3) of the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Carried forward from Section 113, Table 113A(e) of the current Zoning By-law.</p> <p><b>Subsection (4)</b> – Revised from Section 113, Table 113B(f) of the current Zoning By-law.</p> <p><b>Subsection (5)(a)</b> – Revised from Sections 113(1) and 113(6) and Tables 113A and 113C of the current Zoning By-law.</p> <p><b>Subsection (5)(b)</b> – Revised from Section 113(4) of the current Zoning By-law, with updated gross floor area requirements.</p> <p><b>Subsection (5)(c)</b> – Revised from Section 113(1) of the current Zoning By-law to expand the area where loading spaces are not required.</p> <p><b>Subsection (6), Table 610A, Row (iv)</b> – <u>Previous requirement for oversized loading space reduced to normal-sized loading space, to provide more flexibility and more compact land use for intermediate-sized retail.</u></p>				
<b>Table 610A – Minimum Number of Loading Spaces</b>					
<b>Land Use</b>	<b>Gross Floor Area</b>				
	<b>(a) 1,000-1,999 m<sup>2</sup></b>	<b>(b) 2,000-4,999 m<sup>2</sup></b>	<b>(c) 5000-9999 m<sup>2</sup></b>	<b>(d) 10,000-24,999 m<sup>2</sup></b>	<b>(e) 25,000 m<sup>2</sup> and over</b>
(i) Heavy industrial Light industrial Truck transport terminal Warehouse	1	1	1 oversized space	2 oversized spaces	3 oversized spaces
(ii) Hospital museum Place of worship Post secondary educational institution School Sports arena theatre Cannabis production facility	1	1	1	2	3
(iii) Office research and development centre, except for in the H – Hub, MS – Mainstreet zones (see 610(5)(b))	1	1	1	2	2
(iv) Retail store, except in H – Hub, MS – Mainstreet zones (see 610(5)(b4))	0	1 oversized space	2 oversized spaces	2 oversized spaces	2 oversized spaces
(v)	1	2	2	2	2

All other non-residential uses, except in the H – Hub, MS – Mainstreet zones (see 610(54))					
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(6) Required **and provided** loading spaces must comply with the regulations set out in Table 610B.

Table 610B – Vehicle Loading Space Requirements	
Zoning Mechanism	Loading Space Size Requirements
(a) Minimum width of driveway accessing a loading space (m)	(i) Single traffic lane – 3.5
	(ii) Double traffic lane – 6
(b) Minimum width of aisle accessing loading space by angle (m)	(i) 45 degrees or less – 5
	(ii) Between 45 and 60 degrees – 6.3
	(iii) 60 to 90 degrees – 9
(c) Minimum width of loading space (m)	3.5
(d) Minimum length of loading space (m)	(i) Parallel – 9
	(ii) Other cases – 7
(e) Minimum vertical clearance for loading space (m)	4.2

(7) Required **and provided** oversized loading spaces must comply with the regulations set out in Table 610C.

Table 610C – Requirements for Oversized (OS) Loading Spaces	
Zoning Mechanism	Oversized (OS) Space Requirements
(a) Minimum width of driveway accessing a loading space (m)	(i) Single traffic lane – 3.5
	(ii) Double traffic lane – 6
(b) Minimum width of aisle accessing loading space by angle (m)	(i) 45 degrees or less – 11
	(ii) Between 45 and 60 degrees – 14
	(iii) 60 to 90 degrees – 17
(c) Minimum width of loading space (m)	4.3
(d) Minimum length of loading space (m)	(i) Parallel – 13
	(ii) Other cases – 13
(e) Minimum vertical clearance for a loading space (m)	4.2

**Subsection (6) – Table 610B –** Revised from Section 113(5) and Table 113B of the current Zoning By-law.

## Section 611 – Electric Vehicle (EV) Parking Space Provisions

Provisions	Notes
<p>(1) Despite Section 601(1), parking spaces provided for a land use may be used to access electric vehicle supply equipment.</p> <p>(2) Where parking spaces are provided as an accessory use on a lot, energized outlets for electric vehicle charging are to be provided in accordance with the following:</p> <p>(a) where parking spaces are provided accessory to a residential or mixed-use building, all of the spaces provided or an equivalent as described in subsections (5) or (6), must have an energized outlet capable of supporting a level 2 charger or greater; and,</p> <p>(b) where parking spaces are provided accessory to a use in an urban or rural industrial zone or an office use, a minimum of 30 per cent of the spaces provided must provide a shared energized outlet capable of supporting a level 2 charger or greater.</p> <p>(3) Despite subsections (2)(a) and (b), required and provided visitor parking and barrier-free parking spaces are exempt from providing energized outlets for the purpose of electric vehicle charging.</p> <p>(4) Where parking spaces are equipped with an energized outlet, such spaces must be visibly identified as being able to support electric vehicle charging.</p> <p>(5) Where a building and its associated parking spaces existed as of [the date of passage of this By-law], the parking spaces are not required to be equipped with an energized outlet capable of supporting Level 2 charging or higher.</p> <p>(6) For the purposes of subsection 2(a), a level 2 charger may be shared between two parking spaces.</p> <p>(7) For the purposes of subsection 2(a), where a shared level 3 charger is provided, it is equivalent to servicing 16 parking spaces where only one vehicle is capable of being charged or 32 parking spaces where two vehicles are capable of being charged simultaneously.</p> <p>(8) Where shared charging spaces are provided under subsections (56) or (67), those spaces are to be visually identified as being shared charging spaces.</p> <p>(9) Non-accessory electric vehicle charging is permitted in association with any parking space(s), parking lot, parking garage that is a principal use or accessory to non-residential use(s) on the lot.</p>	<p>This is a new section to implement policies in the Official Plan concerning electric vehicles and EV-ready Parking Spaces, where parking is provided.</p> <p><b>Subsections (1) to (98)</b> – New provisions to address policies in <a href="#">Section 4.1.4</a> of the Official Plan.</p>

# Section 612 - Heavy Vehicles and Recreational Vehicles Associated with a Residential Use

Provisions		Notes		
<p>(1) For the purposes of this section, the definition of a heavy vehicle also includes the following:</p> <p>(a) a recreational vehicle;</p> <p>(b) the definition of a trailer also includes a boat trailer or a camper trailer; and,</p> <p>(c) a trailer for the transportation of waste or materials.</p> <p>(2) Heavy vehicles accessory to a residential use or one or more home-based businesses are not permitted, except in accordance with the following:</p> <p>(a) the heavy vehicle is parked within a building; or</p> <p>(b) the heavy vehicle is parked in accordance with Table 612A or Table 612B.</p> <p>(3) A heavy vehicle may obstruct a motor vehicle parking space so long as parking for the associated motor vehicle continues to be accommodated on the lot in accordance with this by-law.</p> <p>(4) Table 612A applies in Urban Areas:</p>		<p>This section is revised from Section 126 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – Carried forward from Section 126(4) of the current Zoning By-law to distinguish which heavy vehicles are subject to this section.</p> <p><b>Subsection (2)</b> – Revised from Section 126(1) of the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Revised from Section 126(2) of the current Zoning By-law.</p> <p><b>Subsections (4) and (5)</b> – Revised from Section 126, Table 126 of the current Zoning By-law.</p>		
<p><b>Table 612A – Maximum Number of Heavy Vehicles Permitted to be Parked in Urban Areas</b></p>				
Type of Vehicle	(a) Length of Vehicle	(b) H, MS, and CM Zones	(c) Neighbourhood Residential and LC Zones (N1-N6, MHNM)	(d) Cumulative number of Heavy Vehicles Permitted
(i) Recreational vehicle or trailer, but not a school bus	Any length	Permitted provided it is parked in the rear yard or interior side yard and setback 0.6m from the lot line	<p>Permitted provided <u>the following:</u></p> <p><u>1. The parking space where the recreational vehicle or trailer is parked is located entirely on the lot in accordance with Section 601(1)(c) and the vehicle does not encroach into the Right-of-Way; and,</u></p> <p><u>2. The recreational vehicle or trailer is parked on the driveway or portion of driveway located in the rear yard or interior side yard or rear yard and is setback a minimum of 0.6 metres from the lot line; or,</u></p> <p><u>3. The recreational vehicle or trailer is parked in a double-wide driveway in</u></p>	<p><u>1.(i)</u> In the CM, MS and HN zones: one</p> <p><u>2.(ii)</u> In the N1-N6 zones and the NM zones: one</p> <p><u>3.(iii)</u> For all other residential zones: two</p>
<p><u>Table 612A, row (i) has been amended to allow for recreational vehicles to be parked on driveways where able to be provided entirely on private property and not encroaching into the right-of-way.</u></p>				

			<a href="#">accordance with Section 606.</a>	
(ii) Heavy vehicle that is not for recreational purposes, including a tractor trailer	6m or greater	Not permitted	Not Permitted	None
(iii) Heavy Vehicle that is none of the following: tractor trailer, school bus, recreational vehicle	6 m or less in length	Permitted provided it is not parked in a required front or exterior side yard, except for a driveway and must be at least 0.6 m from all lot lines, where located outside of a front or exterior side yard	Permitted provided it is not parked in a required front or exterior side yard, except for a driveway and must be at least 0.6 m from all lot lines, where located outside of a front or exterior side yard	Two
(iv) Tractor trailer or portion thereof	6 m or less in length	Not permitted	Not permitted	None
(v) School Bus	6.8 m or less	Not permitted	One	In residential zones only, a total of one heavy vehicle that is a school bus is permitted
(vi) School Bus	Greater than 6.8 m	Not permitted	Not Permitted	Not Permitted

(5) Table 612B applies in Rural Areas:

<b>Table 612B – Maximum Number of Heavy Vehicles Permitted to be Parked in Rural Areas</b>					
<b>Type of Vehicle</b>	<b>(a) Length of Vehicle</b>	<b>(b) VM Zone</b>	<b>(c) Residential (RR, V1-<del>V5V3</del>) and <del>MHRM</del> Zones</b>	<b>(d) AG, EP, ME, GBR and RU</b>	<b>(e) Cumulative number of Vehicles Permitted</b>
(i) Recreational vehicle or trailer, but not a school bus	Any length	Permitted provided it is parked in the rear yard or interior side yard and setback 0.6 m from the lot line	Permitted provided it is parked in the rear yard or interior side yard and setback 0.6 m from the lot line	No person may park in a required front or exterior side yard and must be 3 m from all lot lines	1. In the VM Zone: 2 2. In the RR, RM, and V1- <del>V5V3</del> zones: 2 3. For AG, EP, ME, GBR and RU: 3

(ii) Heavy vehicle that is not for recreational purposes, including a tractor trailer	6 m or greater	Not permitted	Not Permitted	No person may park in a required front or exterior side yard and must be 3 m from all lot lines	In the AG, EP, ME, GBR and RU zones: not more than two
(iii) Heavy Vehicle that is none of the following: tractor trailer, school bus, recreational vehicle	6 m or less in length	Not permitted	Not Permitted	No person may park in a required front or exterior side yard and must be 3 m from all lot lines	In the AG, EP, ME, MR, GBR and RU zones: not more than two
(iv) Tractor trailer or portion thereof	6 m or less in length	Not permitted	Not Permitted	No person may park in a required front or exterior side yard and must be 3 m from all lot lines	In the AG, EP, ME, GBR and RU zones: not more than two
(v) School Bus	6.8m or less	Must not be parked in a required front or exterior side yard	Must not be parked in a required front or exterior side yard	No person may park in a required front or exterior side yard and must be 3 m from all lot lines	1. In the VM, RR, V1- <del>V5</del> <del>V3</del> zones and RM Zone: 1 2. For AG, EP, ME, GBR and RU: 2
(vi) School Bus	Greater than 6.8 m	Not permitted	Not Permitted	Not Permitted	N/A

# Section 613 – Bicycle Parking Rates and Provisions

Provisions	Notes																				
<p><b>Bicycle Parking Space Provisions</b></p> <p>(1) All bicycle parking spaces must comply with the minimum parking space dimensions specified in Table 613A.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <caption><b>Table 613A – Minimum Bicycle Parking Space Dimensions</b></caption> <thead> <tr> <th style="background-color: #e0f2f1;">Orientation</th> <th style="background-color: #e0f2f1;">(a) Minimum Width (m)</th> <th style="background-color: #e0f2f1;">(b) Minimum Length (m)</th> <th style="background-color: #e0f2f1;">(c) Minimum Vertical Clearance (m)</th> </tr> </thead> <tbody> <tr> <td>(i) Horizontal</td> <td>0.6</td> <td>1.8</td> <td>2</td> </tr> <tr> <td>(ii) Vertical</td> <td>0.6</td> <td>1.5</td> <td>2</td> </tr> <tr> <td>(iii) Stacked</td> <td>0.56</td> <td>1.8</td> <td>1.2 per space for a total of 2.4 for two spaces</td> </tr> <tr> <td>(iv) Inclusive</td> <td>1</td> <td>2.753</td> <td>2</td> </tr> </tbody> </table> <p>(2) A bicycle parking space may be located in any yard.</p> <p>(3) All bicycle parking spaces, except those provided in a bicycle locker, must include a rack that:</p> <ul style="list-style-type: none"> <li>(a) is securely anchored to a hard level surface, floor or wall;</li> <li>(b) is designed to allow the front wheel of a bicycle and the frame to be securely locked; and</li> <li>(c) for a horizontal or inclusive bicycle space, includes a rack that supports a bicycle at two points at least 0.2 metres apart.</li> </ul> <p>(4) A rack designed for locking two bicycles for any horizontal or inclusive bicycle parking space must be located a minimum of 0.8 metres from the nearest wall or obstruction.</p> <p>(5) Inclusive bicycle spaces must <del>not be provided as stacked or vertical</del> <u>be located at grade</u> and must not require users to lift a bicycle.</p> <p><del>(6) All bicycle parking spaces must be accessed from an aisle with a minimum width of 1.5 metres.</del></p>	Orientation	(a) Minimum Width (m)	(b) Minimum Length (m)	(c) Minimum Vertical Clearance (m)	(i) Horizontal	0.6	1.8	2	(ii) Vertical	0.6	1.5	2	(iii) Stacked	0.56	1.8	1.2 per space for a total of 2.4 for two spaces	(iv) Inclusive	1	2.753	2	<p><b>Subsection (1)</b> – Revised from Table 111B of the current Zoning By-law 2008-250. The widths have been standardized for all spaces, except inclusive spaces. A minimum height has also been introduced mainly to prevent bicycle parking spaces from being located in areas of parking garages with low heights.</p> <p>Inclusive bicycle parking spaces are larger spaces designed for locking cargo bikes or larger e-bikes, <u>as defined in Section 199.</u></p> <p><b>Subsection (1)(a)(iii)</b> – <u>The width of a stacked bicycle parking space has been reduced to 0.5m for the second draft.</u></p> <p><b>Subsection (1)(b)(iv)</b> – <u>The length of an inclusive bicycle parking has been reduced to 2.75m for the second draft as this is closer to the length of most cargo bikes.</u></p> <p><b>Subsection (2)</b> – Carried forward from Section 111(6) of the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Revised from Section 111(10) of the current Zoning By-law to ensure bicycle racks to be securely anchored and to ensure a wheel and frame can be locked together to a rack that will support a bicycle without it falling over.</p> <p><b>Subsection (4)</b> – New provision to prevent bicycle parking spaces from being rendered unusable if a rack is placed too close to a wall or obstruction.</p> <p><b>Subsection (5)</b> – New provision to ensure cargo and e-bike users do not have to lift their bicycles. <u>Revised for greater clarity from the first draft as “at grade” could be interpreted as being on the ground floor of a building.</u></p> <p><b>Subsection (6)</b> – <u>Carried forward from Subsection 111(9) of the current Zoning By-law with minor wording changes.</u></p>
Orientation	(a) Minimum Width (m)	(b) Minimum Length (m)	(c) Minimum Vertical Clearance (m)																		
(i) Horizontal	0.6	1.8	2																		
(ii) Vertical	0.6	1.5	2																		
(iii) Stacked	0.56	1.8	1.2 per space for a total of 2.4 for two spaces																		
(iv) Inclusive	1	2.753	2																		
<p><b>Short-term Bicycle Parking Spaces</b></p> <p><del>(6) All short-term bicycle parking spaces must be accessed from an aisle with a minimum width of 1.5 metres.</del></p> <p>(7) The first ten required short-term bicycle parking spaces must be located within 15 metres of a main entrance to a building, <u>and any</u>. <del>Any</del> additional short-term bicycle parking spaces must be located within 30 metres of a main entrance to a building.</p> <p>(8) Short-term bicycle parking spaces may be located within <del>a building and must be located on</del> the ground floor <u>of a building</u>.</p> <p>(9) Where more than 20 short-term bicycle parking spaces are required, a minimum of 50 per cent of spaces must be covered by an awning, canopy or roofed structure that</p>	<p>Bicycle parking spaces are now categorized as short and long-term, with the former intended for visitors and customers, while the latter are intended for employees and residents.</p> <p><b>Subsection (6)</b> – <u>Carried forward from Subsection 111(9) of the current Zoning By-law with minor wording changes. This provision has been modified slightly to apply to short-term bicycle parking spaces as (14) applies to long-term bicycle parking spaces.</u></p> <p><b>Subsection (7)</b> – Revised from</p>																				

provides some or full protection from the elements and can be integrated into a building.

- (10) Short-term bicycle parking spaces must not be provided as stacked or vertical.

Subsection 111(4) of the current Zoning By-law to provide more specific direction regarding the proximity of bicycle parking to entrances.

**Subsection (8)** – New provision that allows short-term bicycle parking to be located indoors. Wording has been simplified for the second draft.

**Subsection (9)** – New provision to implement policies in [Section 4.1.2](#) of the Official Plan to provide sheltered bike parking where appropriate.

**Subsection (10)** – New provision that ensures short-term bicycle spaces are easy to use and do not require lifting bicycles.

## Long-Term Bicycle Parking Spaces

- (11) The long-term bicycle parking spaces required by Tables 613B and 613C must be located in a secure enclosure that provides protection from the elements and is accessed by a locking door with a minimum width of 0.8575 metres.
- (12) Where bicycle lockers are provided for individual bicycles, they are to be considered a secure enclosure for the purposes of subsection (11).
- (13) Long-term bicycle parking spaces ~~must~~ may be located inside a within the principal building, or within an accessory building.
- (14) Long-term bicycle parking spaces must be accessed by:
- (a) a hallway, aisle, sidewalk or walkway with a minimum width of 1.5 metres; and
  - (b) the path leading to long-term bicycle parking spaces must not comprise steps or stairways, and one of the following must be provided;
    - (i) an elevator that is sufficiently large to accommodate a horizontal bicycle parking space horizontally; or
    - (ii) a ramp; or
    - (iii) where 20 or fewer long-term bicycle parking spaces are required, a wheel ramp may be provided along the side of a set of stairs provided the ramp is a minimum width of 0.15 metres and does not encroach onto the required width of the stair tread and that the stairway does not exceed 2 metres in height.
- (15) A minimum of 50 per cent of long-term bicycle parking spaces must be horizontal,
- (a) a bicycle parking space located on the lower level of stacked rack is considered a horizontal bicycle parking space.
- (16) Required long-term bicycle parking spaces must not be located on a balcony or within a dwelling unit.

**Subsection (11)** – New provision that implements policies in [Section 4.1.2](#) of the Official Plan. It ensures that secure enclosures have a door wide enough for cyclists to comfortably use.

**Subsection (12)** – New provision that clarifies that bicycle lockers do not have to be within a secure enclosure.

**Subsection (13)** – New provision that provides flexibility on the location of a secure enclosure. Wording has been simplified for the second draft.

**Subsections (14)(a) and (b)** – New provisions that ensure easy and convenient access for users of bicycle parking facilities.

**Subsection (15)(c)(i)** – New provision that provides some flexibility for smaller residential developments with a grade change to use a ramp.

**Subsection (15)** – Revised from Section 111(11) of the current Zoning By-law with some modifications to wording. (15)(a) provides clarity for lower-level stacked spaces.

**Subsection (16)** – New provision that ensures bicycle parking spaces are located in a dedicated area.

## End of Trip Facilities

- (17) Where 20 or more long-term bicycle parking spaces are required for a non-residential use, end of trip facilities must be provided at the rate of one end of trip facility for every 20 long-term bicycle parking spaces;
- (a) where on-site facilities provided as part of an employee fitness centre meet or exceed the end of trip facility requirements, no additional facilities are required provided that the facilities are conveniently accessible to users of the long-term bicycle parking spaces.

**Subsection (17)** – New provision that requires end of trip facilities for larger, non-residential uses to encourage bike commuting.

**Subsection (17)(a)** – New provision that allows end of trip facilities to be provided as part of an employee fitness centre rather than as dedicated facilities.

## Bicycle Parking Exceptions

- (18) The required number of off-street bicycle parking spaces need not be provided where any additions, alterations or changes of use to a building existing on [the date of the passage of this Zoning By-law] would, in total, result in an increase of less than 20 per cent of the number of spaces required before the additions, alterations or change in use.

**Subsection (18)** – New provision that allows some expansion to existing buildings to occur without requiring additional bicycle parking.

**Subsection (19)** – New provision that excludes small scale non-residential uses with small required front yard setbacks in the Downtown and Inner

- (19) No bicycle parking is required for non-residential uses under 500 square metres in Area A and Area B on Schedule A1 – Transects where the required front yard setback is 3 metres or less.

Urban transects from providing bicycle parking as they typically lack the physical space to provide it and are located in areas with on-street bicycle parking. Reference to vehicle parking has been removed for the second draft.

## Minimum Bicycle Parking Rates

- (20) All bicycle parking spaces must be located on the same lot as the use for which they are required ~~and must be provided for the land uses and at the rates specified in Tables 613B and 613C.~~
- (21) Calculations of the minimum bicycle parking space rate must be pro-rated and rounded up to the nearest whole number.
- (2224) Where a land use is not listed in Tables ~~613B613A~~ and ~~613C613B~~, no bicycle parking is required.
- (2325) Where a building contains multiple uses, bicycle parking must be provided in accordance with the proportion of the building each use occupies and must comply with Tables 613B and 613C.
- (2426) Where more than 20 bicycle parking spaces are required, a minimum of 5 per cent of spaces must be inclusive spaces, rounded up to the nearest even whole number.
- (2522) Bicycle parking for residential uses must be provided in accordance with Table ~~613B613A~~:

Residential Land Use	(a) Minimum Number of Short-Term Spaces Required	(b) Minimum Number of Long-Term Spaces Required
(i) <del>Building</del> building with 4 or fewer <del>dwelling</del> residential units	0	0
(ii) <del>Vertically</del> vertically attached dwelling unit with an attached garage	0	0
(iii) <del>Building</del> building with 5 to 12 residential units	0	<del>0.75</del> per residential unit
(iv) Rooming unit in a building with 8 or more rooming units	<del>2 spaces if 20 or more rooming units are provided</del>	<del>0.5 per rooming unit</del>
(v) <del>Building</del> building with 13 or more residential units	minimum 2 spaces with an additional 0.1 spaces per unit above 20 residential units	1 per unit <del>for the first 12 units and 0.75 per unit thereafter.</del>
(vi) Residential care facility	<del>minimum 2 spaces with an additional 0.1 spaces per unit above 20 residential units</del>	<del>0</del>
(vii) <del>Retirement</del> retirement home	minimum <del>26</del> spaces with an additional 0.1 spaces per unit above <del>2060</del> dwelling units	0.25 per unit

- (2623) Bicycle parking for non-residential uses must be provided as follows:
- (a) long-term bicycle parking spaces are required for hospital, office, post secondary educational institution, research and development facility at a rate of 1 space per 250 square metres.
- (b) short-term bicycle parking spaces must be provided in accordance with Table ~~613C.613B~~:

Note: All areas are in gross floor area (GFA).

Non-Residential Land Use	(a) Minimum Number of Short-Term Spaces Required
(a) Adult entertainment <del>establishment</del> parlour	2 spaces

**Subsection (20)** – Revised from Subsections 111(2) and 111(3) of the current Zoning By-law to combine provisions and update table numbers.

**Subsection (21)** – New provision to clarify how to calculate bicycle parking requirements.

Subsections (22) to (24) have been renumbered and relocated to place them before, rather than after Tables 613B and 613C

**Subsection (2224)** – New provision to specify that when a land use is not listed no bicycle parking is required.

**Subsection (2325)** – Carried forward from Subsection 111(2) in the current Zoning By-law.

**Subsection (2426)** – New provision that ensures that at least 2 inclusive bicycle parking spaces will be available at all larger bicycle parking facilities.

**Subsection (2522) – Table 613B613A** – Bicycle parking rates for residential uses are primarily based on the number of units in a building, rather than a specific typology.

No bicycle parking is required for the smallest scale residential uses or for vertically attached dwelling units with attached garages.

For building with 13 or more residential units, one bicycle parking space is required for each of the first 12 units and 0.75 bicycle parking spaces are required for each additional unit thereafter.

**Subsection (26) –23)– Table 613C613B** – Bicycle parking provisions for non-residential uses are set out in multiples of 2 as the vast majority of bicycle racks are designed for locking two bikes.

Subsection (26)(a) in this draft has been relocated from Subsection (27) in Draft 1.

Inclusive spaces are required for larger retail stores and uses that would be commonly used by parents and children, such as day cares and schools.

Rates have been adjusted for the second draft. A per area rate has been introduced for day cares.

The rate for retail store has been split into two sizes, with a maximum

Automobile body shop Automobile dealership Automobile rental establishment Automobile service station Catering establishment Emergency service Funeral home Golf course Heavy industrial use Marine facility	
(b) Day care	<u>1 space per 100 square meters</u> <del>4 spaces</del> with an additional 2 inclusive spaces <u>for any daycare above 200 square metres.</u>
(c) Gas bar	<u>2</u> <del>4</del> spaces if the area of a retail store associated with the gas bar exceeds 50 m <sup>2</sup>
<del>(iv) residential care facility</del>	<del>6 spaces</del>
<del>(v) amusement park</del>	<del>10 spaces</del>
<del>(d) Post</del> <del>(vi) post</del> -secondary educational institution	1 space per 100 m <sup>2</sup>
(e) Instructional facility Personal service business <u>Restaurant</u> <u>Retail store up to 999 square metres</u> <del>restaurant</del>	2 spaces with an additional 1 space per <del>250</del> <u>100</u> m <sup>2</sup> above 250 m <sup>2</sup>
(f) Retail store <u>of 1,000 square metres or greater</u>	<u>1 space per 250 square metres to a maximum of 30 spaces</u> <del>4 spaces with an additional 1 space per 100 m<sup>2</sup> above 500 m<sup>2</sup> with an additional 2 inclusive spaces for any retail store over 1,000 m<sup>2</sup></del>
(g) Bank Broadcasting and production studio Micro distribution facility Storefront industry	4 spaces with an additional 1 space per 250 m <sup>2</sup> above 500 m <sup>2</sup>
(h) Casino Light industrial use Medical facility	4 spaces with an additional 1 space per 500 m <sup>2</sup> above 2,000 m <sup>2</sup>
<del>(i)</del> <del>Government</del> <del>(xi) amusement centre</del> <del>instructional facility</del> <del>municipal</del> service centre <u>Indoor entertainment facility</u> <u>Museum</u> <u>Nightclub</u> <u>Office</u> <u>Research and development facility</u> <del>Placemuseum</del> <del>nightclub</del> <del>place</del> of assembly Place of worship Recreation and athletic facility Theatre	<del>4</del> 6 spaces with an additional 1 space per 250 m <sup>2</sup> above 1,000 m <sup>2</sup>
(j) Hotel	6 spaces with an additional 1 space per 250 m <sup>2</sup> of associated restaurant or assembly space above 1,000 m <sup>2</sup>
(k) Bus depot Railway station	6 spaces with an additional 2 spaces per bus bay <u>or</u> <u>train</u> <del>/platform</del>
(l) Community centre Library	8 spaces with an additional 1 space per 100 m <sup>2</sup> above 500 m <sup>2</sup>

number of spaces for large retail stores.

**Subsection (27)**—New provision outlining how long term spaces are required for uses that are typically larger in scale.

(m) Hospital	10 spaces with an additional 1 space per <del>additional</del> 250 m <sup>2</sup> above 2,000 m <sup>2</sup>
(n) School	10 spaces, of which 4 must be inclusive spaces, with an additional <del>2 spaces</del> 1 space per classroom
<del>(xvii) retail store</del>	<del>4 spaces with an additional 1 space per 100 m<sup>2</sup> above 500 m<sup>2</sup> with an additional 2 inclusive spaces for any retail store over 1,000 m<sup>2</sup></del>

~~(27) Long term bicycle spaces are required for hospital, office, post secondary educational institution research and development facility at a rate of 1 space per 250 square metres.~~

# Section 701 – Coach Houses

Provisions	Notes
<p><b>General</b></p> <p>(1) Subject to subsections (2) through (15), a coach house is permitted:</p> <ul style="list-style-type: none"> <li>(a) on a lot containing a residential building with no more than three dwelling units in a N1-N6 – Neighbourhood Zone with access to municipal water and sewer systems with adequate capacity, or two dwelling units in any other zone; or</li> <li>(b) on a lot containing a vertically attached building with no more than two dwelling units, as permitted under Section 35.1 of the <i>Planning Act</i>; and</li> <li>(c) a coach house is not permitted on a lot that is less than 0.4 hectares in area, and not serviced by both a public or communal water system and public or communal wastewater system.</li> </ul> <p>(2) Despite (1), in Area F – Rural Transect on Schedule A1 – Transects, a phased development is permitted where a coach house may exist prior to the establishment of a dwelling type listed in (1), provided the servicing requirements of subsection (6) are met and that 701(1) is satisfied upon the completion of all the phases of development.</p> <p>(3) A coach house must be located on the same lot, or portion of a lot as its associated principal dwelling unit, whether or not that parcel is severed.</p> <ul style="list-style-type: none"> <li>(a) in the case of a vertically attached dwelling, the regulations of this section apply to each portion of a lot on which each vertically attached unit is located, whether or not that parcel is to be severed.</li> </ul> <p>(4) An oversize dwelling unit is not permitted within a coach house.</p> <p>(5) A coach house must be located:</p> <ul style="list-style-type: none"> <li>(a) in the rear yard for lots less than 0.4 hectares in area; or</li> <li>(b) in the case of a lot with frontage on both a street and a travelled public lane, in the yard adjacent to the travelled public lane.</li> </ul> <p>(6) A coach house must be serviced:</p> <ul style="list-style-type: none"> <li>(a) where a lot is not serviced by municipal water and sewer systems: <ul style="list-style-type: none"> <li>(i) by sharing at least one of either the well or septic system servicing the principal dwelling; or</li> <li>(ii) from the principal dwelling serviced by a private septic system, private well, communal water system or communal waste water system.</li> </ul> </li> <li>(b) in all other cases, from <u>the same lot as</u> the principal dwelling, and the principal dwelling must be serviced by a public or communal water and waste water system;</li> </ul> <p>(7) The maximum permitted height of a building containing a coach house:</p> <ul style="list-style-type: none"> <li>(a) in Area F – Rural Transect of Schedule A1 – Transects, 4.5 metres;</li> <li>(b) in Area F – Rural Transect of Schedule A1 – Transects, despite clause (a), where the building containing a coach house also includes a garage containing a parking space established in accordance with Part 6 of this by-law, the building may have a maximum height of 6.1 metres.</li> <li>(c) in all other cases, 3.6 metres, except for a coach house with a flat roof, which has a maximum building height of 3.2 metres; and</li> <li>(d) Section 203 – Permitted Projections Above the Height Limit does not apply, except with respect to: <ul style="list-style-type: none"> <li>(i) chimneys;</li> <li>(ii) flagpoles; and</li> <li>(iii) ornamental domes, skylights or cupolas, provided that the cumulative horizontal area occupied by such features does not exceed 20 per cent of the footprint of the coach house.</li> </ul> </li> </ul> <p>(8) Required setbacks from lot lines are as follows:</p>	<p>The provisions in this section are carried forward from Section 133 of the current Zoning By-law 2008-250 (provisions for Additional Dwelling Units and Coach Houses). References to additional dwelling units have been removed as provisions in the N – Neighbourhood, V - Village, and RR- Rural Residential Zones will address the permitted number of dwelling units on a lot, including those defined as additional dwelling units in the current Zoning By-law.</p> <p><b>Subsection (1) to (6)</b> – Carried forward from <del>Section</del><del>Sections</del> 133<del>(1)(a)</del> and 133<del>(3)</del> of the current Zoning By-law. <u>Subsection (1) revised with modifications</u> to reflect that all fully serviced N1-N6 zones will allow four dwelling units on a lot, which may be configured as either four units within the principal building or three units in the principal building plus one unit in a coach house.</p> <p><b>Subsection (7) – Provisions regulating the height of coach houses carried<del>2</del></b> – Carried forward from Section 133<del>(1)(b)</del> of the current Zoning By-law.</p>

- (a) from the front lot line, the minimum setback must be equal to or greater than the minimum required front yard setback for the principal dwelling;
- (b) from the exterior side lot line, the minimum setback must be equal to or greater than the minimum required exterior side yard setback for the principal dwelling.
- (c) from the interior side lot line,
- (i) within Areas A through E ~~of~~ Schedule A1 – Transects, ~~where the minimum required interior side lot line abuts a travelled lane or where no entrance or window faces the interior side lot line, the maximum permitted~~ setback is 0.64 metres;
- (ii) in all other cases, the minimum required setback is 4 metres.
- (d) from the rear lot line,
- (i) ~~where the rear lot line abuts a travelled lane or where no entrance or window faces the rear lot line, the maximum permitted setback is 1 metres;~~
- (ii) ~~in all other cases,~~ the minimum required setback is 0.64 metres;
- ~~(e) Where an easement exists which prevents a coach house from complying with a maximum setback, the maximum setback may be increased only to such a point so as to accommodate the easement, and 0 per cent fenestration is permitted on any wall less than 4 metres from a property line that also faces that property line.~~
- ~~(e) a(f) Despite the above, where located in Areas A through E of Schedule A1 – Transects, where a wall of the coach house faces an interior side lot line or rear lot line that abuts a non-residential use, the minimum setback from the interior side lot line or rear lot line is 1.2 metres; and~~
- ~~(g) A coach house must be a distance of at least 1.2 metres away from any other building located on the same lot, and-~~
- ~~(f) (9) The footprint of a window on building containing a coach house excluding an exterior wall facing a lot line is permitted where:~~
- ~~(i) accessory use which services the exterior wall is at least 1.2m from an interior or rear lot line, primary dwelling and the window sill coach house building, may be no lower than 1.6m measured from not exceed the finished floor, or lesser of:-~~
- ~~(ii) the exterior wall is at least 4m from an interior or rear lot line.~~
- ~~(9(a) 40 per cent of the footprint of the principal dwelling, or where the principal dwelling has a footprint of 125 square metres or less, 50 square metres;~~
- ~~(b) 40 per cent of the area of the yard in which it is located; or~~
- ~~(c) 80 square metres in Areas A through E on Schedule A1 – Transects, or~~
- ~~(d) 95 square metres in Area F – Rural on Schedule A1 – Transects.~~
- ~~(40) The total footprint of a building containing a coach house plus all accessory buildings and structures in a yard may not exceed 50:~~
- ~~(a) in Area F – Rural Transect of Schedule A1 – Transects, except for Village V1 – Village First Density, V2 – Village Second Density, V3 – Village Third Density and VM – Village Mixed-Use zones; 5 per cent of the area of the yard in which they are located, to a maximum of 95 square metres; or~~
- ~~(10(b) in all other cases, 50 per cent of the area of the yard in which they are located.~~
- ~~(11) In12) Where located entirely in the caserear yard, all or part of an accessory building existing as of September 14, 2015, Section 103 applies may be altered to contain a coach house in accordance with all necessary modifications to allow conversionthe following:~~

**Subsections (8) and (9) –** Regulations for setbacks and maximum permitted footprint have been significantly revised to be more permissive of coach houses, consistent with a generally more permissive approach to additional dwelling units.

**Subsection (103) –** Carried forward from Section 133(2) of the current Zoning By-law.

**Subsection (4) –** Carried forward from Section 133(4)(b) of the current Zoning By-law.

**Subsection (5) –** Carried forward from Section 133(6) of the current Zoning By-law.

**Subsection (6) –** Carried forward from Section 133(7) of the current Zoning By-law.

**Subsections (Subsection (11) –** Accessory building conversion rules streamlined to facilitate the intent of Bill 23.

**7) to (10) –** The coach house regulations for setbacks, building height, maximum permitted footprint, and conversion of existing accessory buildings to coach houses have been carried forward from the current Zoning By-law.

**Subsection (11) –** Carried forward from Section 133(14) of the current Zoning By-law.

**Subsection (12) –** Carried forward from Section 133(15) of the current Zoning By-law.

**Subsection (13) –** Carried forward from Section 133(16) of the current Zoning By-law.

**Subsection (14) –** Carried forward from Section 133(17) of the current Zoning By-law.

- ~~(a) — the building envelope may be enlarged in accordance with this subsection, and subsections (8)(a), (b) and (9) do not apply except as set out in this subsection;~~
- ~~(b) — the building including any enlargement must continue to be located entirely within the rear yard;~~
- ~~(c) — no part of the building that is not located within the building envelope of the original accessory building into a coach house, except that the as it existed on September 14, 2015, may exceed the applicable maximum permitted building height provisions of in-subsection (8); and~~
- ~~(d) — no window or entrance is permitted on any wall facing and within 4 metres of a lot line.~~
- ~~(13) — Where not located entirely in the rear yard, all or part of an accessory building existing as of September 14, 2015 may be altered to contain a coach house in accordance with the following:~~
- ~~(a) — the building may not be enlarged beyond the building envelope of the accessory building as it existed on September 14, 2015;~~
- ~~(b) — subsections (7) continue to apply. ), (8)(a), (b), and (9) do not apply except as set out in this subsection; and~~
- ~~(c) — no window or entrance is permitted on any wall facing and within 4 metres of a lot line.~~
- ~~(14) — Despite subsection (8), where an accessory building existing as of September 14, 2015 exceeds the permissible footprint in subsection (9), all or part of the accessory building may be altered to contain a coach house in accordance with subsections (12) or (13) provided that:~~
- ~~(a) — after the addition of the coach house, the building envelope has not been enlarged beyond the envelope existing on September 14, 2015; and~~
- ~~(b) — the gross floor area of the coach house does not exceed 80 square metres, if located within Areas A through E on Schedule A1—Transects, or 95 square metres in Area F—Rural Transect on Schedule A1—Transects.~~

## Section 702 – Vertically Attached Dwelling Units

Provisions	Notes
(1) For units to be considered vertically attached, they must have a vertical common wall that is 5 or more metres in depth and 2.5 metres or more in height.	<p>This section is carried forward from Section 138 of the current Zoning By-law 2008-250.</p> <p><b>Subsections (1) and (2)</b> – Carried forward from Sections 138(1) and 138(2) of the current Zoning By-law, maintaining the minimum common wall size and “deemed 0 m minimum interior side yard setback” for semi-detached and townhouses.</p> <p><b>Deleted from DRAFT 1: Provision</b> which disallowed <b>“Subsection (3) – New provision to permit long semi-detached” dwellings or similar configurations</b> in <u>Village/Neighbourhood zones and not village/rural residential zones.</u></p> <p><b>Subsection (34)</b> – Carried forward from Sections 157, 159, 161, and 163 of the current Zoning By-law to ensure parking provisions, and in particular driveway provisions (Section 606) and provisions respecting front yard parking in Section 604, apply to each individual unit regardless of whether or not the building is severed (e.g. a <u>driveway is permitted for each individual townhouse and subject to the width of the portion of lot containing that townhouse, regardless of whether or not they are individually severed</u>). Modified in Draft 2 for <u>further clarity.</u></p> <p><b>Subsection (4)</b> – <u>New subsection in Draft 2 to address circumstances where a shared parking lot is provided serving all units within a vertically attached building.</u></p> <p><b>Subsection (5)</b> – Carried forward from Section 145 of the current Zoning By-law <u>respecting</u>. <u>Note that the language refers to units that “do not face on a public street”, which the rear principal unit of a long semi-detached dwellings. would not as it faces the rear lot line.</u></p> <p><b>Subsection (5)(b)</b> – New provision to ensure that a sufficient yard setback is provided to allow for the future severance of such a building in accordance with the requirements for flag lots.</p> <p><b>Subsection (5)(c)</b> – Carried forward from Section 145(4) of the current Zoning By-law. The purpose of minimum flag lot widths is to ensure that where vertically attached dwellings such as long semi-detached where one or more units does not face the front lot line, the flag lot is sufficient to ensure an adequate servicing trench size in accordance with City engineering and servicing guidelines.</p>
(2) Minimum interior side yard and minimum rear yard setbacks are deemed to be 0 metres between individual dwelling units that are vertically attached.	
(3) <del>The provisions of Where in a V1 – V3 – Village Residential or RR Zone – Rural Residential, each ground-oriented unit of a vertically attached dwelling must face and have frontage on a public street, and one unit is not permitted to be located behind the other.</del>	
(4) <del>In the case of residential use buildings containing vertically attached dwelling units where each ground-oriented unit faces and has frontage on a public street, Sections 604 – Location of Parking and 606 – Access for One to Three Parking Spaces Space Accesses apply to each vertically attached dwelling unit and, where applicable, its additional dwelling units, unit, regardless of whether or not that vertically attached dwelling unit is to be the building is severed. (5) In the case of residential use buildings containing vertically attached dwelling units where one or more principal units do not face a public street:</del>	
(4) <u>Where a shared driveway provides access to a parking area serving multiple vertically attached dwelling units, Sections 606 – Access for One to Three Parking Spaces and 607 – Parking Lot Provisions applies to the entirety of the development.</u>	
(5) <u>In the case of a long semi-detached dwelling:</u> <ul style="list-style-type: none"> <li>(a) where the building is severed, the retained and severed portions are considered one lot for zoning purposes;</li> <li>(b) despite the provisions of the underlying zone: <ul style="list-style-type: none"> <li>(i) the minimum lot width is the greater of that required in the underlying subzone or 10 metres; and</li> <li>(ii) a minimum interior side yard setback of 1.7 metres is required on one side yard.</li> </ul> </li> <li>(c) where the building is severed in a flag lot configuration, the minimum lot width of the pole portion <u>of each flag lot</u>, measured from the original lot’s interior side lot line, is as follows: <ul style="list-style-type: none"> <li>(i) where a flag lot abuts another flag lot at the side lot line, 1.7 metres; and</li> <li>(ii) in all other cases, 2.2 metres.</li> </ul> </li> </ul>	
(6) No more than eight <u>principal vertically attached</u> dwelling units are permitted to be configured in a single row. <del>as vertically attached units.</del>	

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**Subsection (6)** – Carried forward from Section 136 of the current Zoning By-law; the word “principal” has been added to clarify intention that each principal vertically attached dwelling unit may have additional units associated with it.-

# Section 703 – Planned Unit Development

Provisions	Notes
<p>(1) Planned unit development is permitted in any residential zone except the NM – Neighbourhood Mobile Home Park Zone, or any zone in Part 9 or Part 12 of this By-law where a dwelling unit is permitted, and the density of the development does not exceed the maximum permitted density in the applicable zone.</p> <p>(2) A planned unit development is considered one lot for zoning purposes.</p> <p>(3) Buildings located within a planned unit development must be separated from each other by at least 1.2 metres.</p> <p>(4) The entrance to a private garage or carport accessed from a private way must be set back at least <u>5.26</u> metres from the private way.</p> <p>(5) The minimum rear yard landscaping requirements of subsection <u>802(10803(3))</u> do not apply, and a minimum of 25 per cent of the lot area of the planned unit development must be provided as soft landscaped area.</p> <p>(6) Regarding requirements for minimum front or exterior side yard landscaping, subsection <u>802(9803(2))</u> applies to any yard abutting a public street.</p> <p>(7) Despite Section 202, where a communal accessory building is for storage, garbage or bicycle parking serving the entirety of the planned unit development, the maximum permitted height is 4.5 metres and the maximum size is 200 square metres.</p> <p>(8) The following ancillary uses are permitted on the same lot as a planned unit development:</p> <ul style="list-style-type: none"> <li>(a) bank</li> <li>(b) community centre</li> <li>(c) retail store</li> <li>(d) medical facility</li> <li>(e) micro-distribution facility</li> <li>(f) office</li> <li>(g) personal service business</li> </ul> <p>(9) The uses permitted in subsection (8) must not exceed a cumulative total floor area of 200 square metres.</p>	<p>This section is carried forward from Section 131 of the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)</b> – New provision to permit planned unit developments in all Neighbourhood zones, as well as Mixed-Use and Special District zones where a dwelling unit is permitted. A planned unit development is not permitted in Special Districts or zones where a dwelling unit is not permitted, including the SDC – Rideau Canal and EDA – Ottawa Airport Economic District zones.</p> <p><b>Subsection (2)</b> – New provision to outline a planned unit development is considered one lot for zoning purposes.</p> <p><b>Subsection (3)</b> – Carried forward from Section 131, Table 131(4) of the current Zoning By-law to address minimum setback requirements between buildings, including communal accessory buildings for waste management and bicycle storage. A minimum distance of 1.2 metres is proposed, as currently exists for buildings 14.5 metres in height and under.</p> <p><b>Subsection (4)</b> – <u>Carried forward Revised</u> from Section 131, Table 131(3) of the current Zoning By-law to require a setback between garage entrances and a private way on a planned unit development. <u>The minimum of 6 metres is raised from 5.2 metres.</u></p> <p><b>Subsection (5)</b> – New provision to set out landscaping requirements for the entirety of a planned unit development, as opposed to front and rear yard-specific requirements that apply in N – Neighbourhood zones.</p> <p><b>Subsection (6)</b> – New provision to stipulate that front yard landscaping requirements still apply to yards abutting public streets, to ensure that appropriate landscaped area is provided to support street trees.</p> <p><b>Subsection (7)</b> – Carried forward from Section 131(7) of the current Zoning By-law and allows for the provision of a large central accessory building for either or both of waste management or bicycle parking, whereas accessory buildings in residential zones are typically limited to 55 square metres.</p> <p><b>Subsections (8) and (9)</b> – Revised from Section 131(4) and 131(5) of the current Zoning By-law to address Section 6.3.3 of the Official Plan. The provisions have been simplified and</p>

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made less restrictive. The total area of non-residential uses that are permitted has been increased from 150 square metres to 200 square metres, and provisions limiting the location of these uses have removed.

## Section 704 – Shelter Accommodation

Provisions	Notes
<p>(1) A shelter is permitted in all zones within the Downtown Core, Inner Urban, Outer Urban and Suburban transects as shown on Schedule A1 – Transects, other than the EP – Environmental Protection, ME – Mineral Extraction, <a href="#">IM – Mixed Industrial</a>, <a href="#">IL – Industrial and Logistics</a>, and IH – Heavy Industrial zones, and are subject to the provisions of the zone in which they are located.</p> <p>(2) <a href="#">A shelter is permitted in the Greenbelt Ttransect, as shown on Schedule A1 – Transects, in the GBF – Greenbelt Facility zone.</a></p>	<p><b>Subsection (1)</b> – New provision to implement policies in <a href="#">Section 4.2</a> of the Official Plan concerning emergency shelters. The policies in that section recognize emergency and transitional shelters and transitional supportive housing as a key component of the housing continuum and require that emergency shelters and transitional shelters be permitted in all urban designations and zones. The policies do not permit restrictions on this form of housing in the form of minimum separation distances or caps, whose effect is to limit the opportunity to provide such shelter and housing forms.</p> <p><b>Subsection (2)</b> – New provision added in recognition that the <a href="#">Greenbelt transect is in the urban area.</a></p>

## Section 705 – Retirement Homes and Residential Care Facilities

Provisions	Notes
<p>(1) A retirement home or a residential care facility is permitted in any zone where a residential unit is permitted.</p> <p>(2) Despite subsection (1), in the RI – Rural Institutional or VM – Village Mixed-Use zone, a residential care facility is only permitted <del>where located</del> in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick.</p> <p>(3) In addition to being subject to the provisions of the zone in which it is located, a residential care facility must occupy the whole of the building including all attached units when located in a N1-N6 – Neighbourhood or V1-<del>V3-V5</del> – Village Residential or VM – Village Mixed-Use Zone.</p>	<p><b>Subsections (1) and (3)</b> – New provisions to implement policies in <a href="#">Section 4.2</a> of the Official Plan. The policies in that section direct that the Zoning By-law will permit alternative, cooperative or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary, unaffordable or inappropriate.</p> <p><b>Subsection (2)</b> – Carried forward from Sections 223(1)(e) and 229(1)(f) in the current Zoning By-law 2008-250, except that the provision lists the six villages in which residential care facilities are permitted as opposed to the twenty villages in which they are prohibited.</p>

## Section 706 – Group Homes

Provisions	Notes
<p>(1) A group home is permitted in any zone where a residential unit is permitted, and is subject to the provisions of the zone in which it is located.</p>	<p><b>Subsection (1)</b> – New provision to implement policies in <a href="#">Section 4.2</a> of the Official Plan concerning group homes. The policies in that section recognize group homes as an important component of the housing continuum, and require that group homes be permitted in all zones where a residential unit is permitted.</p> <p>The policies do not permit restrictions on this form of housing in the form of minimum separation distances or caps, whose effect is to limit the opportunity to provide such housing forms. For this reason, provisions found in Section 125 of the current Zoning By-law 2008-250 requiring a separation distance between group homes and that a group home must occupy the whole of a building have been removed.</p>

# Section 707 – Rooming Houses

Provisions	Notes
<p>(1) A rooming house is permitted in any zone where a residential unit is permitted, and no more than one rooming house is permitted in a building.</p> <p>(2) Despite subsection (1), two rooming houses existing as of January 1, 2018, are permitted in a building where they are separated vertically by a party wall as part of a vertically attached building.</p> <p>(3) Any building containing a rooming house may contain an office accessory to the rooming house.</p> <p>(4) Where located in a residential zone, a building containing a rooming house may also contain no more than one dwelling unit.</p> <p>(5) Despite subsection (4), no rooming house may occupy a building containing oversize dwelling units.</p> <p>(6) No rooming unit in a rooming house may contain more than one bedroom.</p> <p>(7) A rooming house is subject to the provisions of the zone in which it is located.</p> <p>(8) The maximum number of rooming units permitted in a rooming house is the lesser of:</p> <p>(a) twenty; or</p> <p>(b) <del>as per the</del> <a href="#">number of dwelling units</a> <del>maximum density</del> permitted in the zone <a href="#">multiplied by two</a>, and Section 146 – Dwelling Equivalency applies with respect to determining the maximum permitted <a href="#">number of units</a> <del>density</del>.</p>	<p><b>Subsection (1)</b> – Revised from Section 132(1) of the current Zoning By-law 2008-250 to permit rooming houses in all zones that permit a residential unit, to implement policies in <a href="#">Section 4.2</a> of the Official Plan. The policies in that section direct that the Zoning By-law will permit alternative, cooperative or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary, unaffordable or inappropriate.</p> <p><b>Subsection (2)</b> – Revised from Section 132(2) of the current Zoning By-law to make reference to vertically attached buildings as opposed to “a semi-detached configuration” as vertically attached is a new defined term.</p> <p><del><b>Deleted from DRAFT 1</b> – subsection (2)(b) setting out locations where two rooming units are permitted in one building; unnecessary because (2)(a) already grants that permission.</del></p> <p><del><b>Subsection (3)</b> – Carried forward from Section 132(3) of the current Zoning By-law.</del></p> <p><del><b>Subsections (3) to (4) and (5)</b> – Revised from Section 132(4) and 132(5) of the current Zoning By-law.</del></p> <p><b>Subsection (6)</b> – Carried forward from Section 132(3), (4), (5), and (6) of the current Zoning By-law.</p> <p><b>Subsection (8)</b> – New provision that limits the maximum number of rooming units in a single rooming house. <del>Note that</del> Section 146 states that two rooming units are equivalent to one dwelling unit for the purposes of calculating density. <a href="#">Twenty rooming units are set as the limit in Draft 2 to ensure orderly development in the absence of site plan control review; under s.41(1.2) of the Planning Act, rooming houses are not subject to site plan control.</a></p> <p>Subsection 132(7) of the current Zoning By-law was removed as it refers to typology-based standards in the existing R1-R3 and R4A-R4L zones whereas the N1-N6 Neighbourhood zones only have a single set of yard setback and height standards.</p>

## Section 708 – Large Dwelling Units Requirements

Provisions	Notes
<p>(1) In the case of a mid-rise or high-rise building containing dwelling units at least 5 per cent of dwelling units must have at least three bedrooms, or a minimum gross floor area of at least 80 square metres.</p> <p>(2) In the case of a low-rise residential use building on a lot of 450 square metres or greater zoned N1-N6 - Neighbourhood, at least 15 per cent of dwelling units must have at least three bedrooms, or a minimum gross floor area of 80 square metres.</p> <p>(3) The calculation for subsections (1) and (2) <del>must</del>may be rounded down to the nearest whole number.</p>	<p><b>Subsection (1)</b> – New provision to implement the large-household dwelling policies in <a href="#">Section 3.2</a> of the Official Plan.</p> <p><b>Subsection (2)</b> – Revised from Section 161(16)(b)(i) of the current Zoning By-law 2008-250 to reduce the percentage of large units to 15 per cent due to concerns about the impact on small buildings.</p> <p><b>Subsection (3)</b> – Carried forward from Section 161(16)(b)(ii) of the current Zoning By-law.</p>

# Section 709 – Oversize Dwelling Units

Provisions	Notes
<p>(1) In any residential zone:</p> <ul style="list-style-type: none"> <li>(a) no more than one oversize dwelling unit is permitted on a lot;</li> <li>(b) no oversize dwelling unit may occupy a building containing more than four total dwelling units, including any units defined as additional dwelling units; and</li> <li>(c) no more than sixteen bedrooms are permitted on a lot containing an oversize dwelling unit and other dwelling units.</li> </ul>	<p>This is a new section to carry forward the intent of oversize dwelling unit provisions as originally set out in the current Zoning By-law 2008-250 and recently addressed through changes via Bill 23 and the associated "additional dwelling units" amendment.</p> <p><b>Subsection (1)</b> – Revised from Section 54 of the current Zoning By-law, where oversize dwelling units were originally only intended to be permitted as-of-right in detached dwellings and a maximum of eight bedrooms in an oversize dwelling unit is permitted. Given that it is proposed to allow four dwelling units on any fully serviced residential lot, the maximum cumulative number of bedrooms contemplated on a lot containing an oversize dwelling unit is revised to sixteen (i.e. four standard 4-bedroom dwelling units times 4).</p>

# Section 801 – Neighbourhood Zones 1-6 (N1- N6)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Neighbourhood Zones is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.</i></li> <li>• <i>Regulate density and maximum building height using the primary N-zones, with the N5 and N6 zones denoting mid- and high-rise respectively.</i></li> <li>• <i>Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary N zones.</i></li> <li>• <i>The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.</i></li> </ul>	<p>The Neighbourhood zones are intended to act as the primary urban residential zones within the Downtown Core, Inner Urban, Outer Urban, and Suburban Transects, in accordance with the Neighbourhoods designation policies of <a href="#">Section 6</a> of the Official Plan.</p> <p>This section replaces the existing R1-R5 – Residential zones from Sections 155 to 164 of the current Zoning By-law 2008-250 with a new N – Neighbourhood zone structure. This is the most significant change between the old R – Residential zones and new N – Neighbourhood zones.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the N1, N2, N3, N4, N5, and N6 – Neighbourhood Zones, the following residential uses are permitted:</p> <ul style="list-style-type: none"> <li>• <del>diplomatic residence</del></li> <li>• dwelling unit</li> </ul>	<p><b>Subsection (1)</b> – Revised to consolidate existing residential permissions in the current Zoning By-law into new land use terms. Overall strategy for the Neighbourhood zones, as laid out in the Official Plan, is to emphasize built form, function, and density restrictions over typology-specific regulations.</p> <p>Note that Part 7 provides permissions for a range of residential uses that are generally permitted where a dwelling unit is permitted, including coach houses, planned unit developments, group homes, shelters, rooming houses, retirement homes, and residential care facilities, which implements the policies in <a href="#">section 4.2</a> of the Official Plan. The provisions specific to large and oversize dwelling units also apply.</p> <p><u><a href="#">Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</a></u></p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the N5 and N6 - Neighbourhood Zones 5 and 6, subject to being limited to the ground floor or basement of a building:</p> <ul style="list-style-type: none"> <li>• artist studio</li> <li>• bank</li> <li>• community centre</li> <li>• day care</li> <li>• instructional facility</li> <li>• medical facility</li> <li>• <del>micro-distribution facility</del></li> <li>• <u>office</u></li> <li>• personal service business</li> <li>• recreation and athletic facility</li> <li>• retail store</li> <li>• restaurant</li> </ul>	<p><b>Subsection (2)</b> – Consolidates conditional permitted non-residential uses carried forward from Section 164, Table 164A and 164B of the current Zoning By-law.</p> <p>In some cases, specific endnotes to specific R5 – Residential Fifth Density subzones in the current Zoning By-law be covered by exceptions that supersede this set of provisions.</p> <p><b>Subsection (3)</b> – New provision to address permissions for communal parking lots on lots that contain Planned Unit Developments (PUDs).</p>

(3) The following conditional uses are also permitted in the N1, N2, N3, N4, N5, and N6 - Neighbourhood Zones on a lot containing a planned unit development or a residential use building that is five or more storeys in height:

- parking garage
- parking lot

Subject to the following:

- (a) the parking lot or parking garage must be located on the same lot as a residential use;
- (b) the parking lot or parking garage is serving only residential uses within 400 metres of the subject property; and
- ~~(c) no parking spaces are permitted in any other location on the lot containing the planned unit development; and~~
- (d) the parking lot or garage is not permitted to cover more than 30 per cent of the area of the lot.

Intended to allow a single location for parking spaces that can be used by residents in close proximity to the PUD site in addition to residents of the PUD itself. Since allowing parking for off-site residents constitutes a parking lot or garage as a principal use, these are listed as conditional uses.

For such a communal parking area to be built, it is limited to serving residential uses within 400 metres of the PUD, and should represent the only location of parking in association with the PUD.

## Zone Provisions

(4) Provisions for maximum density and maximum height in the Neighbourhood Zones are set out in Table 801A below:

**Table 801A – Provisions for N1, N2, N3, N4, N5 and N6 zones**

Subzone	N1	N2	N3	N4	N5	N6
(i) Maximum density (Units Per Hectare)	80	150	250	n/a	n/a	n/a
(ii) Maximum building height (m)	8.5	8.5	11	14.5	30	As per suffix or schedule

~~(5) The provisions for Subzones A to F for N1 to N6 Zones are set out in Table 801B below:~~

- ~~(a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (v) of Table 801B;~~
- ~~(b) on a corner lot where there is only one interior side yard, the minimum interior side yard setback is equal to one half of the total listed in row (v) of Table 801B;~~
- ~~(c) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres; and~~
- ~~(d) despite row (vii), where the rear lot line abuts any zone other than a N1, N2, N3, or N4 zone, the rear yard setback need not exceed 7.5 metres.~~

**Subsections (4) and (5) – Tables 801A and 801B** – The primary zones regulate density and building height. The subzones regulate elements of character, namely lot widths and yard setbacks. The A subzone is the most “urban” character, the F subzone is the most “suburban” character.

Maximum density is calculated based on maximum # of a “units per 100 square metres of lot area, thus making permitted density scale to the size of lot, hectare” (UPH) basis. This eliminates the need for specific lot area requirement, however, a development must meet minimum lot area requirements width and all required yard setbacks and building height to be permitted. Development on a small lot (e.g. as a result of a shallow lot depth) would be permitted, but due to its smaller area would be permitted fewer units as-of-right than a larger lot in the same primary zone. This is amended from the use of units per hectare (UPH) from Draft 1, to allow for a more easy-to-follow measurement that is more explicitly tied to the individual lot, in accordance with the maximum UPH density.

Additionally, the N1 and N2 zones now have a maximum number of units permitted per building (four and six respectively), in addition to the maximum number of units per 100 square metres of lot area. The latter is intended to regulate situations where planned unit developments (multiple units on one lot) is proposed. The N3 zone is lowered to 2.2 units per 100 sq metres of lot area (220 UPH) from 250 UPH in draft 1. This equates to 10 units on a 15 m x 30 m lot.

Subzones regulate lot width and yard setbacks.

The primary zones are paired with the subzones (e.g. the B subzone standards apply to ALL of the N1B,

**Table 801B – Provisions for Subzones A-F to N1, N2, N3, N4, N5, and N6 Zones**

Subzone	A	B	C	D	E	F
(i) Minimum lot width (m)	6	7.5	10	15	18	24.5
(ii) Minimum lot width per vertically attached unit (m)	4.5	5.6	6	7.5	9	9
(iii) Minimum front yard setback (m)	3	3	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	4.8	2.4	2.4	3	3.6	9
(v) Minimum exterior side yard setback (m)	3	3	3	4.5	4.5	6

(vi) Maximum building width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum rear yard setback	25% of lot depth	25% of lot depth	28% of lot depth			

(a) ~~for (e)~~ For the purposes of this section, the maximum number density of dwelling units permitted on a lot under Table 801A(i) is pro-rated per hectare is equal to the number of dwelling units on a lot times 10,000, divided by the lot area in square metres, and rounded to the nearest whole even number, and furthermore:

- (i) the maximum number of dwelling units permitted densities in Neighbourhood zones include all dwelling units that are permitted under section 35.1 of the *Planning Act*, and Section 146 – Dwelling Equivalency applies with respect to how additional dwelling units, oversized dwelling units, coach houses, group homes, and rooming units are counted;
- (ii) a non-residential use, where permitted and provided, is equivalent to one dwelling unit for the purposes of this calculation;
- (iii) where the maximum permitted density in Table 801A would result in fewer than four dwelling units permitted in the whole of a building on a lot serviced by municipal water and sewerage systems with adequate capacity, a maximum of four dwelling units is permitted in that building provided all other provisions of this By-law are met; and
- (iv) for the purposes of (iii), the maximum number of units includes units established in a coach house on the same lot as the principal building.
- (v) despite Table 801A, row (i), for the N3 zone, the maximum number of units per building does not apply to a vertically attached dwelling.

**Table 801A – Provisions for N1-N6 zones**

Subzone	(a) N1	(b) N2	(c) N3	(d) N4	(e) N5	(f) N6
(i) Maximum Number of Dwelling Units	0.8 per 100 sq m of lot area, maximum 4 per building	1.5 per 100 sq m of lot area, maximum 6 per building	2.2 per 100 sq m of lot area, maximum 10 per building	n/a	n/a	n/a
(ii) Maximum building height (m)	Area E of Schedule A1: 11 All other cases: 8.5	Area E of Schedule A1: 11 All other cases: 8.5	11	14.5	30	As per suffix or schedule

(5) The provisions for Subzones A to F for N1-N6 Zones are set out in Table 801B below:

- (a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv) of Table 801B;
- (b) in no case may any interior side yard setback be smaller than the following:
  - (i) in the A or B subzones, 0.6 metres;
  - (ii) in all other cases, 1.2 metres;
- (c) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres; and
- (d) despite row (vii), the rear yard setback need not exceed 7.5 metres.

N2B, N3B, N4B, N5B, and N6B subzones).

**Subsection (4)(a5)(e)** – New provision to clarify how units per hectare limits are to be calculated. Non-residential uses where permitted count as a single dwelling unit for purposes of this calculation. It further clarifies that units required to be permitted under Section 35.1 of the *Planning Act* (namely additional units in detached, semi-detached, and rowhouse dwellings) count towards the maximum calculation. Clause (4)(a) is relocated from clause (5)(e) as it provides further explanation as to how the maximum units permitted in Table 801A is to be interpreted UPH calculation.

**Subsections (4)(a5)(e)(i), (iii), and (iv)** – New provisions to ensure that at least four dwelling units are permitted in the entirety of a building on a parcel of urban residential land as defined by the *Planning Act*, even if density calculations would say otherwise.

**Subsection (5)** – has been amended in two ways: clause (d) now states that the rear yard setback need not exceed 7.5 metres regardless of abutting zone. In addition, clause (e) respecting maximum building depth for buildings containing six or fewer units was originally in Section 802 in Draft 1, but has been moved here in Draft 2.

**Table 801B** – The minimum rear yard setback for Subzones C-F has been amended from a minimum of 28% of the lot depth to 25% of the lot depth.

**Subsection (5) and Table 801B** have been revised from Draft 1 as follows: Clause (d) of subsection (5) has been amended to state that the rear yard setback need not exceed 7.5 metres. Additionally, the minimum rear yard setback for Subzones C-F

(e) despite row (iii) and (vii), in the case of a building that contains six or fewer dwelling units, the maximum depth of the building is 20 metres.

**Table 801B – Provisions for Subzones A-F to N1-N6 Zones**

Subzone	(a) A	(b) B	(c) C	(d) D	(e) E	(f) F
(i) Minimum lot width (m)	6	7.5	10	15	18	24.5
(ii) Minimum lot width per vertically attached unit (m)	4.5	5.6	6	7.5	9	9
(iii) Minimum front yard setback (m)	3	3	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	1.8	2.4	2.4	3	3.6	9
(v) Minimum exterior side yard setback (m)	3	3	3	4.5	4.5	6
(vi) Maximum building width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum rear yard setback	25% of lot depth					

- (6) Despite Table 801A, where a lot is not serviced by municipal water and sewerage systems,
- (a) no more than two dwelling units are permitted on that lot;
  - (b) a dwelling unit located in a coach house counts towards the total provided in clause (a); and
  - (c) the minimum required lot area is that which existed on [the date of passing of this By-law].
- (7) Where more than one building on a lot fronts onto a public street, the minimum lot width applies to each building, regardless of whether or not the lot is severed.
- (8) In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.
- (9) More than one building on a lot is permitted in a Neighbourhood zone, and in such cases the provisions of Section 703 respecting Planned Unit Developments apply.
- (10) Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 respecting coach houses applies.

has been amended from a minimum of 28% of the lot depth to 25% of the lot depth.

**Clause 5(e)**, originally located in Section 802 in Draft 1, sets out a maximum building depth of 20 metres for any building containing six dwelling units or less.

Staff are of the opinion that the proposed rear yard setback requirement will allow for a consistent approach that is easier to interpret and apply. The proposed requirement will achieve the intended effect of providing sufficient rear yard space to allow for adequate amenity and soft landscaped area as well as for other potential functions of a rear yard, including accessory buildings. On particularly deep lots, the maximum building depth of 20 metres will mitigate potential concerns with respect to building massing as a result of a deeper building footprint.

**Subsection (6)** – New provision to address unserviced lots zoned N – Neighbourhood. These limit an unserviced lot to two units (as currently permitted, detached dwelling plus one additional unit given that unserviced areas would normally be zoned R1 – Residential First Density Zone in the current Zoning By-law).

**Subsection (7)** – New provision to address the application of lot widths to situations where more than one principal building is on a single lot (usually PUDs). This ensures that lot width requirements are consistent where the lot contains multiple buildings that are all directly adjacent to and fronting on the street. This provision does not apply to buildings interior to a lot or PUD that front onto a private way within the PUD.

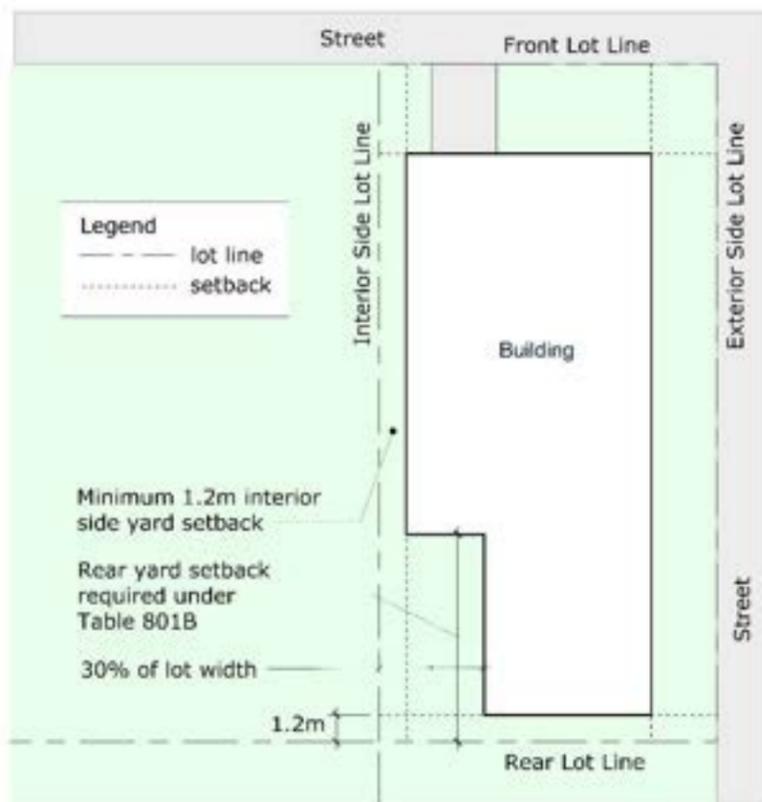
**Subsection (8)** – New provision to highlight that Section 207 – Provisions for High-Rise Buildings also applies in the case of a high-rise building where permitted. This includes provisions such as tower setbacks/separation and minimum lot areas for high-rise buildings.

**Subsection (9)** – New provision to clarify that multiple buildings on a lot are permitted, subject to the PUD provisions of Section 703.

**Subsection (10)** – New provision to clarify that a coach house does not result in the creation of a PUD and is instead subject to Section 701.

# Section 802 – Additional Neighbourhood Zone Provisions

Provisions	Notes
<p>(1) The following provisions apply to N1, <del>N2, N3, N4, N5,</del> N6 – Neighbourhood Zones in addition to the provisions of Section 801.</p>	<p><b>NEW</b>  <a href="#">This section replaces Section 802 – Neighbourhood Built Form Provisions and Section 803 – Neighbourhood Site Functional Standards in Draft 1.</a></p>
<p><b>Front Yard Setback</b></p>	
<p>(2) Where the existing legally established front or exterior side yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front or exterior side yard setback, the minimum required front yard or exterior side yard may be reduced to:</p> <ul style="list-style-type: none"> <li>(a) the average of the yards abutting the same street on either side of the lot;</li> <li>(b) where the property only abuts one lot containing a building, the front or exterior side yard setback may be reduced to the setback of the existing building on that abutting lot; and</li> <li>(c) despite (a) and (b), the depth of the yard must be at least 1.5 metres.</li> </ul>	<p>Section 140 of the current Zoning By-law 2008-250 respecting the Streetscape Character Analysis in the Mature Neighbourhoods Overlay is removed, and is proposed to be replaced with generally applicable built form, function, and associated parking regulations.</p> <p><b>Subsection (1)</b> – New provision to outline the zones this section is applicable to.</p>
<p>(3) The following provisions apply to attached garages and carports:</p> <ul style="list-style-type: none"> <li>(a) in Area E – Suburban Transect of Schedule A1 – <a href="#">Transects</a>, the entrance to a garage or carport must be set back at least 6 metres from <a href="#">any existing front or planned sidewalk exterior side lot line</a>; and,</li> <li>(b) for other regulations pertaining to setbacks for attached garages and carports, see also subsections 604(7) and (8).</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Sections 123 and 139 of the current Zoning By-law with respect to front yard setbacks, allowing the requirement to be reduced to the average of existing abutting yards.</p>
<p><b>Additional Yard Requirements</b></p>	
<p>(4) <a href="#">Despite the rear yard setback provisions of Table 801B, in</a> the case of a corner lot, the <a href="#">rear yard setback may be reduced to 1.2 metres, subject to the following:</a></p> <ul style="list-style-type: none"> <li>(a) <a href="#">in addition to the minimum interior side and rear yard setbacks, rear yard setback under Table 801B only applies to that portion of a building within a further yard abutting the interior side and rear lot lines must be provided with the following minimum dimensions:</a> <ul style="list-style-type: none"> <li>(i) <a href="#">a minimum width of distance equal to 30 per cent of the lot width; and from the interior side lot line, subject to the following:</a></li> <li>(ii) <a href="#">a) the minimum depth equal to interior side yard setback and the minimum rear yard setback of the remainder of the building must sum to the total interior side yard setback required under Table 801B;</a></li> </ul> </li> <li>(b) <a href="#">despite the definitions of rear yard and interior yard, the further yard required by (a) is to be treated as part at least one of the rear yard; (minimum interior side yard setback or the minimum rear yard setback must be 1.2 metres;</a></li> <li>(c) <a href="#">the yard created by the portion of building subject to the larger rear yard setback must abut the interior side and rear lot lines; and</a></li> <li>(d) <a href="#">the yard described in (a) must include a rectangular area, unobstructed by projections, of which the shorter dimension is not less than 3 metres.</a></li> </ul>	<p><b>Subsection (3)</b> – <a href="#">Provision</a><del>Provision</del> proposes setbacks for attached garages in the Suburban Transect, <a href="#">in accordance with work completed as part of the Building Better and Smarter Suburbs study, which recommended a 6 metre garage setback to ensure sufficient</a> allow space for a car to be parked in front of the garage fully on private property. <a href="#">The revised version in Draft 2 carries forward existing regulations for setbacks between a garage entrance and an “existing or planned sidewalk”, which exists in certain residential subzones of the current Zoning By-law that apply within the Suburban Transect.</a></p> <p><b>Subsection (4)</b> – Revised from Section 144 of the current Zoning By-law, which allows the interior side yard setback to be applied to the rear yard of a corner lot provided an interior courtyard is provided abutting the rear and side lot lines.</p>



- (5) In the case of a through lot, the minimum required rear yard setback is the same as required for the minimum front yard setback.
- (6) In the case of a corner through lot, the minimum required exterior side yard setback applies to the street that is mostly perpendicular to the other two streets, in accordance with the provisions of the Neighbourhood zone or zones in which such lot is located.
- (7) ~~In the case of a building that contains six or fewer dwelling units, the maximum depth of the building is 20 metres.~~ 1.2 metres; and

#### Maximum Building Height

- (8) ~~Where the permitted maximum building height is less than 11 metres, the maximum height may be increased to 11 metres where:~~
- (a) ~~a hip or gable roof has a slope of at least 1:2; or~~
  - (b) ~~not more than 50 per cent of the building footprint exceeds the height normally permitted by the underlying zoning; and~~
  - (c) ~~subsections (9)(a) and (9)(b) supersede a height suffix where the suffix limits height to less than 11 metres.~~

#### Building Design Standards in Neighbourhood Zones

- (9) ~~At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, and may give access to a ground-floor unit or to a common lobby or stairwell.~~
- (10) ~~For a building four storeys or fewer in height, the front facade of any principal building must comprise at least 25 per cent windows, and:~~
- (a) ~~any exterior side facade must comprise at least 15 per cent windows;~~
  - (b) ~~windows located in doors may count towards the minimum fenestration requirement; and~~
  - (c) ~~any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 1 metre above the floor level.~~
- (11) ~~For a building four storeys or fewer in height on a lot 12 metres or greater in width:~~
- (a) ~~at least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line;~~
  - (b) ~~despite subsection (11)(a), no additional recession of the front facade is required when balconies or porches are provided on the front or exterior side facade as follows:~~

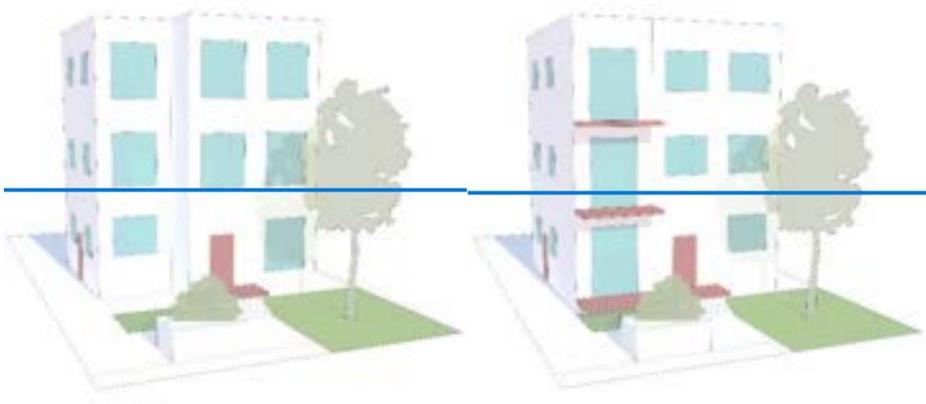
**Subsections (5) and (6)** – Carried forward from Section 135 of the current Zoning By-law.

**Subsections (7) and (8)** ~~Subsection (7)~~ – New provision that introduces a maximum building depth of 20 metres in the case of deeper lots, to reduce the potential massing impact where not necessary to allow for more dwelling units on a lot. Depending on location and context, this would rarely impact the permitted envelope on a lot less than 35 metres in depth, given that front and rear yard setback requirements on shallower lots would result in a building depth below 20 metres as-of-right.

**Subsection (8)** – Revised from Section 146 of the current Zoning By-law. Allows for potential height increases to three-storey building heights in situations where three storeys is not permitted as-of-right (primarily the N1 and N2 – Neighbourhood zones), subject to use of either a peaked roof design or articulation limiting the third storey to 50 per cent of the building footprint.

**Subsections (9) to (12)** – Revised from Section 162 of the current Zoning By-law. The provisions were initially introduced for the R4UA, UB, UC, and UD subzones via the R4 – Residential Fourth Density zoning review, and are intended to provide basic design regulation for low-rise residential buildings. These are proposed to apply to all Neighbourhood zones city-wide.

- (i) in the case of a lot of less than 15 metres width, one balcony or porch for each storey at or above the first storey is provided;
- (ii) in the case of a lot of 15 metres width or greater, one balcony or porch for every unit that faces a public street at or above the first storey; and
- (iii) in any case each balcony or porch must have a horizontal area of at least 2 square metres.



(12) Subsections (9) through (11) do not apply to:

- (a) lands designated under Part IV of the *Ontario Heritage Act*, or
- (b) lands in a district designated under Part V of the *Ontario Heritage Act*.

### Soft Landscaping Requirements

(2) Any part of any yard must be soft landscaped, except for those parts occupied by:

- accessory buildings and structures;
- permitted projections;
- pedestrian walkways;
- bicycle parking spaces and aisles;
  - wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards under the *Ontario Building Code*;
- hardscaped pads and paths of travel for waste and recycling management;
- permitted driveways, parking aisles and parking spaces;
- parking exclusion fixtures as required under subsection 604(6); and
- patios and swimming pools

(3) A contiguous area of soft landscaping must be provided as required by Table 803A:

- (a) on a corner lot, abutting the front lot line and exterior side lot line;
- (b) on an interior lot, abutting the front lot line; and (c) a walkway may traverse the area required for soft landscaping, and may be included in the calculated area, provided that where such a walkway extends to the right of way it is separated at least 0.6 metres from any driveway.

**Table 803A – Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard**

Front or Exterior Side Yard Setback	Minimum Required
(a) Less than 1.5 m	No minimum, however, all lands within the front yard and the exterior side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping
(b) 1.5 m to less than 3 m	20% of the yard
(c) 3 m or more	In the case of any lot with a lot width of less than 8.25 m, 30% of the yard;
	In the case of any lot with a width between 8.25 m but less than 12 m, 35% of the yard; and
	In the case of any lot with a width of 12 m or more, 40% of the yard

(4) A contiguous area of soft landscaping must be provided in any rear yard, which must have an area of at least 25 per cent of the area of the rear yard, and a minimum contiguous soil volume of 30 cubic metres must be provided.

(5) For the purposes of this section, the following may be counted towards the required soft landscaping in any yard:

**Subsection (2)**— Revised from Section 161(15)(a) of the current Zoning By-law 2008-250.

**Subsection (3)**— Carried forward from Section 139 of the current Zoning By-law with respect to front and exterior side yard landscaping, except these are now proposed to apply city-wide. This is appropriate as these aggregated areas were determined based on how much space is needed to support at least one front yard or street tree on site.

**Table 803A**— Carried forward from Section 139, Table 139 of the current Zoning By-law. Where Table 139 applied only inside the Greenbelt, these provisions are now to apply in all Neighbourhood zones.

- (a) ~~terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade;~~
- (b) ~~any planters provided as parking exclusion fixtures as required under Section 604(6); and~~
- (c) ~~the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space. (1) The following provisions apply to N1, N2, N3, N4, N5, N6 – Neighbourhood Zones in addition to the provisions of Section 801.~~

**Waste Management**

- (6) ~~One or more dedicated areas for the storage of garbage, organics and recyclables must be provided in the case of any residential use building that:~~
  - (a) ~~contains a non-residential use; or~~
  - (b) ~~exceeds 400 square metres in total floor area.~~
  - (7) ~~Storage areas for garbage, organics and recyclables may be provided separately, or in a combined area, provided the total size of all storage areas meets the minimum area required by Table 803B.~~
- (8) ~~Required storage areas for garbage and organics must be located:~~
  - (a) ~~inside a main or accessory building;~~
  - (b) ~~inside a shed or other fully enclosed structure other than an accessory building;~~
  - (c) ~~where waste or organics are to be stored in a metal front-end loader container, may be located outdoors in a rear yard, and~~
  - (d) ~~in all cases, in a location accessible via a functional path of travel, as detailed in subsections (10) through (12).~~
- (9) ~~Required storage areas for recyclables may be located:~~
  - (a) ~~inside a main or accessory building;~~
  - (b) ~~inside a shed or other fully enclosed structure other than an accessory building;~~
  - (c) ~~in a rear yard.~~

**Table 803B – Storage Requirements for Garbage, Organics and Recyclables**

Number of Dwelling Units	Size of Storage Area Required (m <sup>2</sup> )
(a) Fewer than 6 dwelling units	2
(b) 6 to 12 dwelling units	4
(c) More than 12 dwelling units	10

**Functional Path of Travel**

- (740) Any principal building must provide one or more functional paths of travel connecting a public street or travelled public lane with:
  - (a) a rear yard or courtyard, as applicable;
  - (b) any required garbage, recyclable or organics storage area;
  - (c) any coach house; and
  - (d) any required bicycle parking area.
- (844) Any functional path of travel:
  - (a) must be paved or finished with hard landscaping;
  - (b) must not pass through the interior of any residential unit;
  - (c) may overlap with parking aisles, driveways and other functional paths of travel, but not parking spaces;
  - (d) must not be interrupted by any window well, depression or grade change that would impede the movement of a wheeled container or equipment;
  - (e) must have a vertical clearance of at least 1.5 metres;
  - (f) must have a width of at least 1.2 metres; and

**Subsection (4)**— New provision to require rear yard soft landscaping, and minimum soil volume, to ensure that there is enough landscaped area and soil volume to support at least one mid-sized tree.

**Subsection (5)**— Carried forward from Section 139 of the current Zoning By-law.

**Subsections (6) to (9)**— Relocated from Section 143 of the current Zoning By-law, applying it specifically to the Neighbourhood zones.

This reworks the requirement for a waste storage area to address that “container” storage, as opposed to curbside pickup, is required in accordance with the Solid Waste Collection Guidelines for six or more units, and Site Plan Control is now exempt for up to ten dwelling units.

(i) in the case of a residential use building containing six or more dwelling units, 1.5 metres;

(ii) in all other cases, 1.2 metres; and

(g) despite clause (f), may traverse doorways or other choke points that reduce the horizontal width to no less than 0.9 metres for a distance of no more than 0.6 metres.

### Soft Landscaping Requirements

(9) Any part of any yard must be soft landscaped, except for those parts occupied by:

- accessory buildings and structures;
- permitted projections;
- pedestrian walkways;
- bicycle parking spaces and aisles;
- wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards under the Ontario Building Code;
- hardscaped pads and paths of travel for waste and recycling management;
- permitted driveways, parking aisles and parking spaces;
- parking exclusion fixtures as required under subsection 604(6); and
- patios and swimming pools

(10) A contiguous area of soft landscaping must be provided as required by Table 802A:

(a) on a corner lot, abutting the front lot line and exterior side lot line;

(b) on an interior lot, abutting the front lot line; and

(c) a walkway may traverse the area required for soft landscaping, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line it is separated at least 0.6 metres from any driveway.

**Table 802A – Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard**

<u>Front or Exterior Side Yard Setback</u>	<u>Minimum Required</u>
<u>(a) Less than 1.5 m</u>	<u>No minimum, however, all lands within the front yard and the exterior side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping</u>
<u>(b) 1.5 m to less than 3 m</u>	<u>20% of the yard</u>
<u>(c) 3 m or more</u>	<u>In the case of any lot with a lot width of less than 8.25 m, 30% of the yard;</u>
	<u>In the case of any lot with a width between 8.25 m but less than 12 m, 35% of the yard; and</u>
	<u>In the case of any lot with a width of 12 m or more, 40% of the yard</u>

(11) A contiguous area of soft landscaping must be provided in any rear yard as follows:

(a) where located in Area A or B on Schedule A1 – **Transects**, the minimum area of soft landscaping must be:

(i) in the case of a lot less than 360 square metres in area, at least 35 square metres;

(ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres;

(iii) in all other cases, at least 50 per cent of the rear yard.

(b) in all other cases, where parking spaces are provided in the rear yard, the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.

(12) For the purposes of this section, the following may be counted towards the required soft landscaping in any yard:

(a) terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade;

(b) any planters provided as parking exclusion fixtures as required under Section 604(6); and

**Subsections (10) to (12)** – New provisions to ensure sufficient space for passage to rear yards as well as waste storage and bicycle parking areas. Where the zoning normally allows for narrower interior side yard setbacks, this may result in the need for increased yard setbacks for a portion of the building to allow for space for the path of travel (although not necessarily for the full height of the building).

**Subsection (8)(f12)** sets out separate functional requirements for waste management, based on provisions set out in the Solid Waste Collection Guidelines as they relate to container collection (for six-unit dwellings or greater). These require a wider 1.5 metre unobstructed path at minimum to allow sufficient space for containers to be wheeled to the front yard.

**Subsection (9)** – Revised from Section 161(15)(a) of the current Zoning By-law 2008-250.

**Subsection (10)** – Carried forward from Section 139 of the current Zoning By-law with respect to front and exterior side yard landscaping, except these are now proposed to apply city-wide. This is appropriate as these aggregated areas were determined based on how much space is needed to support at least one front yard or street tree on site.

**Table 802A** – Carried forward from Section 139, Table 139 of the current Zoning By-law. Where Table 139 applied only inside the Greenbelt, these provisions are now to apply in all Neighbourhood zones.

**Subsection (11)** – New provision to require rear yard soft landscaping, and minimum soil volume, to ensure that there is enough landscaped area and soil volume to support at least one mid-sized tree.

This is modified from Draft 1 to re-introduce the existing rear yard

- (c) the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space.

#### **Building Façade Standards in Neighbourhood Zones**

- (13) At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, and may give access to a ground-floor unit or to a common lobby or stairwell.
- (14) For a building four storeys or fewer in height, the front facade of any principal building must comprise at least 25 per cent windows, and:
- (a) any exterior side facade must comprise at least 15 per cent windows;
  - (b) windows located in doors may count towards the minimum fenestration requirement; and
  - (c) any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 1 metre above the floor level.
- (15) Subsections (13) and (14) do not apply to:
- (a) lands designated under Part IV of the *Ontario Heritage Act*, or
  - (b) lands in a district designated under Part V of the *Ontario Heritage Act*.

landscaping rules in the current R4UA to UD subzones of Zoning By-law 2008-250 into the Downtown Core and Inner Urban transects (Areas A and B of Schedule A1) where they exist presently. Outside of Areas A and B, it is no longer proposed to apply the minimum soil volume requirement as was proposed in Draft 1. It is further proposed in areas other than A and B, that the soft landscaping requirement only applies where parking is provided in a rear yard.

**Subsection (12)** – Carried forward from Section 139 of the current Zoning By-law.

**Subsections (13) to (15)** – Revised from Section 162 of the current Zoning By-law. The provisions were initially introduced for the R4UA, UB, UC, and UD subzones via the R4 – Residential Fourth Density zoning review, and are intended to provide basic façade regulation for low-rise residential buildings. These are proposed to apply to all Neighbourhood zones city-wide. The requirement to provide a minimum 20% articulation in the front façade has been eliminated from Draft 2 of the By-law.

# Section 803 – Neighbourhood Unserviced Zone (NU)

Provisions	Notes																																
<p><b>Purpose</b></p> <p>The purpose of the NU – Neighbourhood Unserviced Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a maximum of two dwelling units (e.g. one detached dwelling plus one additional dwelling unit) per lot in areas designated as Neighbourhood in the Official Plan that are not serviced by municipal water or sewer services, as indicated on Annex 9 (Private Service Enclaves in the Urban Area).</i></li> <li>• <i>Recognize the existing lot and development pattern in these neighbourhoods, while also restricting creation of new lot sizes that may not be sufficient to accommodate private services.</i></li> </ul>	<p><b>New</b></p> <p>The purpose statement describes the scale of development that is already contemplated in existing R1 zones in Private Service Enclaves.</p>																																
<p><b>Permitted Uses</b></p> <p>(1) In the Neighbourhood Unserviced Zone, the following use is permitted:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) a maximum of two dwelling units are permitted; and,</p> <p>(b) a coach house is only permitted on a lot 0.4 ha or greater in area, and a dwelling unit located in a coach house counts towards the total in (a).</p>	<p><b>Subsection (1)</b> – As the By-law has more generally proposed to move to a form-based approach that regulates density, the NU zone is explicit about the number of units intended to be permitted. Two units are permitted in the case of private servicing, which carries forward existing permissions for a primary unit and an accessory dwelling unit (ADU) on properties not serviced by municipal water and sewer. As there is currently no size limit for ADU's, there is no meaningful distinction between a primary and accessory dwelling.</p> <p>Bed and breakfast, group home, home-based business, home-based daycare, park and urban agriculture are now generally permitted uses whenever residential uses are permitted.</p>																																
<p><b>Zone Provisions</b></p> <p>(2) Table 803 applies in the Neighbourhood Unserviced Zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: #e0f2f1;">Table 803 – Neighbourhood Unserviced (NU) Zone Provisions</th> </tr> <tr> <th colspan="2" style="background-color: #e0f2f1;">Zoning Mechanism</th> <th style="background-color: #e0f2f1;">Provisions</th> </tr> </thead> <tbody> <tr> <td colspan="2">(a) Minimum lot area (m<sup>2</sup>)</td> <td>Same as existing on [the date of passage of this By-law]</td> </tr> <tr> <td colspan="2">(b) Minimum lot width (m)</td> <td>Same as existing on [the date of passage of this By-law]</td> </tr> <tr> <td colspan="2">(c) Minimum front yard setback (m)</td> <td>6</td> </tr> <tr> <td colspan="2">(d) Minimum interior side yard setback (m)</td> <td>1.2</td> </tr> <tr> <td colspan="2">(e) Minimum exterior side yard setback (m)</td> <td>4.5</td> </tr> <tr> <td colspan="2">(f) Minimum rear yard setback (m)</td> <td>12</td> </tr> <tr> <td colspan="2">(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td rowspan="2">(h) Maximum lot coverage (%)</td> <td>(i) Where connected to municipal water services</td> <td>25</td> </tr> <tr> <td>(ii) All other cases</td> <td>15</td> </tr> </tbody> </table>	Table 803 – Neighbourhood Unserviced (NU) Zone Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m <sup>2</sup> )		Same as existing on [the date of passage of this By-law]	(b) Minimum lot width (m)		Same as existing on [the date of passage of this By-law]	(c) Minimum front yard setback (m)		6	(d) Minimum interior side yard setback (m)		1.2	(e) Minimum exterior side yard setback (m)		4.5	(f) Minimum rear yard setback (m)		12	(g) Maximum building height (m)		11	(h) Maximum lot coverage (%)	(i) Where connected to municipal water services	25	(ii) All other cases	15	<p><b>Subsection (2) – Table 805</b> – New proposed standards to apply to the NU zone. In particular, this zone proposes a minimum lot width and area equivalent to “that which existed on the date of passing of this By-law”, to recognize existing lot sizes in private service enclaves that are smaller than normally contemplated for new lots without access to municipal water and sewer.</p> <p>The maximum lot coverage provisions proposed are largely based on the R1E subzone of Zoning By-law 2008-250, as some private service enclaves currently subject to this subzone have specific streets that are connected to municipal water services and are subject to a higher lot coverage permission.</p>
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# Section 804 – Neighbourhood Commercial Suffix (c)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Neighbourhood Commercial Suffix (-c) is to:</p> <ul style="list-style-type: none"> <li>• Regulate <i>commercial</i> development <del>at</del> <i>in a scale manner</i> that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained <del>or enhanced</del>.</li> <li>• Allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas.</li> <li>• Provide conveniently located non-residential uses predominantly accessible to <i>local residents using active transportation</i> <del>pedestrians, cyclists and transit users</del> from the surrounding residential neighbourhood.</li> <li>• <del>Impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.</del></li> </ul>	<p>The purpose statement has been carried forward from Section 141 of the current Zoning By-law 2008-250. Residential has been removed from the section title.</p> <p>The Neighbourhood Commercial suffix allows small-scale commercial uses to be located select locations in Neighbourhoods. Approximately 80% of parcels with the suffix will have Minor Corridor zoning, however staff will conduct additional mapping for the second draft of the Zoning By-law to potentially identify new locations.</p>
<p><b>Permitted Uses</b></p> <p>(1) The following non-residential uses are permitted on lands subject to the Neighbourhood Commercial Suffix (c):</p> <ul style="list-style-type: none"> <li>• artist studio</li> <li>• catering establishment</li> <li>• instructional facility</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• office</li> <li>• personal service business</li> <li>• restaurant</li> <li>• retail store</li> </ul>	<p><b>Subsection (1)</b> – Revised from Section 141(1) of the current Zoning By-law to add catering establishment, micro-distribution facility and office.</p> <p>All other uses have been carried forward.</p>
<p><b>Provisions</b></p> <p>(2) For lands subject to the Neighbourhood Commercial Suffix, the following provisions apply:</p> <ol style="list-style-type: none"> <li>any building containing a non-residential use permitted by the Neighbourhood Commercial Suffix must contain at least one residential unit;</li> <li>a building containing a non-residential use permitted by the Neighbourhood Commercial Suffix is a residential use building;</li> <li>a permitted non-residential use must only be located on the ground floor, basement, or both of a residential use building;</li> <li>the cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a vertically attached dwelling unit, where the maximum of 100 square metres applies to each principal dwelling unit;</li> <li>no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the residential use;</li> <li>Section 311 does not apply, and despite subsection 804(2)(c), an outdoor commercial patio is permitted subject to the following: <ol style="list-style-type: none"> <li>it is located in a front yard, exterior side yard, or both.</li> <li>it does not exceed an area of 20 square metres for a corner lot or 10 square metres for an interior lot; and</li> </ol> </li> <li>a micro-distribution facility must be located within a building.</li> </ol>	<p>Section 141(b) of the current Zoning By-law has been removed, so that restaurants do not have to be ancillary to another use and are not limited to a 15 square metre seating area.</p> <p><b>Subsections (2)(a) and (b)</b> – Revised from Section 141(5) of the current Zoning By-law for improved clarity and to remove reference to type of dwelling.</p> <p><b>Subsection (2)(c)</b> – Carried forward from Section 141(4) of the current Zoning By-law.</p> <p><b>Subsection (2)(d)</b> – Revised from Section 141(6) of the current Zoning By-law, to replace typologies with vertically attached dwelling unit.</p> <p><b>Subsection (2)(e)</b> – Revised from Section 141(7) of the current Zoning By-law, to remove reference to the parking minimums section.</p> <p><b>Subsection (2)(f)</b> – Revised from Section 141(8) of the current Zoning By-law to expand permissions for outdoor patios by allowing them on interior lots and allowing a larger size for corner lots.</p> <p><b>Subsection (2)(g)</b> – New provision intended to prevent lockers for parcel delivery being located outside.</p>

# Section 901 – Hub Zone 1 (H1)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Hub Zone 1 is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit high levels of density and a broad range of uses in key nodes and lands designated Hub in the Official Plan.</i></li> <li>• <i>Lands in this zone will support high-rise development in proximity to transit stations, subject to Secondary Plan policies.</i></li> <li>• <i>Primarily apply to lands in the Downtown Core Transect of the Official Plan.</i></li> </ul>	<p>This zone is the successor to the MD – Mixed-Use Downtown Zone in Section 193 from current Zoning By-law 2008-250.</p> <p>Lands in this zone are located primarily in Hubs within the Downtown Core Transect. The provisions of this zone reflect direction from the Official Plan to develop these areas as high-density, mixed-use urban environments that function as complete and compact communities.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Hub Zone 1, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• courthouse</li> <li>• day care</li> <li>• <del>diplomatic residence</del></li> <li>• emergency service</li> <li>• <a href="#">government service centre</a></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• parking garage</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• sports arena</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)</b> – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones.</p> <p>Given that Hub Zone 1 is intended for the Downtown Core, auto-oriented uses are excluded from the list of permitted uses, as directed by <a href="#">Section 5.1.2</a> of the Official Plan.</p> <p><a href="#">Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</a></p>

## Zone Provisions

~~(2)(4) Where the ground floor is occupied by a non-residential use, the minimum height of the ground floor is 4.5 metres.~~

(5) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:

- provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
- provide a minimum of one active entrance in the case of a residential use building;
- a minimum of ~~40~~50 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors; ~~and,~~

~~(3) Where ad) not be obstructed by parking spaces, parking aisles, or driveways.~~

~~(6) The maximum front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any setback may be increased to 4 metres to accommodate:~~

- an outdoor commercial patio,
- bicycle parking,
- trees, shrubs, or other intensive landscaping, or
- benches, ~~or other~~ street furniture, ~~or other similar features.~~

~~(47) Outdoor storage is not permitted.~~

(58) The zone provisions for the Hub Zone 1 are set out in Table 901 below.

Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	No minimum	
(b) Minimum lot width (m)	No minimum	
<del>(c) Front and exterior side yard setbacks (m)</del>	<del>(i) For the first 15m above grade Maximum: 2</del>	
(c) Minimum front and exterior side yard setbacks (m)	<del>For any part of the building greater than 15 m above grade: 1.5 Minimum: 4.5</del>	
(d) Minimum interior side yard setback (m)	(i) Abutting a lot in lands zoned N1, N2, N3 or N4 – Neighbourhood	1.5
	(ii) In all other cases	No minimum
(e) Minimum rear yard setback (m)	7.5	
(f) Minimum building heights (m)	(i) Within 300m radius or 400m walking distance of an O-Train station	<del>15</del> 15m or 4 storeys
	(ii) In all other cases	<del>11</del> 11m or 3 storeys
(g) Maximum building height (m)	(i) Within 300m radius or 400m walking distance of an O-Train station	<del>As High-rise, as per suffix, schedule, or exception.</del>
	(ii) In all other cases	<del>20</del> The lesser of 20 m or 6 storeys

Hub Zone 1 allows a generous building envelope which will contribute to a more enclosed, fully urban character. This allows buildings to maximize the space used on a lot and facilitates higher densities.

**Deleted from DRAFT 1:** Former subsection (4) has been deleted. The new subsection (2) includes provisions formerly in subsection (5). The minimum height requirement for the ground floor of 4.5 metres was deleted from the H1 Zone, applicable in the downtown core area, as the current MD zone that applies in the downtown core area does not require a minimum ground floor height of 4.5 metres.

**Subsection (2) Subsection (4)** – Revised from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law.

In DRAFT 2: In the new subsection (5) the minimum 50 per cent requirement for glazing was reduced to a 40 per cent of the surface area of the ground floor façade. This reduction is in response to comments indicating the 50 per cent requirement is difficult to achieve.

**Subsection (5)** – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In DRAFT 2: The new subsection (3) contains the provisions formerly in subsection (6). In response to feedback on administering this provision under Sections 186(10)(h) and Section 197(1)(c) of the current Zoning By-law, this provision has been revised to be more permissive.

In DRAFT 2: The maximum front yard setback in Table 901 row (c) was deleted. Staff have assessed this provision as redundant, given that parking is prohibited in front yards and builders already have an incentive to maximize buildable area by minimizing provided setbacks.

**Subsection (3)** – Revised from Draft 1; as there is no maximum front yard setback in Draft 2, this ~~6~~ – New provision now specifies what is permitted in yards that may be provided at will.

**Deleted:** Maximum front yard setback requirement. Previously carried overintended to Draft 1 from s.197(3) – staff have assessed this provision as redundant, given that parking is prohibited in front yards and builders already have an incentive to maximize buildable area by minimizing provided setbacks. provide additional flexibility for placemaking.

**Revised from DRAFT 1:**

**Subsection (58), Table 901** – the zone provides a simple range of requirements to enable flexibility.

In the Downtown Core Transect, a minimum of 4 storeys is required within a 300-metre radius of a rapid transit station, and a minimum of 3 storeys are required beyond that radius, per Section 5.1.4(1) of the Official Plan.

Many Hub-designated lands are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

**Revised from Draft 1: Subsection (5), Table 901, Row (g): Revision to clarify heights are indicated by suffix, schedules or exceptions.**

# Section 902 – Hub Zone 2 (H2)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Hub Zone 2 is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a broad range of uses and promote an urban form in mixed-used nodes throughout the city. Lands in this zone will accommodate a mid- to high-density built environment and mixed-use neighbourhoods that provide a full range of services to residents.</i></li> </ul>	<p>This zone will function as a successor to the MC – Mixed-Use Centre and TD – Transit-Oriented Development zones from the current Zoning By-law 2008-250.</p> <p>Lands in this zone will be located in Hubs throughout the city. This will include urbanized areas within the Inner and Outer Urban Transect and newer areas in the Suburban Transect where policy has envisioned a central node as directed by <a href="#">Section 6</a> of the Official Plan.</p> <p>The Hub Zone 2 has a broad range of permitted uses and generous building envelope provisions while providing for a small amount of space between buildings.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Hub Zone 2, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• courthouse</li> <li>• day care</li> <li>• <del>diplomatic residence</del></li> <li>• emergency service</li> <li>• funeral home</li> <li>• <u>government service centre</u></li> <li>• hospital</li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• parking garage</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• post-secondary educational institution</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• sports arena</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)</b> – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones.</p> <p><u><del>Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</del></u></p>

## Zone Provisions

- (2) Where the ground floor is occupied by a non-residential use, the minimum height of the ground floor is 4.5 metres.
- ~~(3)(3) At least 50 per cent of the frontage along the front lot line and exterior side lot line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building, and within 3 metres for non-residential and mixed-use buildings.~~
- (4) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:
- provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
  - provide a minimum of one active entrance in the case of a residential use building;
  - a minimum of ~~40~~50 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors; ~~and,~~
- ~~(4) Where ad) not be obstructed by parking spaces, parking aisles, or driveways.~~
- ~~(5) The maximum front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any setback may be increased to 4 metres to accommodate:~~
- an outdoor commercial patio;
  - bicycle parking;
  - trees, shrubs, or other intensive soft landscaping; or,
  - benches, ~~or other~~ street furniture, or other similar features.
- ~~(5) Outdoor storage accessory to the use on the lot:~~
- ~~is prohibited in a front or exterior yard, and~~
  - ~~is not permitted in all other yards, subject to being completely enclosed and screened from a public street, and from neighbourhood or institutional zones, and-~~
  - ~~the provisions of subsection 902(6)(b) above does not apply to an automobile dealership~~
- ~~(6) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands zoned N1-N6 – Neighbourhood or GRN – Greenspace, or~~
- where an opaque screen with a minimum height of 1.4 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and,
  - where parking spaces are provided, an opaque screen with a minimum height of 1.4 metres must be provided.
- ~~(7) In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following:~~
- ~~the first phase is required to satisfy subsection 902(3) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase;~~
  - ~~all subsequent phases are not required to comply with subsection 902(3) independently, provided that 902(3) is satisfied upon the completion of all phases; and,~~
  - ~~the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase.~~
- ~~(9) A building existing as of [the date of the passing of the By-law] may be expanded without having to comply with subsection (3), provided:~~
- ~~the addition does not exceed the greater of 600 square metres or 20 per cent of the gross floor area of the existing building; and,~~
  - ~~subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building.~~
- (10) Table 902 applies in the Hub Zone 2:

The mixed-use zones share a group of general-purpose provisions for the promotion of active frontages and street enclosure.

**Subsection (2)** – Revised from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law. In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor.

~~**Subsection (3)** – Revised from Section 186(10)(b)(i) of the current Zoning By-law to promote incremental street enclosure.~~

~~**Subsection (4)** – Deleted from DRAFT 1 – Provision requiring that new development be positioned at the front of the lot. As parking is limited in front yards, staff expect that buildings will be situated near the front of sites accordingly..~~

**Subsection (3)** – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In response to feedback and experience in administering this provision, subsection (3)(c) has been revised to be more permissive.

~~**Subsection (5)** – New provisions intended to provide additional flexibility for placemaking.~~

**Subsection (4)** – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

**Revised from Draft 1 - Subsection (5):** Outdoor storage is now permitted subject to screening and location in interior side or rear yards. This provides for flexibility and the continued use of outdoor areas for storage in Hubs, subject to these limitations.

**Subsection (6)** – Carried forward from subsection 197(3), table 197(i) of the current Zoning By-law with revised wording.

Table 902 – Hub Zone 2 Provisions		
Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	No minimum	
(b) Minimum lot width (m)	No minimum	
<del>(c) Front and exterior side yard setback (m)</del>	<del>(i) For the first 15m above grade</del>	<del>Maximum: 2</del>
<del>(c) Minimum front and exterior side yard setback (m)</del>	<del>(ii) For any part of the building greater than 15m above grade: <u>1.5</u></del>	<del>Minimum: 1.5</del>
(d) Minimum interior side yard setbacks (m)	(i) Where abutting lands zoned N1-N6 – Neighbourhood	3
	(ii) Where abutting a rapid transit corridor	2
	(iii) In all other cases	No minimum
(e) Minimum rear yard setback (m)	(i) When abutting lands zoned N1-N6 – Neighbourhood	6
	(ii) When abutting a rapid transit corridor	2
	(iii) In all other cases	No minimum
(f) Minimum building height <u>(m)</u>	(i) In Area A of Schedule A1 -- Transects:	<u>15 4 storeys</u>
	(ii) In Area B and C of Schedule A1 – Transects:	<u>113 storeys</u>
(h) Maximum building heights (m)	(i) For any area up to and including <del>30</del> 15m from a lot line abutting a N1, N2, N3 or N4 zone:	<u>No part of a building may project above a 45 degree angular plane measured from a height of 15 metres above any lot line shared with an abutting N1-N4 zoned lot</u>
	<del>(ii) For any area greater than 15m away from a lot line abutting a N1, N2, N3 or N4 zone: <u>30</u>, or where the lot does not abut a N1, N2, N3 or N4 zone</del>	<del>30</del> The lesser of 30 m or 9 storeys
	<del>(iii) All other cases</del>	<del>1. For areas up to and including 30m from a lot line abutting a N1, N2, N3 or N4 zone, (i) and (ii) apply.</del>
	<del>(ii) (iii) For any area greater than 30m away from a lot line abutting a N1, N2, N3 or N4 zone, or where the lot does not abut a N1, N2, N3 or N4 zone</del>	<del>2. For any area greater than 30 m away from a lot line abutting a N1, N2, N3 or N4 zone: the lesser of 132m or 40 storeys, unless otherwise specified by a H suffix, schedule, or exception.</del>

**Deleted from DRAFT 1 – Subsections (78) and (8):** These provisions were contained in ~~9~~ – Revised from Section 186(10)(b)(ii) and (10)(f) of the current Zoning By-law, but are no longer needed following the deletion of former subsection (4).

**Revised from DRAFT 1: Deleted:** Maximum front yard setback requirement. Staff have assessed this provision as redundant, given that parking is prohibited in front yards to provide flexibility for phased development and builders already have an incentive to maximize buildable area by minimizing provided setbacks. additions.

**Subsection (710) – Table 902 –** The requirements of Hub Zone 2 allow for a dense, urban character while providing for a small degree of separation between buildings.

- A maximum front and exterior yard setback at the base of the building combined with a modest setback requirement above the 4<sup>th</sup> storey can result in either a stepped front façade or a simple flush façade.
- The minimum rear yard setbacks are carried over from the existing MC Zone in the current Zoning By-law, providing a degree of privacy when mixed-use buildings interact with a neighbourhood zone.
- The maximum floor space index requirement from the MC zone was removed to allow more

flexibility in density.

- A minimum building height of 3 storeys is required for all buildings in this zone, as directed by Official Plan Official Plan [policies 5.2.3.1](#) and [5.3.3\(1\)](#).
- Graduated height permissions provide for mid-rise development nearest abutting low-rise neighbourhoods, and provide for high-rise development of up to 40 storeys elsewhere.

Many Hub-designated lands are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

**Revised from DRAFT 1 – Subsection (7), Table 902, Row (h): Maximum building heights in the Hub zones have been revised to be more consistent with the structure used in the MS2 zone.**

# Section 903 – Hub Zone 3 (H3)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Hub Zone 3 is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit mixed-use development with up to mid-rise building typologies that contribute to a moderately urban character.</i></li> <li>• <i>Allow a variety of uses and require some setbacks to ensure that the uses and built form are compatible with surrounding neighbourhoods.</i></li> <li>• <i>These lands will accommodate mixed use development and contribute to more walkable and complete neighbourhoods.</i></li> </ul>	<p>Hub Zone 3 is a successor to the GM – General Mixed-Use Zone in the current Zoning By-law 2008-250.</p> <p>This zone appears in all transects and is intended to mix non-residential uses close to areas that have historically been occupied exclusively by residential uses. The zone provides for the lowest intensity of uses and development within the continuum of Hub Zones.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Hub Zone 3, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• catering establishment</li> <li>• community centre</li> <li>• day care</li> <li>• diplomatic residence</li> <li>• emergency service</li> <li>• funeral home</li> <li>• <a href="#">government service centre</a></li> <li>• instructional facility</li> <li>• library</li> <li>• micro-distribution establishment</li> <li>• medical facility</li> <li>• <del>municipal service centre</del></li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• <del>residential care facility</del></li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• storefront industry</li> <li>• technology industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)</b> – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones.</p> <p>Larger-scale or higher-impact uses (for example: nightclub or sports arena) have been excluded from Hub Zone 3 as it is intended for closer integration with neighbourhoods.</p> <p><a href="#">Permissions for a Residential Care Facility are in section 705, which states that a residential care facility is permitted in any zone that permits a residential unit. As such, it does not need to be listed.</a></p>

## Zone Provisions

- (2) Where the ground floor is occupied by a non-residential use, the minimum height of the ground floor is 4.5 metres.
- ~~(3)(3) At least 50 per cent of the frontage along the front lot line and exterior side lot line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building, and within 3 metres for non-residential and mixed-use buildings.~~
- (4) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:
- (a) provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
  - (b) provide a minimum of one active entrance in the case of a residential use building;
  - (c) a minimum of 4050 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors; ~~and,~~
  - ~~(4) Where ad) not be obstructed by parking spaces, parking aisles, or driveways.~~
- ~~(5) The maximum front or exterior side yard is provided that is 1 metre of greater in depth, that yard must contain any setback may be increased to 4 metres to accommodate:~~
- (a) an outdoor commercial patio;
  - (b) bicycle parking;
  - (c) trees, shrubs, or other intensive landscaping; or,
  - (d) benches, ~~or other~~ street furniture, ~~or other similar features.~~
- (56) Outdoor storage accessory to the use on the lot:
- ~~(a) is prohibited in a front or exterior yard, and~~
  - ~~(b) is not permitted in all other yards, subject to being completely enclosed and screened from a public street, and from neighbourhood or institutional zones, and-~~
  - ~~(c) the provisions of subsection 903(5)(b) above does not apply to an automobile dealership~~
- ~~(6)(7) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands zoned N1-N6 – Neighbourhood or GRN – Greenspace, or~~
- (a) where an opaque screen with a minimum height of 1.4 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and,
  - (b) where parking spaces are provided, an opaque screen with a minimum height of 1.4 metres must be provided.
- ~~(7)(8) In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following:~~
- ~~(a) the first phase is required to satisfy subsection 903(3) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase;~~
  - ~~(b) all subsequent phases are not required to comply with subsection 903(3) independently, provided that 903(3) is satisfied upon the completion of all phases; and,~~
  - ~~(c) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase.~~
- (9) A building existing as of [the date of the passing of the By-law] may be expanded without having to comply with subsection (3), provided:
- (a) the addition does not exceed the greater of 600 square metres or 20 per cent of the gross floor area of the existing building; and,
  - (b) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building.

## General

The provisions in the H3 – Zone ensure appropriate setbacks when the H3 Zone is adjacent to a neighbourhood zone. This ensures compatibility with low-rise areas while still providing the convenience and benefits of commercial uses in close proximity to neighbourhood zones.

**Subsection (2)** – derived from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law. In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor.

Deleted from DRAFT 1 – Provisions requiring that new development be positioned at the front of the lot. As parking is limited in front yards, staff expect that buildings will be situated near the front of sites accordingly.

Subsection (3) Subsection (3) – promotes incremental street enclosure; derived from Section 186(10)(b)(i) of the current Zoning By-law.

Subsection (4) – promotes active entrances, and is derived from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law.

In response to feedback and experience in administering this provision, subsection (4)(c) has been revised to be more permissive.

Subsection (4) – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

Revised from Draft 1 – Subsection (5): Outdoor storage is now permitted subject to screening and location in interior side or rear yards. This provides for flexibility and the continued use of outdoor areas for storage in Hubs, subject to these limitations.

Deleted from DRAFT 1 – Subsection (5) – new provisions intended to provide additional flexibility for placemaking.

Subsections (8) and (9): These provisions were contained in

(40) Table 903 applies in the Hub Zone 3:

Table 903 – Hub Zone 3 Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) When abutting a Neighbourhood zone	5
	(ii) When abutting a rapid transit corridor	2
	(iii) In all other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setback (m)	(i) Abutting a street	3
	(ii) For any portion of a rear lot line abutting a Neighbourhood zone	7.5
	(iii) For a residential use building	7.5
	(iv) In all other cases	No minimum
(g) Minimum building height (m)	(i) In Area A of Schedule A1 – Transects:	<del>154 storeys</del>
	(ii) In Areas B and C of Schedule A1 – Transects:	<del>113 storeys</del>
(h) Maximum building height (m)		<del>20 m or 6 storeys</del> , unless otherwise specified by a H suffix, schedule, or exception.

~~derived from~~ Section 186(10)(b)(ii) and (10)(f) of the current Zoning By-law, ~~but are no longer needed following the deletion of former subsection (4), to provide flexibility for phased development and additions.~~

**Subsection (740), Table 903** – derived from the GM Zone provisions in Table 187 of the current Zoning By-law with the following changes:

- The setbacks are no longer variable based on building height or use. They are designed to ensure an adequate buffer with adjacent zones.
- To further simplify building requirements, provisions regarding maximum floor space index have been removed.
- Minimum height provisions have been introduced to implement Official Plan [policies 5.2.3.1](#) and [5.3.3\(1\)](#).

A 6-storey default maximum building height is proposed in accordance with [Section 5.1.4.1\(c\)](#) of the Official Plan.

Many Hub-designated lands are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

# Section 904 – Mainstreet Zone 1 (MS1)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Mainstreet Zone 1 (MS1) is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a broad range of mixed-use development along older mainstreets with more compact lot fabric, in accordance with Official Plan policies for Mainstreet Corridors.</i></li> <li>• <i>Encourage compact, pedestrian-oriented development along the City's more compact Mainstreet Corridors and promote the development of continuous, active street walls that contribute to animated public spaces and vibrant streets.</i></li> </ul>	<p>The MS1 – Mainstreet Zone 1 will largely function as a successor to the Traditional Mainstreet (TM) Zone from the current Zoning By-law 2008-250.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Mainstreet Zone 1, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• animal hospital</li> <li>• artist studio</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• <a href="#">courthouse</a></li> <li>• day care</li> <li>• <del>diplomatic mission</del></li> <li>• emergency service</li> <li>• funeral home</li> <li>• <a href="#">government service centre</a></li> <li>• hotel</li> <li>• <a href="#">hospital</a></li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• parking garage</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• <a href="#">post-secondary educational institution</a></li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)</b> – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones.</p> <p>Given that Mainstreet Zone 1 is mostly intended for the Downtown Core and Inner Urban Transects, auto-oriented uses are excluded from the list of permitted uses, as directed by <a href="#">Sections 5.1.2</a> and <a href="#">5.2.2</a> of the Official Plan.</p> <p><a href="#">Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</a></p>

## Zone Provisions

- (2) For the purpose of this section, the front lot line is the lot line abutting the Mainstreet Corridor as designated in Schedule A6 – Main Street Corridors and Minor Corridors, and:
- for a lot at the intersection of two Mainstreet Corridors, and for a through lot which abuts two Mainstreet Corridors, the front lot line is the shorter lot line, or
  - for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.

~~(3(3) Where the ground floor is occupied by a non-residential use, the minimum height of the ground floor is 4.5 metres.~~

- (4) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:
- provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
  - provide a minimum of one active entrance in the case of a residential use building;
  - a minimum of ~~40~~50 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors; ~~and,~~

~~(4) Where ad) not be obstructed by parking spaces, parking aisles, or driveways.~~

~~(5) The maximum front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any setback may be increased to 4 metres to accommodate:~~

- an outdoor commercial patio;
- bicycle parking;
- trees, shrubs, or other intensive soft landscaping; or,
- benches, ~~or other~~ street furniture, or other similar features.

~~(56) Outdoor storage is not permitted.~~

~~(67) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands zoned N1-N6 – Neighbourhood or GRN – Greenspace, or~~

- where an opaque screen with a minimum height of 1.4 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and,
- where parking spaces are provided, an opaque screen with a minimum height of 1.4 metres must be provided.

~~(7) Despite Table 904(g)(i)1, where an abutting N1-N4 zoned lot has frontage on a Mainstreet or Minor Corridor identified on Schedule A6 – Mainstreet Corridors and Minor Corridors, no angular plane height transition is required from that lot.~~

~~(878) Table 904 applies in the MS1 Zone:~~

Table 904 – MS1 Zone Provisions		
Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	No minimum	
(b) Minimum lot width (m)	No minimum	
<del>(c) Front yard setback (m)</del>	<del>(i) For the first 15m above grade</del>	Maximum: 2
<del>(c) Minimum front and exterior side yard setback (m)</del>	<del>(ii) For any part of the building greater than 15 m above grade: 1.5</del>	For any part of the building greater than 15 m above grade: 1.5 Minimum: 1.5
(d) Interior side yard setbacks (m)	(i) Minimum when abutting a Neighbourhood zone	1. For a residential use building: 1.2 2. In all other cases: 3
	(ii) Maximum in all other cases	3, except where a driveway is provided, in which case the setback may be increased to a

Deleted from DRAFT 1: Provision requiring 4.5 metre floor-to-ceiling heights in the MS1 zone was a carry-forward from Section 186 of the current Zoning By-law, which does not apply in the TM zones which MS1 is to replace. This provision mandates large spaces that are costly and may preclude smaller commercial tenants.

Subsection (3) – Revised from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law.

Subsection (4) – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In response to feedback and experience in administering this provision, subsection (3)(c) has been revised to be more permissive.

Subsection (4) – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

Subsection (6) – Subsection (5) – New provisions intended to provide additional flexibility for placemaking.

Subsection (7) – Carried forward from subsection 197(3), table 197(i) of the current Zoning By-law with revised wording.

Subsection (7) – New provision to ensure that abutting low-rise zoning does not unduly compromise planned context on mainstreets.

Deleted from DRAFT 1: Maximum front yard setback requirement. Previously carried over to Draft 1 from s.197(3) – staff have assessed this provision as redundant, given that parking is prohibited in front yards and builders already have an incentive to maximize buildable area by minimizing provided setbacks.

Revised from DRAFT 1:

Subsection (788) – Table 904 –

		maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces
<del>(e) Exterior side yard setbacks (m)</del>	<del>(i) for the first 15m above grade</del>	<del>Maximum: 2</del>
	<del>(ii) For any part of the building greater than 15m above grade</del>	<del>Minimum: 1.5</del>
<del>(ef) Minimum rear yard setbacks (m)</del>	<del>(i) Abutting a Neighbourhood zone</del>	<del>6</del>
	<del>(ii) Abutting a public laneway</del>	<del>4</del>
	<del>(iii) For residential use building</del>	<del>6</del>
	<del>(iv) In all other cases</del>	<del>No minimum</del>
<del>(fg) Minimum building height</del>		<del>6.7 m or 2 storeys</del>
<del>(gh) Maximum building heights</del>	<del>(i) City-wide:</del>	<del>1. For a lot abutting a N1, N2, N3 or N4 zone: no part of a building may project above a 45 degree angular plane measured from a height of 15 metres above any lot line shared with an abutting N1-N4 zoned lot</del>
		<del>2. For any area greater than 15m away from a lot line abutting a N1, N2, N3 or N4 zone, or where the lot does not abut a N1, N2, N3 or N4 zone: the lesser of 30 m or 9 storeys</del>
	<del>(ii) In Area A of Schedule A1 – Transects, within 100m of an O-Train station:</del>	<del>1. The lesser of 50 m, or 15 storeys; and Table 904(g)(i) does not apply.</del>
		<del>2. Table 904(g)(i) does not apply.</del>
	<del>(iii) Outside Area A of Schedule A1 – Transects, on a lot abutting a mainstreet with a protected right-of-way width of 30m or greater, as identified in Schedule C16 of the Official Plan; Schedule A6:</del>	<del>1. For areas up to and including 30m from a lot line abutting a N1, N2, N3 or N4 zone, Table 904(g)(i)(1) applies.</del>
		<del>2. For any area greater than 30m and less than 50m away from a lot line abutting a N1, N2, N3 or N4 zone: the lesser of 60m or 18 storeys, unless otherwise specified by a H suffix, schedule, or exception, despite s.137(1)(a)(iv).</del>
<del>3. For any area greater than 30m away from a lot line abutting a N1, N2, N3 or N4 zone, or where the lot does not abut a N1, N2, N3 or N4 zone: 90 m the lesser of</del>		

The requirements of Mainstreet Zone 1 are meant to promote compact mainstreet development in older parts of the city with more compact lot fabric and narrower streets. These are located primarily in the Downtown Core and Inner Urban Transects, with the exception of Stittsville Main Street.

- ~~AA maximum front and exterior yard setback at the base of the building combined with a modest setback requirement above the 4<sup>th</sup> storey – required relative to the front lot line and not the base of the building~~ – can result in either a stepped front façade or a simple flush façade.
- A minimum height of 2 storeys is required on Mainstreets throughout the city, as directed by Section 5 of the Official Plan.
- Mainstreet heights in the Downtown Core are limited to mid-rise except near transit; these are implemented by Table 904(g)(i) and (ii).
- Mainstreet heights outside the Downtown Core are tied to right-of-way width; these are implemented by Table 904(g)(iii).

Many Mainstreets, especially in the Downtown Core and Inner Urban Transects, are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

Outside of the Downtown Core, high-rise permissions in Section 5 of the Official Plan are generally tied to sites fronting on larger rights-of-way and with lot fabric that supports built form transition. Most lands meeting those requirements have been assigned Mainstreet Zone 2, but high-rise permissions are included in the MS1 zone to provide flexibility in case suitable conditions do arise.

		<p>82.5m or 25 storeys, unless otherwise specified by a H suffix, schedule, or exception, despite s.137(1)(a)(iv).</p>
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## Section 905 – Mainstreet Zone 2 (MS2)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of Mainstreet Zone 2 (MS2) is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a broad range of mixed-use development along wider mainstreets with larger lot fabric, including high-rise development where street context and lot fabric can support it, in accordance with Official Plan policies for Mainstreet Corridors.</i></li> </ul>	<p>MS2 – Mainstreet Zone 2 will largely function as a successor to the Arterial Mainstreet (AM) Zone from the current Zoning By-law 2008-250.</p> <p>The MS2 zone will generally be applied in corridors with wider rights-of-way and a more suburban, automobile-oriented built form. The Official Plan aims to encourage an evolution in these areas towards a more urban built form, while recognizing that the change will happen gradually.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the MS2 zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• animal care establishment</li> <li>• artist studio</li> <li>• automobile dealership</li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• bank</li> <li>• bed and breakfast</li> <li>• broadcasting and production studio</li> <li>• car wash</li> <li>• catering establishment</li> <li>• community centre</li> <li>• <a href="#">courthouse</a></li> <li>• day care</li> <li>• <del>diplomatic residence</del></li> <li>• drive-through facility</li> <li>• emergency service</li> <li>• funeral home</li> <li>• gas bar</li> <li>• <a href="#">government service centre</a></li> <li>• hotel</li> <li>• <a href="#">hospital</a></li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• parking garage</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• <a href="#">post-secondary educational institution</a></li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• sports arena</li> <li>• storefront industry</li> </ul>	<p><b>Subsection (1)</b> – The list of permitted uses has been simplified by shifting away from typology-based permissions for residential uses, and broadened by coordinating permitted uses across all major (Hub and Mainstreet) mixed-use zones.</p> <p><a href="#">Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</a></p>

- theatre

## Prohibited Uses

(2) Despite subsection (1)(b), the following uses are prohibited in Areas A and B on Schedule— A1 – Transects:

- automobile dealership
- automobile service station
- drive-through facility

**Subsection (2)** – New provision to implement Official Plan policies 5.1.2.1 and 5.2.2.1 prohibiting automobile-oriented uses in the Downtown Core and Inner Urban Transects.

## Zone Provisions

(3) For the purpose of this section, the front lot line is the lot line abutting the Mainstreet Corridor as designated in Schedule A6 – Main Sstreets Corridors and Minor Corridors, and:

- for a lot at the intersection of two Mainstreet Corridors, and for a through lot which abuts two Mainstreet Corridors, the front lot line is the shorter lot line, or
- for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.

(4) Where the ground floor is occupied by a non-residential use, the minimum height of the ground floor is 4.5 metres.

~~(5) At least 50 per cent of the frontage along the front lot line and exterior side lot line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building, and within 3 metres for non-residential and mixed-use buildings.~~

(6) Exterior building walls located on the ground floor and located within 6 metres of a front or exterior side lot line must:

- provide a minimum of one active entrance from each individual occupancy on the ground floor located adjacent to the front lot line or exterior side lot line in the case of non-residential uses;
- provide a minimum of one active entrance in the case of a residential use building;
- a minimum of 4050 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors; ~~and,~~

~~(6) Where ad— not be obstructed by parking spaces, parking aisles, or driveways.~~

~~(7) The maximum front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any setback for the corresponding facade may be increased to 4 metres to accommodate:~~

- an outdoor commercial patio;
- bicycle parking;
- trees, shrubs, or other intensive soft landscaping; or,
- benches, ~~or other~~ street furniture, or other similar features.

~~(78)~~ Outdoor storage accessory to the use on the lot:

~~(a)~~ is prohibited in a front or exterior yard, and

~~(b)~~ is not permitted in all other yards, subject to being completely enclosed and screened from a public street, and from neighbourhood or institutional zones, and—

~~(c)~~ the provisions of subsection 905(7)(b) above does not apply to an automobile dealership.

~~(89)~~ A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands zoned N1-N6 – Neighbourhood or GRN – Greenspace, or

- where an opaque screen with a minimum height of 1.4 metres is provided, the soft landscaping buffer may be reduced to 1 metre; and,
- where parking spaces are provided, an opaque screen with a minimum height of 1.4 metres must be provided.

The mixed-use zones share a group of general-purpose provisions for the promotion of active frontages and street enclosure.

**Subsection (4)** – Revised from Section 186(10)(e)(i) and Section 186(11)(f) of the current Zoning By-law. In response to feedback, the minimum floor-to-ceiling height has been reduced to 4 metres to allow more flexibility in the height of the ground floor.

**Deleted from DRAFT 1** – Provision requiring that new development be positioned at the front of the lot. As parking is limited in front yards, staff expect that buildings will be situated near the front of sites accordingly. Subsection (6) requires “placemaking” features in front of buildings.

**Subsection (5) – Subsection (5) –** ~~Revised from Section 186(10)(b)(i) of the current Zoning By-law to promote incremental street enclosure.~~

**Subsection (6)** – Revised from Section 186(10)(h) and Section 197(1)(c) of the current Zoning By-law to promote active entrances. In response to feedback and experience in administering this provision, subsection (5)(c) has been revised to be more permissive.

**Subsection (6)** – Revised from Draft 1; as there is no maximum front-yard setback in Draft 2, this provision now specifies what is permitted in yards that may be provided at will.

**Subsection (7)** – Revised from Draft 1; outdoor storage is permitted subject to screening and location in an interior or rear yard, similar to existing provisions under s.185(4) of the current Zoning By-law.

**Subsection (8)** – Landscaped buffer carried forward from subsection 197(3), table 197(i) of the current Zoning By-law with revised wording.

**Subsection (9)** – New provision to ensure that abutting low-rise zoning does not unduly compromise planned context on mainstreets.

**Deleted from DRAFT 1:** subsections

~~(9) Despite Table 905(g)(i)1, where an abutting N1-N4 zoned lot has frontage on a Mainstreet or Minor Corridor identified on Schedule A6 – Mainstreet Corridors and Minor Corridors, no angular plane height transition is required from that lot.~~

~~(910)(10) In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following:~~

- ~~(a) the first phase is required to satisfy subsection 905(5) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase;~~
- ~~(b) all subsequent phases are not required to comply with subsection 905(5) independently, provided that 905(5) is satisfied upon the completion of all phases; and,~~
- ~~(c) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase.~~

~~(11) A building existing as of [the date of the passing of the By-law] may be expanded without having to comply with subsection (5), provided:~~

- ~~(a) the addition does not exceed the greater of 600 square metres or 20 per cent of the gross floor area of the existing building; and,~~
- ~~(b) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building.~~

~~(12) Table 905 applies in the MS2 Zone:~~

Table 905 – MS2 Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setbacks (m)	(i) <del>Non</del> non-residential or mixed-use buildings	No minimum
	(ii) <del>Residential</del> residential use buildings	3
(d) Minimum interior side yard setbacks (m)	(i) <del>Abutting</del> abutting a Neighbourhood zone	<del>3</del> 7.5
	(ii) <del>All</del> all other cases	No minimum
(e) Minimum rear yard setbacks (m)	(i) <del>Abutting</del> abutting a street	3
	(ii) <del>Rear</del> rear lot line abutting a Neighbourhood zone	7.5
	(iii) <del>For</del> for a residential use building	7.5
	(iii) <del>All</del> all other cases	No minimum
(f) Minimum building height (m)		7.5m or 2 storeys, or as per suffixes.
(g) Maximum building heights (m)	(i) City-wide:	1. For a lot abutting a N1, N2, N3 or N4 zone: no part of a building may project above a 45 degree angular plane measured from a height of 15 metres above any lot line shared with an abutting N1-N4 zoned lot 2. For any area greater than 15m away from a lot line abutting a N1, N2, N3 or N4 zone, or where the lot does not abut a N1, N2, N3 or N4 zone: the lesser of 30 m or 9 storeys
	<del>(ii) On a lot abutting a mainstreet with a protected</del>	<del>1. For areas up to and including 30m from a lot line abutting a</del>

**Subsections** (10) and (11) were derived from Section 186(10)(b)(ii) and (10)(f) of the current Zoning By-law to provide flexibility for phased development and additions, but are no longer necessary as subsection (5) has been deleted.

**Revised from DRAFT 1 - Subsection (91012), Table 905** — The requirements of Mainstreet Zone 2 are meant to promote mixed-use development in newer parts of the city, and anticipate redevelopment on a larger scale than is generally expected in the MS1 zone.

- Compared to the maximum setbacks of the MS1 zone, the MS2 zone has more flexible provisions in Table 905 and uses subsection (5) above to require incremental perimeter-block formation.
- A minimum height of 2 storeys is required on Mainstreets throughout the city, as directed by Section 5 of the Official Plan.
- Floor-space index (FSI) limits common in the current Zoning By-law's AM zones are not proposed for carry-forward.
- Interior side yard requirement has been reduced to 3 metres, consistent with subsection 186(10)(c)(i) of current Zoning By-law 2008-250.

Many Mainstreets are subject to secondary plans that may have different height policies than those of the city-wide Official Plan; those heights are being implemented through the use of height suffixes.

High-rise permissions for Mainstreets are generally assigned to lands fronting on larger rights-of-way and with lot fabric that supports built form transition as required by Section 4.6.6 and Section 5 of the Official Plan. Most of these lands have been given MS2 zoning.

The transition provisions for high-rise development describe an angular plane drawn from any rear lot line abutting a low-rise neighbourhood zone and rising toward the front of the

	right-of-way width of 30m or greater:	<p>N1, N2, N3 or N4 zone, (i) applies.</p> <p>2. For any area greater than 30m and less than 50m away from a lot line abutting a N1, N2, N3 or N4 zone: the lesser of 60m or 18 storeys, unless otherwise specified by a H suffix, schedule, or exception, despite s.137(1)(a)(iv).</p>	<p>site. The maximum height in this area may also be described as:</p> <p><u>15 + [distance from rear lot line] = maximum height in metres.</u></p> <p><u>At a distance of greater than 30 metres from abutting low-rise, the maximum height is 90 metres.</u></p> <p>The proposed approach is a series of graduated height permissions that increase with distance from any abutting low-rise neighbourhoods.</p>
	(ii) On a lot abutting a mainstreet with a protected right-of-way width of 30m or greater, as identified in Schedule C16 of the Official Plan:	<p>1. For areas up to and including 30m from a lot line abutting an N1, N2, N3 or N4 Zone, Table 905(g)(i)(1) applies.</p> <p>2. 3. For any area greater than <del>30m</del>50m away from a lot line abutting a N1, N2, N3 or N4 zone, or where the lot does not abut a N1, N2, N3 or N4 zone: <del>90 m</del>the lesser of 82.5m or 25 storeys, unless otherwise specified by a H suffix, schedule, or exception, despite s.137(1)(a)(iv).</p>	

## Section 906 – Minor Corridor Zone 1 (CM1)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the CM1 – Minor Corridor Zone 1 is to:</p> <ul style="list-style-type: none"> <li>Accommodate a broad range of uses, that will contribute to the creation of compact, 15-minute neighbourhoods in areas designated Minor Corridor in the Official Plan.</li> <li>Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car.</li> <li>Establish zoning requirements <del>enabling that enable</del> contextually appropriate development <u>for the Downtown Core and Inner Urban Transects.</u></li> </ul>	<p>The Minor Corridor Zones works to implement the policies in <a href="#">Section 6.2</a> of the Official Plan for Minor Corridors.</p> <p>The new Minor Corridor <del>Zones</del> zone permits a wide range of uses in order to assist with the creation or evolution of 15-minute neighbourhoods.</p> <p>The permitted building heights in the zone tables correspond to the height permissions found in <a href="#">Section 5, Table 7</a> of the Official Plan.</p> <p>This zone replaces the 23 different parent zones that currently exist along the designated Minor Corridors.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the CM1 Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li><del>diplomatic residence</del></li> <li>dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>artist studio</li> <li>animal care establishment</li> <li>bank</li> <li>broadcasting and production studio</li> <li>catering establishment</li> <li>community centre</li> <li>courthouse</li> <li>day care</li> <li>emergency service</li> <li>funeral home</li> <li><a href="#">government service centre</a></li> <li>hotel</li> <li>instructional facility</li> <li>library</li> <li>market</li> <li>medical facility</li> <li>micro distribution facility</li> <li><del>municipal service centre</del></li> <li>museum</li> <li>office</li> <li>payday loan establishment</li> <li>place of worship</li> <li>place of assembly</li> <li>personal service business</li> <li>personal brewing facility</li> <li>recreation and athletic facility</li> <li>research and development centre</li> <li>retail store</li> <li>restaurant</li> <li>school</li> <li>storefront industry</li> <li>theatre</li> </ul>	<p><b>Subsection (1)(a) and (b) – New provision.</b> A broad range of residential and non-residential uses is proposed to be permitted in the Minor Corridor Zones, to align with Official Plan policies, and contribute towards the creation of complete communities.</p> <p><u><del>Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</del></u></p>

Commented [JN1]: + Inner Urban

## Zone Provisions

### Active Entrances

- ~~(23)~~ For the purpose of this section, the front lot line is the lot line abutting a street identified as a Minor Corridor on Schedule A6 – Main Streets Corridors and Minor Corridors, and for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.
- (34) A façade which faces a street identified on Schedule A6 – Main Streets Corridors and Minor Corridors must have at least one active entrance for each individual occupancy.
- (45) A minimum of 25 per cent of the ground floor façade facing a street identified on Schedule A6 – Main Streets Corridors and Minor Corridors must have transparent glazing.

### Site Layout and Landscaping

- (56) Where a front or exterior yard is provided that is 1 metre or greater in depth, that yard must contain any of:
- (a) an outdoor commercial patio;
  - (b) bicycle parking;
  - (c) trees, shrubs, or other intensive soft landscaping; or,
  - (d) benches, street furniture, or other hard landscaping.

The maximum front or exterior side yard setback may be increased to 4 metres to accommodate:

- (a) an outdoor commercial patio;
- (b) bicycle parking;
- (c) trees, shrubs, or other intensive landscaping; or,
- (d) benches or other street furniture.

### Site Layout and Landscaping

- (67) Any area not covered by paving for parking, walkways, waste storage, accessory structures, or features described in subsection (65) must be soft landscaped.
- (78) Outdoor storage is not permitted.
- (89) All waste storage must be screened from view by an opaque screen with a minimum height of 1.8 metres; and,
- (a) where an in-ground refuse container is provided, the screening requirement of subsection (89) above may be achieved with soft landscaping.

### Transition

- ~~(910) A building existing as [of the date of passage of this Zoning By-law] is deemed to comply with the provisions in Table 906.1ns 906-1, 906-2, 906-3, and 906-4.~~

### Subsections (23), (34) and (45) –

Similar to provisions found in the current Zoning By-law in the Traditional Mainstreet (TM) Zone, subsection (3) is meant to ensure that front facades and active entrances face the designated Minor Corridor, in order to animate the streetscape.

**Subsection (5)6) – Revised from Draft 1: following removal of maximum front-yard setback proposed in Draft 2 (shown in Table 906 below), this provision has been revised to specify what is permitted in front or exterior yards that are provided at will. intended to permit flexibility to allow for commercial patio/street furniture (for streetscape animation) as well as trees, to further enhance the urban tree canopy.**

??

Commented [NJ2]: Recursion issue: (5) includes soft landscaping. Though it is limited to the front yard, whereas (6) is something we want site-wide....

## Sections 906-1 to 906-4 – Corridor, Minor Subzones

Section 906-4 – Minor Corridor <u>Zone Subzone-1</u> (CM1)			
Provisions		Notes	
<b>Zone Provisions</b>		<p>The CM1 <u>Zone subzone</u> applies to Minor Corridors in the Downtown Core and Inner Urban Transects.</p> <p><b>Subsection (949) – Table 906-4 –</b> The provisions proposed in the CM1 <u>subzone</u> are loosely similar to those found in the current Traditional Mainstreet (TM) zone in Zoning By-law 2008-250, with some changes to reflect the intent of Official Plan policies for Minor Corridors, and to assist in the creation and evolution of 15-minute neighbourhoods.</p> <p><b>Deleted from DRAFT 1 – Table 906, Row (d) –</b> <u>Maximum front yard setbacks have been deleted as redundant, given the compact lot sizes on Minor Corridors.</u></p> <p><b>Subsection (949)(h) –</b> Maximum building heights of nine storeys (in Area A – Downtown Core Transect) and six storeys (in Area B – Inner Urban Transect) are permitted in keeping with Table 7 of the Official Plan.</p>	
(949) Table 906-4 applies in the CM1 zone:			
<b>Table 906-4 – Minor Corridor <u>Zone Subzone-1</u> Provisions</b>			
Zoning Mechanism	Provisions		
(a) Minimum lot area (m <sup>2</sup> )	No minimum		
(b) Minimum lot width (m)	No minimum		
(c) Minimum front yard setback (m)	No minimum		
<del>(d)</del> Maximum front yard setbacks (m)	<del>(i)</del> Non-residential use buildings and mixed-use buildings:		<del>2</del>
	<del>(ii)</del> Low-rise residential use buildings:		<del>3</del>
	<del>(iii)</del> All other cases:		<del>2</del>
<del>(de)</del> Minimum interior side yard setbacks (m)	(i) For a non-residential use building:	3	
	(ii) Residential uses:	1.2	
	(iii) All other cases:	1.5	
<del>(ef)</del> Minimum exterior side yard setbacks (m)	(i) For non-residential use buildings or mixed-use buildings:	2	
	(ii) For residential uses:	2	
<del>(fg)</del> Minimum rear yard setbacks (m)	(i) Abutting a street	3	
	<del>(ii)</del> for a non-residential or mixed-use building:	<del>6</del>	
	<del>(iii)</del> residential uses:	<del>7.5</del>	
	<del>(iv)</del> All other cases:	<del>7.5</del>	
<del>(gh)</del> Minimum building height (m)	<del>6 m, but not less than 2 storeys</del>		
<del>(h)</del> Maximum building height	<del>(i)</del> In Area A of Schedule A1 – Transects: <del>(i) For areas up to and including 10m from a lot line abutting a N1, N2, N3 or N4 zone:</del>	<del>1. For a lot abutting a N1, N2, N3 or N4 zone: no part of a building may project above a 45 degree angular plane measured at a height of 15 metres above the rear lot line, projecting upwards towards the front lot line. The lesser of 20m or 6 storeys, 30 m, but not more than 9 storeys</del>	
	<del>(ii)</del> In Area B of Schedule A1 – Transects: <del>(ii) For areas greater than 10m away from a lot line abutting a N1, N2, N3 or N4 zone:</del>	<del>1. For areas up to and including 10m from a lot line abutting a N1, N2, N3 or N4 zone: The lesser of 15 metres or 4 storeys</del> <del>2. For areas greater than 10m away from a lot line abutting a N1, N2, N3 or N4 zone: The lesser of 20 metres or 6 storeys.</del>	

**Section 906-2 – Corridor, Minor Subzone 2 (CM2)**

Provisions		Notes	
<b>Zone Provisions</b>		<p>The CM2 subzone applies to Minor Corridors in the Inner Urban Transect.</p> <p><b>Subsection (1) – Table 906-2 –</b> Provisions in the CM2 subzone are the same as CM1, except the maximum building height in (1)(h) is six storeys in keeping with Table 7 of the Official Plan.</p>	
(1) — Table 903-2 applies in CM2:			
<b>Table 906-2 – Corridor, Minor Subzone 2 Provisions</b>			
Zoning Mechanism	Provisions		
(a) Minimum lot area (m <sup>2</sup> )	No minimum		
(b) Minimum lot width (m)	No minimum		
(c) Minimum front yard setback (m)	No minimum		
(d) Maximum front yard setbacks (m)	(i) Non-residential use buildings and mixed-use buildings:		2
	(ii) Low-rise residential use buildings:		3
	(iii) All other cases:		2
(e) Minimum interior side yard setbacks (m)	(i) for a non-residential use building:		3
	(ii) residential uses:		1.2
	(iii) all other cases:		1.5
(f) Minimum exterior side yard setbacks (m)	(i) for non-residential use buildings or mixed-use buildings:		2
	(ii) for residential uses:		2
(g) Minimum rear yard setbacks (m)	(i) abutting a street	3	
	(ii) for a non-residential or mixed-use building:	6	
	(iii) residential uses:	7.5	
	(iv) all other cases:	7.5	
(h) Minimum building height	6 m, but not less than 2 storeys		
(i) Maximum building height	(i) For areas up to and including 10m from a lot line abutting a N1, N2, N3 or N4 zone,	The lesser of 15 m or 4 storeys	
	(ii) For any area greater than 10m away from a lot line abutting a N1, N2, N3 or N4 zone	The lesser of 20 m or 6 storeys	

**Section 9076-3 – Minor Corridor Corridor, Minor Zone 2 (CM2) Subzone 3 (CM3)**

**Provisions**

**Notes**

**Permitted Uses**

(1) In the CM2 Zone, the following uses are permitted:

(a) Residential uses:

- diplomatic residence
- dwelling unit

(b) Non-residential uses:

- artist studio
- animal care establishment
- automobile service station
- bank
- broadcasting and production studio
- car wash
- catering establishment
- community centre
- courthouse
- day care
- emergency service
- funeral home
- gas bar
- government service centre
- hotel
- instructional facility
- library
- market
- medical facility
- micro-distribution facility
- municipal service centre
- museum
- office
- payday loan establishment
- place of worship
- place of assembly
- personal service business
- personal brewing facility
- recreation and athletic facility
- research and development centre
- retail store
- restaurant
- school
- storefront industry
- theatre

(2) Despite subsection 906(8), outdoor storage is permitted for an automobile service station subject to the following:

- (a) outdoor storage shall not be located within a front yard or exterior side yard;
- (b) outdoor storage shall not occupy more than 5 per cent of the lot; and,
- (c) any outdoor storage shall be screened from view with opaque screening or landscaping.

The CM3 subzone applies to properties in the Outer Urban Transect.

**Subsection (1)** – Several additional auto-oriented uses are permitted in this subzone as per Official Plan policies.

## Zone Provisions

### Active Entrances

- (2) For the purpose of this section, the front lot line is the lot line abutting a street identified as a Minor Corridor on Schedule A6 — Mainstreets and Minor Corridors, and for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.
- (3) A façade which faces a street identified on Schedule A6 — Mainstreets and Minor Corridors must have at least one active entrance for each individual occupancy.
- (4) A minimum of 25 per cent of the ground floor façade facing a street identified on Schedule A6 must have transparent glazing.
- (5) The maximum front or exterior side yard setback may be increased to 4 metres to accommodate:
- (a) an outdoor commercial patio;
  - (b) bicycle parking;
  - (c) trees, shrubs, or other intensive landscaping; or,
  - (d) benches or other street furniture.

### Site Layout and Landscaping

- (6) Any area not covered by paving for parking, walkways, waste storage, accessory structures, or features described in subsection (6) must be soft landscaped.
- (7) Outdoor storage is not permitted.
- (8) All waste storage must be screened from view by an opaque screen with a minimum height of 1.8 metres; and,
- (a) where an in-ground refuse container is provided, the screening requirement of subsection (8) above may be achieved with soft landscaping.
- (9) Despite subsection 907(8), outdoor storage is permitted for an automobile service station subject to the following:
- (a) outdoor storage shall not be located within a front yard or exterior side yard;
  - (b) outdoor storage shall not occupy more than 5 per cent of the lot; and,
  - (c) any outdoor storage shall be screened from view with opaque screening or landscaping.

### Zone Provisions

- (3) Table 906-3 applies in CM3:

Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	No minimum	
(b) Minimum lot width (m)	No minimum	
(c) Minimum front yard setbacks (m)	(i) Non-residential use buildings:	2
	(ii) Residential use buildings:	3
	(iii) All other cases:	2
(d) Minimum interior side yard setbacks (m)	(i) for a non-residential use building:	3
	(ii) residential uses:	1.5
	(iii) all other cases:	1.5
(e) Minimum exterior side yard setbacks (m)	(i) for non-residential use buildings or mixed-use buildings:	3
	(ii) for residential uses:	3
(f) Minimum rear yard setbacks (m)	(i) abutting a street	4.5
	(ii) for a non-residential or mixed-use building:	7
	(iii) residential uses:	7.5
	(iv) all other cases:	7.5
(g) Minimum building height	6 m, but not less than 2 storeys	

**Subsection (3) — Table 906-3 —** Provisions in CM3 are similar to the CM1 and CM2 subzones, however there are differences (to height, the lack of a maximum front yard setback, and the increase of some setbacks (for example the minimum interior side yard setback has been increased from 1.2 metres to 1.5 metres). The maximum building height of six storeys is in keeping with Table 7 of the Official Plan.

(h) Maximum building height	(i) In Area C of Schedule A1: For areas up to and including 10m from a lot line abutting a N1, N2, N3 or N4 zone,	The lesser of 15 m or 4 storeys  For any area greater than 10m away from a lot line abutting a N1, N2, N3 or N4 zone: The lesser of 20 m or 6 storeys
	(ii) In Area E of Schedule A1: For any area greater than 10m away from a lot line abutting a N1, N2, N3 or N4 zone	For areas up to and including 10m from a lot line abutting a N1, N2, N3 or N4 zone: The lesser of 15 m or 4 storeys The lesser of 20 m or 6 storeys

## Section 906-4 – Corridor, Minor Subzone 4 (CM4)

Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the Minor Corridor Subzone 4, the following non-residential uses are permitted in addition to the uses listed in Section 906:</p> <ul style="list-style-type: none"> <li>• automobile service station</li> <li>• car wash</li> <li>• gas bar</li> </ul> <p>(2) Despite 906(8), outdoor storage is permitted for an automobile service station subject to the following:</p> <ul style="list-style-type: none"> <li>(a) outdoor storage shall not be located within a front yard or exterior side yard;</li> <li>(b) outdoor storage shall not occupy more than 5 per cent of the lot; and,</li> <li>(c) any outdoor storage shall be screened from view with opaque screening or landscaping.</li> </ul>	<p>The CM4 subzone applies to properties in the Suburban Transect.</p> <p><b>Subsection (1)</b>—Several additional auto-oriented uses are permitted in this subzone given Official Plan policies.</p>

## Zone Provisions

(3) Table 906-4 applies in CM4:

Table 906-4 – Corridor, Minor Subzone 4 Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setbacks (m)	(i) Non-residential use buildings:	2
	(ii) Residential use buildings:	3
	(iii) All other cases:	2
(d) Minimum interior side yard setbacks (m)	(i) for a non-residential use building:	3
	(ii) residential uses:	2
	(iii) all other cases:	1.5
(e) Minimum exterior side yard setbacks (m)	(i) for non-residential use buildings or mixed-use buildings:	3
	(ii) for residential uses:	3
(f) Minimum rear yard setbacks (m)	(i) abutting a street	4.5
	(ii) for a non-residential or mixed-use building:	7
	(iii) residential uses:	7.5
	(iv) all other cases:	7
(g) Minimum building height		6 m, but not less than 2 storeys
(h) Maximum building height		14.5 m, but not more than 4 storeys

**Subsection (3) – Table 906-4**—Provisions in CM4 are similar to the CM3 subzone, however there are differences (to height, the lack of a maximum front yard setback, and the increase of some setbacks (for example the minimum interior side yard setback has been increased from 1.5 metres to 2 metres for a residential use). The maximum building height of four storeys is in keeping with Table 7 of the Official Plan.

# Section 907 – Minor Corridor Zone Two (CM2)

Provisions	Notes
<p><b><u>Purpose</u></b></p> <p><u>The purpose of the CM2 – Minor Corridor Zone Two is to:</u></p> <ul style="list-style-type: none"> <li>• <u>Accommodate a broad range of uses, that will contribute to the creation of compact, 15-minute neighbourhoods in areas designated Minor Corridor in the Official Plan.</u></li> <li>• <u>Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car.</u></li> <li>• <u>Establish zoning requirements enabling contextually appropriate development for the Outer Urban and Suburban Transects.</u></li> </ul>	<p><u>The Minor Corridor Zones work to implement the policies in Section 6.2 of the Official Plan for Minor Corridors.</u></p> <p><u>The new Minor Corridor Zones permits a wide range of uses in order to assist with the creation or evolution of 15-minute neighbourhoods.</u></p> <p><u>The permitted building heights in the zone tables correspond to the height permissions found in Section 5, Table 7 of the Official Plan.</u></p> <p><u>This zone replaces the 23 different parent zones that currently exist along the designated Minor Corridors.</u></p>
<p><b>Permitted Uses</b></p> <p>(1) In the CM2 Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• <del>diplomatic residence</del></li> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• artist studio</li> <li>• animal care establishment</li> <li>• automobile service station</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• car wash</li> <li>• catering establishment</li> <li>• community centre</li> <li>• courthouse</li> <li>• day care</li> <li>• <u>drive-through facility</u></li> <li>• emergency service</li> <li>• funeral home</li> <li>• gas bar</li> <li>• government service centre</li> <li>• hotel</li> <li>• instructional facility</li> <li>• library</li> <li>• market</li> <li>• medical facility</li> <li>• micro distribution facility</li> <li>• museum</li> <li>• office</li> <li>• payday loan establishment</li> <li>• place of worship</li> <li>• place of assembly</li> <li>• personal service business</li> <li>• personal brewing facility</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• retail store</li> <li>• restaurant</li> <li>• school</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Revised from DRAFT 1:</b> The CM2 <del>zsubzone</del> has been substantially revised and now applies to properties in the Outer Urban and Suburban Transects, <u>consolidating provisions from the Draft 1 CM3 and CM4, now deleted.</u></p> <p><b>Subsection (1)</b> – Several additional auto-oriented uses are permitted in this subzone as per Official Plan policies.</p> <p><u>Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</u></p>

## Zone Provisions

### Active Entrances

- (2) For the purpose of this section, the front lot line is the lot line abutting a street identified as a Minor Corridor on Schedule A6 – Main Street Corridors and Minor Corridors, and for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.
- (3) A façade which faces a street identified on Schedule A6 – Main Street Corridors and Minor Corridors must have at least one active entrance for each individual occupancy.
- (4) A minimum of 25 per cent of the ground floor façade facing a street identified on Schedule A6 – Main Street Corridors and Minor Corridors must have transparent glazing.

### Site Layout and Landscaping

- ~~(5) The maximum front or exterior side yard setback may be increased to 4 metres to accommodate:~~
- ~~(a) an outdoor commercial patio;~~
  - ~~(b) bicycle parking;~~
  - ~~(c) trees, shrubs, or other intensive landscaping; or,~~
  - ~~(d) benches or other street furniture.~~

### Site Layout and Landscaping

- ~~(56) Any area not covered by paving for parking, walkways, waste storage, or accessory structures, or features described in subsection (6) must be soft landscaped.~~
- ~~(67) Outdoor storage is not permitted.~~
- ~~(78) All waste storage must be screened from view by an opaque screen with a minimum height of 1.8 metres; and,~~
- ~~(a) where an in-ground refuse container is provided, the screening requirement of subsection (78) above may be achieved with soft landscaping.~~
- ~~(89) Despite subsection 907(87), outdoor storage is permitted for an automobile service station subject to the following:~~
- ~~(a) outdoor storage shall not be located within a front yard or exterior side yard;~~
  - ~~(b) outdoor storage shall not occupy more than 5 per cent of the lot; and,~~
  - ~~(c) any outdoor storage shall be screened from view with opaque screening or landscaping.~~

## Zone Provisions

~~(949) Table 907 applies in CM2:~~

Table 907 – Minor Corridor Zone 2 Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setbacks (m)	(i) Non-residential use buildings:	2
	(ii) Residential use buildings:	3
	(iii) All other cases:	2
(d) Minimum interior side yard setbacks (m)	(i) For a non-residential use building:	3
	(ii) Residential uses:	1.5
	(iii) All other cases:	1.5
(e) Minimum exterior side yard setbacks (m)	(i) For non-residential use buildings or mixed-use buildings:	3
	(ii) For residential uses:	3
(f) Minimum rear yard setbacks (m)	(i) Abutting a street	4.5
	<del>(ii) for a non-residential or mixed-use building:</del>	<del>7</del>
	<del>(iii) residential uses:</del>	<del>7.5</del>
	(iv) All other cases:	7.5

**Subsection (3) – Table 906-3** – Provisions in the CM2 zone are similar to the CM1 Zone, however there are differences (to height, the lack of a maximum front yard setback, and the increase of some setbacks (for example the minimum interior side yard setback has been increased from 1.2 metres to 1.5 metres). The maximum building height of six storeys is in keeping with Table 7 of the Official Plan.

**Deleted from DRAFT 1: Subsection (5)** – This provision permitted an increase to front or exterior side yard setbacks where certain features were provided in those yards. With the consolidation of CM1 as the zone for Downtown Core and now Inner Urban Transects, the CM2 no longer features a maximum front or exterior side yard setback, in line with the former CM3 and CM4. Because of this revision, this provision is no longer necessary.

**Revised from DRAFT 1 – Table 907** – Table 907 has been revised to consolidate provisions and standards for development reflective of the outer urban and suburban context of the revised CM2 zone.

(g) Minimum building height <u>(m)</u>		6 m, but not less than 2 storeys
(h) Maximum building height	(i) In Area C of Schedule A1 – Transects:	For any area greater than 10m away from a lot line abutting a N1, N2, N3 or N4 zone: <del>The lesser of 20 m</del> or 6 storeys
	(ii) In Area E of Schedule A1 – Transects:	For areas up to and including 10m from a lot line abutting a N1, N2, N3 or N4 zone: <del>The lesser of 15 m</del> or 4 storeys



# Section [908907](#) – Neighbourhood Mixed-Use (NMU) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the NMU – Neighbourhood Mixed-Use Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Strengthen locally-oriented services and amenities in support of 15-minute neighbourhoods.</i></li> <li>• <i>Provide for flexible and adaptable space for residential and non-residential use.</i></li> <li>• <i>Support mixed-use development in appropriate locations in the Neighbourhood designation.</i></li> <li>• <i>Establish zoning requirements that create contextually appropriate development for the surrounding area.</i></li> </ul>	<p>The Neighbourhood Mixed-Use (NMU) primary zone replaces the General Mixed-Use (GM) zone and the GM1, GM4, GM18, GM19, GM20 subzones that are not located in Hubs or on Corridors. The NMU zone applies primarily to existing commercial uses, along with some mixed-use developments.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Neighbourhood Mixed-Use Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• <del>car share service</del></li> <li>• catering establishment</li> <li>• community centre</li> <li>• day care</li> <li>• drive-through facility</li> <li>• emergency service</li> <li>• funeral home</li> <li>• <a href="#">government service centre</a></li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreational and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)(a)</b> – New provision. Residential uses reflect the shift away from typologies while retaining any relevant permissions from the GM primary zone in the current Zoning By-law 2008-250.</p> <p><b>Subsection (1)(b)</b> – Revised from the GM primary zone permitted uses in Section 187(1) in the current Zoning By-law with the following uses being added:</p> <ul style="list-style-type: none"> <li>• <del>car share service</del></li> <li>• indoor entertainment facility</li> </ul>
<p><b>Prohibited Uses</b></p> <p>(2) <a href="#">Despite (1)(b), a drive-through facility is prohibited in Areas A and B on Schedule A1 – Transects.</a></p>	<p><b>Subsection (2)</b> – New provision for the second draft that implements <a href="#">Official Plan policies 5.1.2.1 and 5.2.2.1, which prohibit drive through facilities in both the Downtown and Inner Urban transects.</a></p>

## Zone Provisions

(32) In the Neighbourhood Mixed-Use Zone, outdoor storage is not permitted.

(43) Table 908907 applies in the Neighbourhood Mixed-Use Zone:

Table 908907 – Neighbourhood Mixed-Use Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard and exterior side yard setbacks (m)		3
(d) Minimum interior side yard setbacks (m)	(i) For a non-residential use building or a mixed <del>residential / non-residential</del> use building, from that portion of a lot line abutting a residential zone	5
	(ii) All other cases	No minimum
	(iii) A residential use building less than or equal to 11 m in height	1.2
	(iv) A residential use building greater than 11 m in height	3
(e) Minimum rear yard setbacks (m)	(i) Abutting a street	<del>3</del> 5
	(ii) From any portion of a rear lot line abutting a N1-N6 zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(f) Maximum building height (m)		18
(g) Minimum width of landscaped area (m)	(i) Abutting a street <u>or a N1-N6, INZ or LGZ zone</u>	3
	<del>(ii) abutting a N1-N6, INZ or LGZ zone</del>	<del>3</del>
	(iii) All other cases	No minimum

**Subsection (32)** – Carried forward from Section 187(2) in the current Zoning By-law.

**Subsection (43)** – Table 908907 – Carried forward from the GM primary zone provisions in the current Zoning By-law, except that the maximum floor space index cap has been removed.

**Table 908, Row (e)(i)** – Minimum rear yard setback, abutting a street has been revised to 3 metres from 5 metres to reinstate the current setback for GM zones, now zoned NMU.

# Sections [908<sup>907</sup>-1](#) to [908-4<sup>904-3</sup>](#) – Neighbourhood Mixed-Use Subzones

Section <a href="#">908<sup>907</sup>-1</a> – Neighbourhood Mixed-Use Subzone 1 (NMU1)																																																				
Provisions		Notes																																																		
<p><b>Zone Provisions</b></p> <p>(1) Table <a href="#">908<sup>907</sup>-1</a> applies in the NMU1 subzone:</p> <table border="1"> <thead> <tr> <th colspan="3">Table <a href="#">908<sup>907</sup>-1</a> – NMU1 Provisions</th> </tr> <tr> <th colspan="2">Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td></td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td></td> <td>No minimum</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td></td> <td>3</td> </tr> <tr> <td rowspan="3">(d) Minimum interior side yard setback (m)</td> <td>(i) For a non-residential use building or a mixed-use building, from that portion of a lot line abutting a residential zone</td> <td>5</td> </tr> <tr> <td>(ii) For a residential use building</td> <td>1.2</td> </tr> <tr> <td>(iii) Other cases</td> <td>No minimum</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td></td> <td>3</td> </tr> <tr> <td rowspan="4">(f) Minimum rear yard setback (m)</td> <td>(i) Abutting a street</td> <td>5</td> </tr> <tr> <td>(ii) From that portion of a rear lot line abutting a N1-N6 zone</td> <td>7.5</td> </tr> <tr> <td>(iii) For a residential use building</td> <td>7.5</td> </tr> <tr> <td>(iv) Other cases</td> <td>No minimum</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td></td> <td>14.5</td> </tr> <tr> <td rowspan="3">(h) Minimum width of landscaped area (m)</td> <td>(i) Abutting a street</td> <td>3</td> </tr> <tr> <td>(ii) Abutting a N1-N6, INZ or LGZ zone</td> <td>3</td> </tr> <tr> <td>(iii) All other cases</td> <td>No minimum</td> </tr> <tr> <td>(i) Maximum gross leasable floor area of an individual non-residential occupancy (m<sup>2</sup>)</td> <td></td> <td>900</td> </tr> <tr> <td>(j) Maximum total gross leasable floor area occupied by all individual, non-residential occupancies on a lot (m<sup>2</sup>)</td> <td></td> <td>3,000</td> </tr> </tbody> </table>		Table <a href="#">908<sup>907</sup>-1</a> – NMU1 Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m <sup>2</sup> )		No minimum	(b) Minimum lot width (m)		No minimum	(c) Minimum front yard setback (m)		3	(d) Minimum interior side yard setback (m)	(i) For a non-residential use building or a mixed-use building, from that portion of a lot line abutting a residential zone	5	(ii) For a residential use building	1.2	(iii) Other cases	No minimum	(e) Minimum exterior side yard setback (m)		3	(f) Minimum rear yard setback (m)	(i) Abutting a street	5	(ii) From that portion of a rear lot line abutting a N1-N6 zone	7.5	(iii) For a residential use building	7.5	(iv) Other cases	No minimum	(g) Maximum building height (m)		14.5	(h) Minimum width of landscaped area (m)	(i) Abutting a street	3	(ii) Abutting a N1-N6, INZ or LGZ zone	3	(iii) All other cases	No minimum	(i) Maximum gross leasable floor area of an individual non-residential occupancy (m <sup>2</sup> )		900	(j) Maximum total gross leasable floor area occupied by all individual, non-residential occupancies on a lot (m <sup>2</sup> )		3,000	<p>NMU1 replaces the Local Commercial (LC) primary zone and the LC1, LC5, LC6 and LC7 subzones in Sections 189 and 190 in the current Zoning By-law. The LC2, LC3 and LC4 subzones were not in use. All parcels within the LC8 subzone are located on a Corridor and will be zoned accordingly. The uses are the same as the NMU primary zone, which would add the following uses to those currently permitted in the LC primary zone:</p> <ul style="list-style-type: none"> <li>• catering establishment</li> <li>• emergency service</li> <li>• funeral home</li> <li>• indoor entertainment facility</li> <li>• payday loan establishment</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• school</li> <li>• storefront industry</li> <li>• theatre</li> </ul> <p><b>Subsection (1) – Table <a href="#">908<sup>907</sup>-1</a> –</b> Carried forward the LC - Local Commercial provisions of the current Zoning By-law with minor changes.</p> <p><b>Subsection (1)(f) –</b> The maximum height has been increased slightly to 14.5 metres from 12.5 metres in LC. This would allow a four-storey building with a 4.5 metre ground floor height, which is better suited to commercial uses.</p> <p><b>Subsection (1)(g) and (h) –</b> These provisions carry forward limits on gross leasable floor area from Section 189(1)(b) and (c) in the current Zoning By-law, but they are now shown in a table rather than as written provisions.</p>
Table <a href="#">908<sup>907</sup>-1</a> – NMU1 Provisions																																																				
Zoning Mechanism		Provisions																																																		
(a) Minimum lot area (m <sup>2</sup> )		No minimum																																																		
(b) Minimum lot width (m)		No minimum																																																		
(c) Minimum front yard setback (m)		3																																																		
(d) Minimum interior side yard setback (m)	(i) For a non-residential use building or a mixed-use building, from that portion of a lot line abutting a residential zone	5																																																		
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	(iii) Other cases	No minimum																																																		
(e) Minimum exterior side yard setback (m)		3																																																		
(f) Minimum rear yard setback (m)	(i) Abutting a street	5																																																		
	(ii) From that portion of a rear lot line abutting a N1-N6 zone	7.5																																																		
	(iii) For a residential use building	7.5																																																		
	(iv) Other cases	No minimum																																																		
(g) Maximum building height (m)		14.5																																																		
(h) Minimum width of landscaped area (m)	(i) Abutting a street	3																																																		
	(ii) Abutting a N1-N6, INZ or LGZ zone	3																																																		
	(iii) All other cases	No minimum																																																		
(i) Maximum gross leasable floor area of an individual non-residential occupancy (m <sup>2</sup> )		900																																																		
(j) Maximum total gross leasable floor area occupied by all individual, non-residential occupancies on a lot (m <sup>2</sup> )		3,000																																																		

Section <a href="#">908907-2</a> – Neighbourhood Mixed-Use Subzone 2 (NMU2)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses permitted under Section <a href="#">908(1)(a907-2)</a>, the following non-residential uses are permitted in NMU2:</p> <ul style="list-style-type: none"> <li>• automobile dealership</li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• car wash</li> <li>• garden centre</li> <li>• gas bar</li> <li>• hotel</li> <li>• parking lot</li> <li>• sports arena</li> </ul>	<p>The NMU2 subzone replaces the GM12, GM13, GM14, GM15, GM16, <a href="#">GM22</a> and GM29 subzones in the current Zoning By-law that permitted residential uses and more auto-centric non-residential uses.</p> <p><b>Subsection (1)</b> – These additional permitted uses are consolidated from the permitted uses in the GM subzones of the current Zoning By-law being replaced by NMU2.</p>
Section <a href="#">908907-3</a> – Neighbourhood Mixed-Use Subzone 3 (NMU3)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses permitted under subsection <a href="#">908(1)(b907(2)(a))</a>, the following non-residential uses are permitted in NMU3:</p> <ul style="list-style-type: none"> <li>• automobile body shop</li> <li>• automobile dealership</li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• broadcasting and production studio</li> <li>• car wash</li> <li>• garden centre</li> <li>• gas bar</li> <li>• heavy equipment and vehicle sales, rental and servicing</li> <li>• hotel</li> <li>• kennel</li> <li>• light industrial use</li> <li>• storage yard</li> <li>• warehouse</li> <li>• waste processing and transfer facility (non-putrescible)</li> </ul>	<p>The NMU3 subzone replaces the GM23 subzone of the current Zoning By-law. All parcels currently zoned GM23 are located east of Merivale and north and south of Hunt Club.</p> <p><b>Subsection (1)</b> – Carried forward from the GM23 permitted uses in Section 188(23)(2) in the current Zoning By-law.</p>
<p><b>Prohibited Uses</b></p> <p>(2) The residential uses listed in Section <a href="#">908907(1)(a)</a> are prohibited.</p> <p>(3) The following non-residential uses are prohibited in NMU3:</p> <ul style="list-style-type: none"> <li>• daycare</li> <li>• school</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Section 188(23)(b) in the current Zoning By-law, which prohibits residential uses in GM23.</p> <p><b>Subsection (3)</b> – New provision that prohibits sensitive land uses in this subzone as they are not compatible with the light industrial and auto-centric uses permitted in the subzone, as well as the existing diesel storage facility.</p>
<p><b>Zone Provisions</b></p> <p>(4) In NMU3, the following provisions apply:</p> <p>(a) Section <a href="#">908907(2)</a> does not apply provided that accessory outdoor storage is:</p> <p>(i) fully screened from streets and adjacent properties by means of fencing or landscaping; and</p> <p>(ii) not located in a front yard <del>or closer to a street than the front wall of a building.</del></p>	<p><b>Subsection (4)</b> – Carried forward from section 188(23)(c) in the current Zoning By-law. <a href="#">(4)(a)(ii) has been modified to simplify the wording as the later part of the provision was redundant.</a></p>

Section <a href="#">908907-4</a> – Neighbourhood Mixed-Use Subzone 4 (NMU4)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses permitted under Section <a href="#">908907</a>(1)(b), the following non-residential uses are permitted in NMU4:</p> <ul style="list-style-type: none"> <li>• automobile dealership</li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• broadcasting and production studio</li> <li>• car wash</li> <li>• light industrial use</li> <li>• parking garage</li> <li>• parking lot</li> </ul>	<p>This subzone is intended for properties zoned Industrial (IL, IG) in the current Zoning By-law, but that are designated as Neighbourhood in the Official Plan.</p> <p><b>Subsection (1)</b> – The additional permitted uses to this zone are uses that are presently permitted in the IL and/or IG zones of the current Zoning By-law and are not likely to be noxious, in accordance with <a href="#">Section 6.3.3</a> of the Official Plan, which explicitly prohibits industrial uses likely to cause nuisance to nearby residential uses.</p>
<p><b>Prohibited Uses</b></p> <p>(2) The residential uses listed in Section <a href="#">908907</a>(1)(a) are prohibited.</p>	<p><del><b>Subsection (2)</b> – The NMU4 subzone carries forward the prohibition on residential uses from the IL, IP and IG zones in the current Zoning By-law. <b>Subsection (2)</b> – Residential uses permitted in the NMU primary zone are prohibited in this subzone, given that these are existing industrial-zoned sites with potential to be contaminated and thus require an Environmental Site Assessment (ESA) in support of a development proposal, which is best addressed via a Zoning By-law Amendment application.</del></p>

# Section 1001 – Heavy Industrial (IH) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Heavy Industrial Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a wide range of industrial uses, including those which, by their nature, generate noise, fumes, odours, and are hazardous or obnoxious, in accordance with the Industrial and Logistics designation of the Official Plan.</i></li> <li>• <i>Allow <del>ancillary</del> a variety of complementary uses such as recreational, health and fitness uses and service commercial, occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve employees, the general public in the immediate vicinity, and passing traffic.</i></li> <li>• <i>Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.</i></li> </ul>	<p>The Heavy Industrial (IH) Zone implements policies in <a href="#">Section 6.4</a> of the Official Plan for the Industrial and Logistics designation. The purpose of the IH zone is to permit a wide range of industrial uses, including those which, by the nature of their operations, generate noise, fumes, and odours which are hazardous and/or obnoxious.</p> <p>This new zone replaces zone and subzone provisions from Sections 201 and 202 of the current Zoning By-law 2008-250.</p> <p><a href="#">Purpose statement modified in line with modified definition of area of employment in the Planning Act.</a></p>
<p><b>Permitted Uses</b></p> <p>(1) In the Heavy Industrial Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• automobile body shop</li> <li>• automobile service station <ul style="list-style-type: none"> <li>• <del>broadcasting and production studio</del></li> <li>• <del>catering establishment</del></li> </ul> </li> <li>• <u>cannabis production facility</u></li> <li>• crematorium</li> <li>• emergency services <ul style="list-style-type: none"> <li>• <del>garden centre</del></li> </ul> </li> <li>• heavy equipment and vehicle sales, rental, and servicing</li> <li>• heavy industrial use <ul style="list-style-type: none"> <li>• <del>kennel</del></li> </ul> </li> <li>• leaf and yard waste facility</li> <li>• light industrial use <ul style="list-style-type: none"> <li>• <del>office</del></li> <li>• <del>parking garage</del></li> <li>• <del>parking lot</del></li> </ul> </li> <li>• research and development centre</li> <li>• storage yard</li> <li>• truck transport terminal</li> <li>• warehouse</li> <li>• waste processing and transfer facility</li> </ul>	<p><b>Subsection (1) –</b> <del>Initially Permitted uses have been</del> carried forward from the Sections 201 and 202 of the current Zoning By-law and consolidated into a single zone, <del>then modified in accordance with uses permitted in the revised definition of area of employment in the Planning Act to implement policies from section 6.4 of the Official Plan.</del></p> <p><u>Cannabis production facility was also relocated to permitted uses for the second draft to carry forward existing permissions for the use in the Heavy Industrial Zone.</u></p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the Heavy Industrial Zone, subject to each use not exceeding 300 square metres of gross floor area:</p> <ul style="list-style-type: none"> <li>• <del>animal care establishment</del></li> <li>• bank</li> <li>• car wash</li> <li>• drive-through facility</li> <li>• gas bar</li> <li>• <u>instructional facility, limited to training associated with an employment-related use in subsection (1)</u></li> <li>• micro-distribution facility</li> <li>• personal service business</li> <li>• place of assembly, <u>limited to an employment-related use listed in subsection (1)</u></li> <li>• restaurant <ul style="list-style-type: none"> <li>• <del>retail store, limited to a convenience store</del></li> </ul> </li> </ul> <p>(3) <del>A cannabis production facility is also permitted in the Heavy Industrial Zone, subject to the following:</del></p> <p>(a) <del>the gross floor area must not exceed 350 square metres; and</del></p>	<p><b>Subsection (2) –</b> Revised from Section 201(2) of the current Zoning By-law.</p> <p><a href="#">Subsection (2) – Modified in accordance with uses permitted within the revised definition of area of employment in the Planning Act.</a></p> <p><b>Subsection (3) –</b> Revised from Section 201(1)(a) of the current Zoning By-law.</p>

- ~~(b) — the use must be contained within a building that is not a greenhouse.~~
- ~~(4) — A bar is also permitted in the Heavy Industrial Zone, subject to the following:~~
- ~~(a) — must be ancillary to a light industrial use involving the production of alcoholic beverages; and,~~
- ~~(b) — the gross floor area of a bar may not exceed the greater of 300 square metres or 25% gross floor area of the light industrial use.~~
- ~~(5) — The following conditional uses are also permitted in the Heavy Industrial Zone, subject to the gross floor area not exceeding 3,000 square metres:~~
- ~~• indoor entertainment facility~~
  - ~~• instructional facility~~
  - ~~recreation and athletic facility~~

Deleted from DRAFT 1 – subsections (4) and (5) concerning conditionally permitted uses have been deleted in accordance with the revised definition of area of employment in the Planning Act.

Subsection (4) — Carried forward from Section 201(2)(e) of the current Zoning By-law.

Subsection (5) — Revised from Section 201(2) of the current Zoning By-law.

## Zone Provisions

- ~~(36)~~ In the Heavy Industrial Zone, the following provision applies:
- ~~(a) — aA display and sales area must be within the same building as the permitted use to which it is accessory and not exceed 25 per centpercent of gross floor area.~~
- ~~(a) — a sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory.~~
- ~~(47)~~ Table 1001 applies in the Heavy Industrial Zone:

Subsection (63) — Carried forward from Section 201(4) of the current Zoning By-law with minor wording changes for the second draft to ensure the same provision is used for accessory sales and display areas in all zones.-

Subsection (7) -)Table 1001 — Revised from Section 201(3) of the current Zoning By-law. The maximum floor space index has been removed and the maximum lot coverage has been added.

Table 1001 – Heavy Industrial Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		4,000
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		7.5
(d) Minimum interior side yard setbacks (m)	(i) Abutting a residential or institutional zone	15
	(ii) Other cases	7.5
(e) Minimum exterior side yard setback (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Abutting a residential or institutional zone	15
	(ii) Other cases	7.5
(g) Maximum building height (m)		22
(h) Maximum lot coverage (%)		65
(i) Minimum width of landscaped area (m)	(i) Abutting a residential or institutional zone	7.5
	(ii) Other cases	3

# Section 1002 – Industrial and Logistics Zone (IL)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Industrial and Logistics (IL) zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a wide range of low to moderate impact, light industrial uses in accordance with the Industrial and Logistics designation of the Official Plan in locations that are intended to be the focus of warehousing and distribution operations.</i></li> <li>• <i>Allow <del>ancillary in certain Industrial and Logistics areas a variety of complementary uses such as recreational, health and fitness uses and service commercial, occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve employees, the general public in the immediate vicinity, and passing traffic.</del></i></li> <li>• <i>Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.</i></li> </ul>	<p>The Industrial and Logistics Zone implements policies in <a href="#">Section 6.4</a> of the Official Plan for the Industrial and Logistics designation. This new zone replaces specific zone and subzone provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law 2008-250 for the IG-General Industrial, IL-Light Industrial, and IP-Business Park Zones.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Industrial and Logistics Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• automobile body shop</li> <li>• automobile <u>service station</u> dealership <ul style="list-style-type: none"> <li>• <del>automobile rental establishment</del></li> <li>• <del>broadcasting and production studio</del></li> <li>• <del>catering establishment</del></li> </ul> </li> <li>• crematorium <ul style="list-style-type: none"> <li>• <del>day care</del></li> </ul> </li> <li>• emergency services <ul style="list-style-type: none"> <li>• <del>garden centre</del></li> </ul> </li> <li>• heavy equipment and vehicle sales, rental, and servicing <ul style="list-style-type: none"> <li>• <del>hotel</del></li> <li>• <del>kennel</del></li> </ul> </li> <li>• light industrial use <ul style="list-style-type: none"> <li>• <del>office</del></li> <li>• <del>park</del></li> <li>• <del>parking garage</del></li> <li>• <del>parking lot</del></li> </ul> </li> <li>• research and development centre</li> <li>• storage yard</li> <li>• truck transport terminal</li> <li>• warehouse</li> <li>• waste processing and transfer facility</li> </ul>	<p><b>Subsection (1) – <u>Initially revised</u></b> Revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law, <u>then modified to implement policies in accordance with uses permitted in section 6.4 of the revised definition of area of employment in the Planning Act</u> Official Plan.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the Industrial and Logistics Zone, subject to each use not exceeding 300 square metres of gross floor area:</p> <ul style="list-style-type: none"> <li>• <del>animal care establishment</del></li> <li>• <del>automobile service station</del></li> <li>• bank</li> <li>• car wash</li> <li>• <u>drive-through facility</u></li> <li>• gas bar</li> <li>• instructional facility, <u>limited to training associated with an employment-related use in subsection (1)</u></li> <li>• micro-distribution facility <ul style="list-style-type: none"> <li>• <del>office</del></li> </ul> </li> <li>• personal service business</li> <li>• place of assembly, <u>limited to an employment-related use listed in subsection (1)</u></li> <li>• restaurant <ul style="list-style-type: none"> <li>• <del>retail store, limited to a convenience store</del></li> </ul> </li> </ul> <p>(3) A cannabis production facility is also permitted in the Industrial and Logistics Zone, subject to the following:</p>	<p><b>Subsection (2) – Revised</b> from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law.</p> <p><b>Subsection (2) – Modified</b> in accordance with uses permitted within the revised definition of area of employment in the Planning Act.</p>

- (a) the gross floor area may not exceed 350 square metres; and
- (b) limited to indoor production in a building that is not a greenhouse.

~~(4) A recreation and athletic facility is also permitted in the Industrial and Logistics Zone, subject to the gross floor area not exceeding 3,000 square metres.~~

**Subsection (3)** – Revised from Section 199(1)(a), 203(2)(f) and 205(2)(f) of the current Zoning By-law.

~~**Deleted from DRAFT 1 – subsection (4) deleted in accordance with the revised definition of area of employment in the Planning Act. Subsection (4) – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law.**~~

## Zone Provisions

- (5) In the Industrial and Logistics Zone, the following provisions apply:
  - (a) a sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory.
- (6) Table 1002 applies in the Industrial and Logistics Zone:

**Subsection (5)** – Carried forward from Sections 199(4), 203(4) and 205(4) of the current Zoning By-law.

**Subsection (6) – Table 1002** – Provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law have been harmonized to create the serviced IL-Industrial and Logistics provisions in the draft Zoning By-law.

Separate provisions are included that apply to lands that do not have municipal water or sewer services. The provisions for un-serviced lands are based on the Rural Industrial (RIL) zone provisions in Section 1307 of the draft Zoning By-law.

Table 1002 – Industrial and Logistics Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )	(i) Serviced	4,000
	(ii) Unserviced	8,000
(b) Minimum lot width (m)	(i) Serviced	No minimum
	(ii) Unserviced	50
(c) Minimum front yard setbacks (m)	(i) Serviced	3
	(ii) Unserviced	8
(d) Minimum interior side yard setbacks (m)	(i) Serviced or unserviced lot abutting a residential or institutional zone	15
	(ii) Serviced or unserviced lot abutting any other zone	3
(e) Minimum exterior side yard setback (m)	(i) Serviced	3
	(ii) Unserviced	8
(f) Minimum rear yard setbacks (m)	(i) serviced or unserviced lot abutting a residential or institutional zone	15
	(ii) Serviced or unserviced lot abutting any other zone	3
(g) Maximum building height (m)	(i) <del>Within</del> 20 m of a property line abutting a residential or institutional zone	11
	(ii) All other cases	22
(h) Maximum lot coverage (%)	(i) Serviced	65
	(ii) Unserviced	50
(i) Minimum width of landscaped area (m)	(i) Abutting a residential zone, institutional zone, or a street	3
	(ii) All other cases	No minimum

# Sections 1002-1 to 1002-3 – Industrial and Logistics Subzones

Section 1002-1 – Industrial and Logistics Subzone 1 (IL-1)	
Provisions	Notes
<p><b>Zone Provisions</b></p> <p>(1) In the IL-1 Subzone, Table 1002 applies, except:</p> <ul style="list-style-type: none"> <li>(a) the minimum lot area on full municipal services is 2,000 square metres; and</li> <li>(b) the minimum lot area for an unserviced lot is 4,000 square metres.</li> </ul>	<p><b>Subsection (1)</b> – New provision to address existing lots that have a lot area smaller than the provision outlined in Table 1002.</p>
Section 1002-2 – Industrial and Logistics Subzone 2 (IL-2)	
Provisions	Notes
<p><b>Prohibited Uses</b></p> <p>(1) Despite Section 1002(1), the following uses are prohibited in the IL-2 Subzone:</p> <ul style="list-style-type: none"> <li>• cannabis production facility</li> <li>• crematorium</li> <li>• waste processing and transfer facility</li> </ul>	<p>The purpose of the Industrial and Logistics Subzone 2 (IL-2) is to permit non-obnoxious, low impact light industrial uses along with sensitive uses, which acts as a transition area between the Industrial and Logistics (IL) zone and adjacent sensitive land uses.</p> <p><b>Subsection (1)</b> – New provision to specify the uses that are prohibited.</p>
Section 1002-3 – Industrial and Logistics Subzone 3 (IL-3)	
Provisions	Notes
<p><b>Prohibited Uses</b></p> <p>(1) Despite Section 1002(1), the following uses are prohibited in the IL-3 Subzone:</p> <ul style="list-style-type: none"> <li>• cannabis production facility</li> <li>• crematorium</li> <li>• waste processing and transfer facility</li> </ul>	<p>This subzone is intended to be applied to existing lots that have a lot area smaller than the provision outlined in the IL-2 zone provisions.</p> <p><b>Subsection (1)</b> – New provision to specify the uses that are prohibited.</p>
<p><b>Zone Provisions</b></p> <p>(2) In the IL-3 Subzone, Table 1002 applies, except:</p> <ul style="list-style-type: none"> <li>(a) the minimum lot area on full municipal services is 2,000 square metres; and,</li> <li>(b) the minimum lot area for an unserviced lot is 4,000 square metres.</li> </ul>	<p><b>Subsection (2)</b> – New provision to address existing lots that have a lot area smaller than the provision outlined in Table 1002.</p>

# Section 1003 – Mixed Industrial Zone (IM)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Mixed Industrial Zone is to:</p> <ul style="list-style-type: none"> <li>• Accommodate mixed light industrial uses in a business park setting, in accordance with the Mixed Industrial designation of the Official Plan.</li> <li>• Allow in certain Mixed Industrial areas a variety of complementary uses such as recreational and service commercial, occupying small sites as individual occupancies or in groupings as part of a small plaza, to serve employees, the general public in the immediate vicinity, and passing traffic.</li> <li>• Provide development standards to ensure industrial uses do not impact adjacent non-industrial areas.</li> </ul>	<p>The Mixed Industrial Zone implements policies in <a href="#">Section 6.5</a> of the Official Plan for the Mixed Industrial designation. This new zone replaces specific zone and subzone provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law 2008-250 for the IG-General Industrial, IL-Light Industrial, and IP-Business Park Zones.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Mixed Industrial Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• <del>automobile body shop</del></li> <li>• <a href="#">automobile dealership</a></li> <li>• <a href="#">automobile service station</a></li> <li>• <del>broadcasting and production studio</del></li> <li>• <a href="#">cannabis production facility, indoor</a></li> <li>• catering establishment</li> <li>• crematorium</li> <li>• <del>day care</del></li> <li>• emergency services</li> <li>• garden centre</li> <li>• <a href="#">government service centre</a></li> <li>• heavy equipment and vehicle sales, rental, and servicing</li> <li>• <del>hotel</del></li> <li>• kennel</li> <li>• <del>light industrial use</del></li> <li>• <a href="#">micro-distribution facility</a></li> <li>• <del>medical facility</del></li> <li>• <del>municipal service centre</del></li> <li>• parking garage</li> <li>• parking lot</li> <li>• research and development centre</li> <li>• warehouse</li> </ul>	<p><a href="#">In DRAFT 2, corrections were made to the lists of permitted and conditional uses in the IM Zone and the IM1 subzone to ensure they conform with the policies for the Mixed Industrial designation in Section 6.5 of the Official Plan.</a></p> <p><b>Subsection (1)</b> – Revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law to implement policies in section 6.5 of the Official Plan.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the Mixed Industrial Zone:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• <del>automobile dealership</del></li> <li>• automobile rental establishment</li> <li>• <del>automobile service station</del></li> <li>• <del>car wash</del></li> <li>• <a href="#">gas bar</a></li> <li>• <del>instructional facility</del></li> <li>• <a href="#">medical facility</a></li> <li>• <del>micro-distribution facility</del></li> <li>• personal service business</li> <li>• <del>retail store, limited to a convenience store</del></li> <li>• storefront industry</li> </ul> <p>Subject to the following:</p> <p>(a) each use must not exceed 300 square metres of gross floor area; and</p> <p>(b) the cumulative gross floor area of uses listed in (2) on a lot must not exceed 3,000 square metres.</p> <p>(3) The following conditional uses are also permitted in the Mixed Industrial Zone, subject to each use not exceeding 3,000 square metres of gross floor area:</p>	<p><b>Subsection (2)</b> – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law.</p>

- amusement park
- indoor entertainment facility
- recreation and athletic facility

~~(4) A cannabis production facility is also permitted in the Mixed Industrial Zone, subject to the following:~~

- ~~(a) the gross floor area must not exceed 350 square metres; and~~
- ~~(b) limited to indoor production in a building that is not a greenhouse.~~

~~(54) An office is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 10,000 square metres.~~

~~(6) A place of worship is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 1,000 square metres.~~

**Subsection (4)**—Revised from Sections 199(1)(a), 203(2)(f) and 205(2)(f) of the current Zoning By-law.

**Subsection (54)** – Revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law.

**Subsection (6)**—Revised from Sections 203(2)(g) and 205(2)(g) of the current Zoning By-law.

## Zone Provisions

~~(75) Table 1003 applies in the Mixed Industrial Zone:~~

Table 1003 – Mixed Industrial Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		1,000
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) Abutting a residential or institutional zone	15
	(ii) Other cases	3
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setbacks (m)	(i) Abutting a residential or institutional zone	15
	(ii) Other cases	3
(g) Maximum building height (m)	(i) Within 20 m of a property line abutting a residential or institutional zone	11
	(ii) All other cases	22
(h) Maximum lot coverage (%)		65
(i) Minimum width of landscaped area (m)	(i) Abutting a residential zone, institutional zone, or a street	3
	(ii) All other cases	No minimum

**Subsection (57)** → **Table 1003** – Provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law have been harmonized to create the serviced IM – Mixed Industrial provisions in the draft Zoning By-law.

# Section 1003-1 Mixed Industrial Subzone

Section 1003-1 – IM1 Subzone	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses permitted in 1003(1), the following uses are permitted in the IM1 Subzone:</p> <ul style="list-style-type: none"> <li>• place of assembly</li> </ul>	<p>The purpose of the Mixed Industrial Subzone 1 (IM-1) is to permit non-obnoxious, low impact light industrial uses along with sensitive uses, which acts as a transition area between the Mixed Industrial (IM) zone and adjacent sensitive land uses.</p> <p><b>Subsection (1)</b> – New provision to specify the uses that are permitted.</p>
<p><b>Conditional Uses</b></p> <p>(2) In addition to the conditional uses listed in 1003(2) to (6), the following conditional uses are also permitted in the IM1 Subzone, subject to each use not exceeding 300 square metres of gross floor area:</p> <ul style="list-style-type: none"> <li>• bank</li> <li>• drive-through facility</li> <li>• <del>gas bar</del></li> <li>• restaurant</li> <li>• <a href="#">retail store, limited to a convenience store or grocery store</a></li> </ul>	<p><b>Subsection (2)</b> – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law.</p> <p><a href="#">Subsection (2) was revised in DRAFT 2 to add, “retail store, limited to a convenience store or grocery store” to implement policies in the Official Plan for the Mixed Industrial designation that permit these uses along the edges of the designation.</a></p>
<p><b>Prohibited Uses</b></p> <p>(3) The following uses <del>is</del> <u>are</u> prohibited in the IM1 Subzone:</p> <ul style="list-style-type: none"> <li>• <a href="#">cannabis production facility, indoor</a></li> <li>• <a href="#">crematorium</a></li> </ul>	<p><b>Subsection (3)</b> – New provision to specify the uses that are prohibited.</p>

## Section 1004 – Airport Transportation ~~Facility~~ Zone (T1)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the T1 – Airport Transportation <del>Facility</del> Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit air transportation facilities and uses that support airport operations at and near the Carp Airport.</i></li> <li>• <i>Permit a range of commercial and industrial uses that support passengers and employees at transportation facilities.</i></li> </ul>	<p>This section is revised from Section 208 of the current Zoning By-law 2008-250.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Airport Transportation <del>Facility</del> Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• <del>airport and related facilities</del></li> <li>• <del>animal care establishment</del></li> <li>• <del>bank</del></li> <li>• <del>drive-through facility</del></li> <li>• <del>gas bar</del></li> <li>• heavy equipment and vehicle sales, rental, and servicing</li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• light industrial use</li> <li>• office</li> <li>• parking garage</li> <li>• parking lot</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• post secondary educational institution</li> <li>• <del>rapid transit network</del></li> <li>• research and development center</li> <li>• restaurant</li> <li>• retail store</li> <li>• storage yard</li> <li>• truck transport terminal</li> <li>• warehouse</li> </ul>	<p><b>Subsection (1)</b> – Revised from Section 208(4) of the current Zoning By-law. Retail store has been simplified to 'Retail store' where current zoning only limits it to 'factory outlet store'. <u>Animal care establishment, bank, drive through facility and gas bar have been added as permitted uses for the second draft.</u></p>
<p><b>Conditional Uses</b></p> <p>(2) <u>In the Airport Transportation Zone, the following conditional use is permitted:</u></p> <ul style="list-style-type: none"> <li>• <u>oneA dwelling unit</u></li> </ul> <p><u>Subject, limited to the following:</u></p> <p><u>(one for a) it must be located on the same lot caretaker or security guard, is permitted as and associated with an airport.</u></p> <p><del>a conditional use in the T1 zone.</del></p>	<p><b>Subsection (2)</b> – <u>Revised Carried forward</u> from Section 208(4) in the current Zoning By-law <u>to remove explicit reference to a caretaker or security guard as zoning cannot regulate who lives in a dwelling unit.</u></p>

## Zone Provisions

(3) Table 1004 applies in the Airport Transportation **Facility**-Zone:

Table 1004 – Airport Transportation <b>Facility</b> -Zone Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m <sup>2</sup> )	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	12
(d) Minimum interior side yard setbacks (m)	4.5
(e) Minimum exterior side yard setback (m)	12
(f) Minimum rear yard setback (m)	7.5
(g) Maximum lot coverage (%)	50
(h) Minimum distance between buildings on the same lot (m)	10
(i) Minimum landscaped buffer abutting Carp Road, an RR – Rural Residential zone or any other non-industrial or non-transportation zone (m)	10
(j) Minimum setback for a gasoline pump island or storage tank from an RR – Rural Residential Zone (m)	150

**Subsection (3)** – Carried forward from Section 208(5), Table 208 of the current Zoning By-law.

# Section 1005 ~~— Rail~~ Transportation Zone (T2)

Provisions	Notes																																				
<p><b>Purpose</b></p> <p>The purpose of the T2 – <del>Rail</del> Transportation Zone is to:</p> <ul style="list-style-type: none"> <li>• <del>Permit and support rail transportation and inter-urban ground transportation facilities in the city, as well as permit conditional uses that support employees and the travelling public and enhance transportation rail facilities.</del></li> <li>• <del>Establish subzones for the two VIA Rail Stations in the city.</del></li> </ul>	<p>This section is revised from Section 209 and 210 of the current Zoning By-law 2008-250.</p> <p><u>DRAFT 1 of the new Zoning By-law contained a Section 1006 intended for bus depots; that section's function has been merged back into this section.</u></p>																																				
<p><b>Permitted Uses</b></p> <p>(1) In the <del>Rail</del> Transportation Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• <u>bus depot</u></li> <li>• emergency service</li> <li>• <del>government</del> <u>municipal</u> service centre</li> <li>• parking garage</li> <li>• parking lot</li> <li>• railway station</li> </ul>	<p><b>Subsection (1)</b> – Revised from Section 209(1) of the current Zoning By-law.</p>																																				
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the <del>T2 – Rail</del> Transportation Zone, provided that they are located on the same lot as a <u>permitted use listed in subsection (1): railway station:</u></p> <ul style="list-style-type: none"> <li>• automobile rental establishment</li> <li>• <del>bus depot</del></li> <li>• hotel</li> <li>• micro-distribution facility</li> <li>• personal service business</li> <li>• restaurant</li> <li>• retail store</li> </ul>	<p><b>Subsection (2)</b> – Revised from Section 209(2) of the current Zoning By-law. Hotel and micro-distribution facility have been added as conditional uses. These are compatible uses that support the travelling public and the function of the station.</p> <p>Section 209(2)(b) of the current Zoning By-law that requires conditional uses to be located in a train terminal has been removed. Accordingly, these uses will be permitted on the lot and not just within the terminal.</p>																																				
<p><b>Zone Provisions</b></p> <p>(3) Table 1005 applies in the <del>Rail</del> Transportation Zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="background-color: #e0f2f7;">Table 1005 – <del>Rail</del> Transportation Zone Provisions</th> </tr> <tr> <th style="background-color: #e0f2f7;">Zoning Mechanism</th> <th colspan="2" style="background-color: #e0f2f7;">Provisions</th> </tr> <tr> <th></th> <th style="background-color: #e0f2f7;"><del>T2A (Ottawa Station at Tremblay Road)</del></th> <th style="background-color: #e0f2f7;"><del>T2B (Fallowfield Train Station)</del></th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> <td><del>No minimum</del></td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>No minimum</td> <td><del>No minimum</del></td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>No minimum</td> <td><del>40</del></td> </tr> <tr> <td>(d) Minimum interior side yard setbacks (m)</td> <td>No minimum</td> <td><del>40</del></td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>No minimum</td> <td><del>40</del></td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>No minimum</td> <td><del>40</del></td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>18</td> <td><del>40</del></td> </tr> <tr> <td>(h) Maximum floor space index</td> <td>3</td> <td><del>4</del></td> </tr> <tr> <td>(i) Minimum landscaped buffer abutting a lot line (m)</td> <td><del>37.5</del></td> <td><del>7.5</del></td> </tr> </tbody> </table>	Table 1005 – <del>Rail</del> Transportation Zone Provisions			Zoning Mechanism	Provisions			<del>T2A (Ottawa Station at Tremblay Road)</del>	<del>T2B (Fallowfield Train Station)</del>	(a) Minimum lot area (m <sup>2</sup> )	No minimum	<del>No minimum</del>	(b) Minimum lot width (m)	No minimum	<del>No minimum</del>	(c) Minimum front yard setback (m)	No minimum	<del>40</del>	(d) Minimum interior side yard setbacks (m)	No minimum	<del>40</del>	(e) Minimum exterior side yard setback (m)	No minimum	<del>40</del>	(f) Minimum rear yard setback (m)	No minimum	<del>40</del>	(g) Maximum building height (m)	18	<del>40</del>	(h) Maximum floor space index	3	<del>4</del>	(i) Minimum landscaped buffer abutting a lot line (m)	<del>37.5</del>	<del>7.5</del>	<p><b>Subsection (3)</b> – <u>Revised to consolidate into a single and more permissive development standard</u> <del>Carried forward from Section 208(5), Table 208 of the current Zoning By-law.</del></p>
Table 1005 – <del>Rail</del> Transportation Zone Provisions																																					
Zoning Mechanism	Provisions																																				
	<del>T2A (Ottawa Station at Tremblay Road)</del>	<del>T2B (Fallowfield Train Station)</del>																																			
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(b) Minimum lot width (m)	No minimum	<del>No minimum</del>																																			
(c) Minimum front yard setback (m)	No minimum	<del>40</del>																																			
(d) Minimum interior side yard setbacks (m)	No minimum	<del>40</del>																																			
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(i) Minimum landscaped buffer abutting a lot line (m)	<del>37.5</del>	<del>7.5</del>																																			

# Section 1101 – Institutional (INZ) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Institutional Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a range of principal institutional uses in the Urban Area as identified in the Official Plan.</i></li> <li>• <i>Allow for institutional uses on a larger variety of lot sizes with minimized setbacks.</i></li> <li>• <i>Ensure transition between buildings when abutting lands zoned N1-N6 – Neighbourhood.</i></li> </ul>	<p>The Minor Institutional subzones from Section 170 of the current Zoning By-law 2008-250 have been condensed into one zone.</p> <p>This section has been renamed from Minor Institutional Zone to Institutional Zone.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Institutional Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• group home</li> <li>• residential care facility</li> <li>• retirement home</li> <li>• rooming house</li> <li>• <del>shelter</del></li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• cemetery</li> <li>• community centre</li> <li>• day care</li> <li>• emergency service</li> <li>• funeral home</li> <li>• <u>government service centre</u></li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreation and athletic facility</li> <li>• school</li> <li>• sports arena</li> </ul>	<p><b>Subsection (1)(a)</b> – The residential uses listed do not normally need to be listed as permitted uses, as they are generally permitted in zones where a dwelling unit is permitted, as per the Housing Provisions in Part 7 of this draft By-law. However, in the Institutional Zone a dwelling unit is a conditional use only. Therefore, these uses need to be listed in the Institutional Zone to be permitted as principal uses.</p> <p><u>Shelter was deleted as this use is permitted in all urban zones through Section 704.</u></p> <p>These permissions are carried forward from Section 169 of the current Zoning By-law, and implement the policies in <a href="#">Section 4.2</a> of the Official Plan.</p> <p><b>Subsection (1)(b)</b> – Funeral home and medical facility are new permitted uses to contribute to the range of principal institutional uses.</p> <p><u>Replacing municipal service centre with government service centre to permit services by all levels of government.</u></p>
<p><b>Conditional Uses</b></p> <p>(2) Dwelling units are permitted, provided they are located on the same lot as one or more of the uses listed in subsection (1).</p> <p>(3) A market is permitted, and subsection (6) does not apply, provided it is located on the same lot as one or more of the uses listed in subsection (1).</p> <p>(4) A retail store is permitted, subject to:</p> <p>(a) must be located in the same building <u>as one or more of the uses listed in subsection (1); containing as a school;</u></p> <p>(b) maximum gross floor area is 20 per cent of the first floor; and</p> <p>(c) separate access to the use must be provided.</p>	<p><b>Subsection (2)</b> – Revised to address <a href="#">Policies 4.4.6(2)</a> and <a href="#">4.10.2(2)(a)</a> of the Official Plan by permitting residential uses for parks with recreation, libraries and other facilities, and on-site for schools. Expanded from the current provision of one dwelling unit ancillary to a permitted use.</p> <p><b>Subsection (3)</b> – Revised to address <a href="#">Policy 4.11(2)</a> in the Official Plan.</p> <p><b>Subsection (4)</b> – New provision to address <a href="#">Policy 4.10.2(2)(a)</a> of the Official Plan by permitting small scale commercial uses on-site for schools.</p>

## Zone Provisions

(5) The provisions in Table 1101 apply in the INZ zone:

Table 1101 – Institutional Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		400
(b) Minimum lot width (m)		15
(c) Minimum front yard setback (m)		3
(d) Minimum exterior side yard setback (m)		4.5
(e) Minimum interior side yard setbacks (m)	(i) Abutting lands zoned N1-N6 – Neighbourhood	7.5
	(ii) All other cases	3
(f) Minimum rear yard setbacks (m)	(i) Abutting lands zoned N1-N6 – Neighbourhood	7.5
	(ii) All other cases	4.5
(g) Maximum building height (m)		15

**Subsection (5)** – Revised the table provisions to address [Policies 4.10.2\(1\), 5.1.5\(1\)\(d\), 5.2.4\(1\)\(d\), 5.3.4\(1\)\(d\), and 5.4.5\(1\)\(d\)](#) of the Official Plan by minimizing setbacks and permitting a maximum built form envelope that could frame the public right of way.

**Subsections (5)(a) and (b)** – Most of the current subzones require a minimum lot width of 15 metres and a minimum lot area of 400 square metres. The remaining required greater minimums or no minimums. Properties with no minimums currently can meet the proposed minimums.

**Subsections (5)(c) and (d)** – The minimum front yard setback of 3 metres and exterior side yard setback of 4.5 metres reflect the most common provisions among the current subzones.

**Subsections (5)(e) and (f)** – As required in most of the current subzones, the minimum interior side yard setback and rear yard setback are larger when abutting lands zoned Neighbourhood and smaller in all other cases.

**Subsection (5)(g)** – The maximum height for most of the subzones was increased to 15 metres in 2017 to support land efficiency and flexibility at school sites.

# Section 1102 – Recreation (REC) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Recreation Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a range of principal recreation uses in the Urban <u>and Rural Transects Area</u> as identified in the Official Plan.</i></li> <li>• <i>Introduce the opportunity for co-location of housing in community centre, library, and recreational and athletic facility buildings.</i></li> </ul>	<p><b>Revised</b> The current Community Leisure Facility Zone (L1), Major Leisure Facility Zone (L2) from Sections 173 and 175 of the current Zoning By-law 2008-250 and subzones L1A and L2B are condensed to one section, named Recreation Zone.</p> <p><b>Relocated</b> Lands currently zoned L1B are now subject to the provisions in Sections 1101, 1104, and 1105 to capture the current uses.</p> <p>Lands currently zoned L2C are now subject to the provisions in Section 1201 to address the Special District designation in the Official Plan.</p> <p>Lands currently zoned L3 are now subject to the provisions in Section 1105 to address <a href="#">Policy 7.1(7)</a> of the Official Plan.</p> <p><b>Deleted</b> No lands were zoned L2A in Section 176(1) of the current Zoning By-law, therefore the subzone has been deleted.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Recreation Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• shelter</li> </ul> <p>(b) Non-residential Uses:</p> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• artist studio</li> <li>• community centre</li> <li>• day care</li> <li>• fairground</li> <li>• golf course</li> <li>• indoor entertainment facility</li> <li>• library</li> <li>• museum</li> <li>• place of assembly</li> <li>• recreation and athletic facility</li> <li>• school</li> <li>• sports arena</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)(a)</b> – Shelter is a new permitted use to address <a href="#">Policy 4.2.3(2)</a> of the Official Plan.</p> <p>Note that Part 7 generally permits shelters in most zones within the Downtown Core, Inner Urban, Outer Urban, and Suburban Transects, however the Recreation Zone also occurs within the Rural Transect, therefore this use is listed as a permitted use so that it is permitted in this zone generally.</p> <p><b>Subsection (1)(b)</b> – The permitted uses from the current Community Leisure Facility Zone and Major Leisure Facility Zone from Sections 173 and 175 of the current Zoning By-law have all been included.</p> <p><b>Subsection (1)(b)</b> – Artist studio and indoor entertainment facility are new permitted uses to contribute to the range of recreation uses.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following uses are permitted, provided they are located on the same lot as one or more of the uses listed in Subsection (1):</p> <ul style="list-style-type: none"> <li>• restaurant</li> <li>• retail store</li> </ul> <p>(3) Dwelling units are permitted, provided they are located on the same lot as one or more of the following uses: community centre, library, <u>or</u> recreation and athletic facility.</p>	<p><b>Subsection (2)</b> – Revised from Section 176(2) in part to address <a href="#">Policy 4.11(1)</a> in the Official Plan.</p> <p><b>Subsection (3)</b> – New provision to address <a href="#">Policies 4.4.4(1)</a> and <a href="#">4.4.6(2)</a> of the Official Plan by permitting residential uses for parks and lands with recreation, libraries and other facilities.</p>

(4) A market is permitted, and the provisions of Table 1102A and 1102B do not apply, provided the market is located on the same lot as one or more of the uses listed in Subsection (1).

**Subsection (4)** – Revised to address [Policy 4.11\(2\)](#) in the Official Plan.

## Sections 1102-1 to 1102-2 – Recreation Subzones

Section 1102-1 – Recreation Subzone 1 (REC-1)																						
Provisions		Notes																				
<p><b>Zone Provisions</b></p> <p>(1) The provisions in Table 1102A apply in the REC-1 subzone:</p> <table border="1"> <thead> <tr> <th colspan="2">Table 1102A – Recreation Subzone 1 Provisions</th> </tr> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>6</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>40</td> </tr> </tbody> </table>		Table 1102A – Recreation Subzone 1 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	No minimum	(b) Minimum lot width (m)	6	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	40	<p><b>Subsection (1)</b> – All the provisions of the REC-1 subzone are carried forward from Section 173 of the current Zoning By-law.</p>
Table 1102A – Recreation Subzone 1 Provisions																						
Zoning Mechanism	Provisions																					
(a) Minimum lot area (m <sup>2</sup> )	No minimum																					
(b) Minimum lot width (m)	6																					
(c) Minimum front yard setback (m)	7.5																					
(d) Minimum interior side yard setback (m)	7.5																					
(e) Minimum exterior side yard setback (m)	7.5																					
(f) Minimum rear yard setback (m)	7.5																					
(g) Maximum building height (m)	11																					
(h) Maximum lot coverage (%)	40																					

Section 1102-2 – Recreation Subzone 2 (REC-2)																						
Provisions		Notes																				
<p><b>Zone Provisions</b></p> <p>(1) The provisions in Table 1102B apply in the REC-2 subzone:</p> <table border="1"> <thead> <tr> <th colspan="2">Table 1102B – Recreation Subzone 2 Provisions</th> </tr> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>No minimum</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>15.44</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>80</td> </tr> </tbody> </table>		Table 1102B – Recreation Subzone 2 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	15.44	(h) Maximum lot coverage (%)	80	<p><b>Subsection (1)</b> – All the REC-2 provisions, apart from maximum height and maximum lot coverage, are carried forward from Section 175 of the current Zoning By-law. Maximum height is increased from 11 to 15.44 metres, and maximum lot coverage is increased from 75 to 80 per cent.</p>
Table 1102B – Recreation Subzone 2 Provisions																						
Zoning Mechanism	Provisions																					
(a) Minimum lot area (m <sup>2</sup> )	No minimum																					
(b) Minimum lot width (m)	No minimum																					
(c) Minimum front yard setback (m)	7.5																					
(d) Minimum interior side yard setback (m)	7.5																					
(e) Minimum exterior side yard setback (m)	7.5																					
(f) Minimum rear yard setback (m)	7.5																					
(g) Maximum building height (m)	15.44																					
(h) Maximum lot coverage (%)	80																					

# Section 1103 – Large-Scale Institutional and Recreation (LGZ) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Large-Scale Institutional and Recreation Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Maintain permissions for existing major institutional uses.</i></li> <li>• <i>Provide a zone for new large-scale institutions and facilities as described in the Official Plan.</i></li> </ul>	<p><b>Revised</b> The current Major Institutional Zone from Section 171 of the current Zoning By-law 2008-250 has been renamed to Large-Scale Institutional and Recreation Zone in an effort to reflect <a href="#">Section 4.3</a> of the Official Plan.</p> <p><b>Relocated</b> Provisions for the current Major Institutional Subzones will be relocated to Part 15 – Exceptions.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Large-Scale Institutional and Recreation Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• group home</li> <li>• residential care facility</li> <li>• retirement home</li> <li>• rooming house</li> <li>• <del>shelter</del></li> </ul> <p>(b) Non-residential Uses:</p> <ul style="list-style-type: none"> <li>• community centre</li> <li>• correctional facility</li> <li>• courthouse</li> <li>• day care</li> <li>• emergency service</li> <li>• hospital</li> <li>• instructional facility</li> <li>• library</li> <li>• <del>government</del><a href="#">municipal</a> service centre</li> <li>• museum</li> <li>• office</li> <li>• parking garage</li> <li>• parking lot</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• post-secondary educational institution</li> <li>• recreation and athletic facility</li> <li>• school</li> <li>• sports arena</li> </ul>	<p><b>Subsection (1)</b> – The permitted uses from Sections 171, Major Institutional Zone, and 172, I2A, I2B, I2C and I2D subzones, of the current Zoning By-law.</p> <p>The residential uses listed in Subsection (1)(a) do not normally need to be listed as permitted uses, as they are generally permitted in zones where a dwelling unit is permitted, as per the Housing Provisions in Part 7 of this draft By-law. However, in the Large-Scale Institutional and Recreation Zone a dwelling unit is a conditional use only. Therefore, these uses need to be listed to be permitted as principal uses.</p> <p>These permissions are carried forward from Section 171 of the current Zoning By-law, and implement the policies in <a href="#">Section 4.2</a> of the Official Plan.</p> <p><a href="#">Subsection (1)(a) – Shelter was deleted as this use is permitted in all urban zones through Section 704.</a></p> <p><b>Subsection (1)(b)</b> – Revised from Section 171(2) of the current Zoning By-law, in that office is a permitted use rather than a conditional use.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following uses are permitted:</p> <ul style="list-style-type: none"> <li>• bank</li> <li>• medical facility</li> <li>• personal service business</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> </ul> <p>(a) provided they are located on the same lot as one or more of the uses listed in Subsection (1); and</p> <p>(b) the cumulative total gross floor area of the uses does not exceed 10 per cent of the gross floor area occupied by the uses listed in Subsection (1).</p>	<p><b>Subsection (2)</b> – Carried forward from Section 171(3) of the current Zoning By-law.</p>

- (3) Dwelling units are permitted provided they are located on the same lot as one or more of the following uses: community centre, hospital, library, place of worship, post-secondary education institution, recreational and athletic facility, school, sports arena.
- (4) A market is also permitted, and Subsection (5) does not apply, provided it is located on the same lot as one or more of the uses listed in Subsection (1).

**Subsection (3)** – Revised from Section 171(2) of the current Zoning By-law to remove the requirement for dwelling unit(s) to be ancillary and expands the uses from hospital and post-secondary educational institution.

**Subsection (4)** – Revised from Section 171(1)(c) of the current Zoning By-law to address [Policy 4.11\(2\)](#) in the Official Plan.

## Zone Provisions

- (5) The provisions in Table 1103 apply in the LGZ zone:

Table 1103 – Large-Scale Institutional and Recreation Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		7.5
(d) Minimum interior side yard setback (m)		7.5
(e) Minimum exterior side yard setback (m)		7.5
(f) Minimum rear yard setback (m)		7.5
(g) Maximum building height (m)	(i) Within 12 m of N1, N2, N3, and N4 – Neighbourhood zones	15
	(ii) In all other cases	As per height suffix or schedule
(h) Minimum width of landscaped buffer abutting a lot line (m)		3

**Subsection (5)** – All the provisions, apart from maximum height, are carried forward from Section 171, Table 171 of the current Zoning By-law.

# Section 1104 – Greenspace (GRN) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Greenspace Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit conditional uses that contribute to park function.</i></li> <li>• <i>Maintain no required minimum lot width or lot area to support the park development process outlined in the Official Plan.</i></li> <li>• <i>Ensure lots are primarily greenspace through maximum lot coverage.</i></li> </ul>	<p><b>Revised</b> The current Parks and Open Space Zone from Section 170 of the current Zoning By-law 2008-250, some lands zoned O1D, and subzones O1C, O1F, O1H, O1I, O1J, O1M, and O1N are condensed to one section, named Greenspace Zone.</p> <p><b>Relocated</b> Lands currently zoned O1A have been relocated to Section 1102 as golf course is a permitted use.</p> <p>Remaining lands currently zoned O1D are now subject to Section 1102 to capture the current uses.</p> <p>Lands currently zoned O1K are now subject to Section 1101 to capture the current uses.</p> <p>Some lands currently zoned O1L and lands zoned O1O, O1P, O1Q and O1R are now subject to Section 1105 to capture the current uses.</p> <p>Remaining lands currently zoned O1L are now subject to Section 1205 to address the Special District designation in the Official Plan.</p> <p>Lands currently zoned O1S are now subject to Section 1201 to address the Special District designation in the Official Plan.</p> <p><b>Deleted</b> No lands were zoned O1B, O1E or O1G from Sections 180(2), (5) and (7) of the current Zoning By-law, therefore the subzones have been deleted.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Greenspace Zone, the following use is permitted:</p> <ul style="list-style-type: none"> <li>• environmental preserve and education area</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 179(1) of current Zoning By-law.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following uses are permitted:</p> <ul style="list-style-type: none"> <li>• restaurant</li> <li>• retail store</li> </ul> <p>Subject to:</p> <p>(a) provided they are located on the same lot as <u>a park or an environmental preserve and education area; one or more of the uses listed in Subsection (1);</u> and</p> <p>(b) the maximum cumulative size of the uses is 100 square metres.</p> <p>(3) A market is also permitted, and subsection (4) does not apply, provided it is located on the same lot as one or more of the uses listed in subsection (1).</p>	<p><b>Subsection (2)</b> – New provision in part to address <a href="#">Section 7.1(5)</a> in the Official Plan.</p> <p><b>Subsection (3)</b> – Revised from Section 179(1)(b) of the current Zoning By-law to address <a href="#">Section 4.11(2)</a> in the Official Plan.</p>

## Zone Provisions

(4) The provisions in Table 1104 apply in the GRN zone:

Table 1104 – Greenspace Zone Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m <sup>2</sup> )	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	<del>37.5</del>
(d) Minimum interior side yard setback (m)	7.5
(e) Minimum exterior side yard setback (m)	<del>37.5</del>
(f) Minimum rear yard setback (m)	7.5
(g) Maximum building height (m)	11
(h) Maximum lot coverage (%)	20

**Subsection (4)** – ~~Revised~~Carried forward from Section 179(2), Table 179 of the current Zoning By-law. The minimum front yard setback and minimum exterior side yard setback are proposed to be reduced to 3 metres to incorporate the permissions of Section 179(4) of the current Zoning By-law.

# Sections 1104-1 – Greenspace (GRN) Subzone

<del>Section 1104-1 – Greenspace Subzone 1 (GRN-1)</del>	
Provisions	Notes
<p><del><b>Permitted Uses</b></del></p> <p><del>(1) In the GRN-1 Greenspace Subzone 1, a marine facility is also permitted.</del></p>	<p><u>This subzone has been relocated to Section 1105 as a new subzone, Open Space Facility Subzone 7.</u></p> <p><del><b>Subsection (1)</b>—New subzone to specify provisions for lands designated Special District and Greenspace as outlined in the Official Plan.</del></p>

# Section 1105 – Open Space Facility (FAC) Zone

Provisions	Notes																				
<p><b>Purpose</b></p> <p>The purpose of the Open Space Facility Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Provide a zone for lands in the Open Space sub-designation in the Official Plan.</i></li> <li>• <i>Reflect the Open Space sub-designation in the Official Plan that applies to the Central Experimental Farm.</i></li> <li>• <i>Include lands that have the primary functions of Open Spaces as detailed in the Official Plan.</i></li> </ul>	<p><b>New Section</b></p> <p>FAC is a new section that combines the existing Central Experimental Farm Zone (L3) from Section 177 of the current Zoning By-law 2008-250 and subzones O1L, O1O, O1P, O1Q and O1R to address <a href="#">Section 7.1(7)</a> of the Official Plan.</p>																				
<p><b>Permitted Uses</b></p> <p>(1) In the Open Space Facility Zone, the following use is permitted:</p> <ul style="list-style-type: none"> <li>• environmental preserve and education area</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 179(1)(a) of the current Zoning By-law.</p>																				
<p><b>Zone Provisions</b></p> <p>(2) The provisions in Table 1105 apply in the FAC zone:</p> <table border="1" data-bbox="90 1215 1235 1743"> <thead> <tr> <th colspan="2" style="background-color: #e0f2f7;">Table 1105 – Open Space Facility Zone Provisions</th> </tr> <tr> <th style="background-color: #e0f2f7;">Zoning Mechanism</th> <th style="background-color: #e0f2f7;">Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>No minimum</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>20</td> </tr> </tbody> </table>	Table 1105 – Open Space Facility Zone Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	20	<p><b>Subsection (2)</b> – Carried forward from Section 179(2), Table 179 of the current Zoning By-law.</p>
Table 1105 – Open Space Facility Zone Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m <sup>2</sup> )	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	20																				

# Sections 1105-1 to 1105-6 – Open Space Facility (FAC) Subzones

Section 1105-1 – Open Space Facility Subzone 1 (FAC-1)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the FAC-1 – Open Space Facility Subzone 1, a marine facility is also permitted.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 180(12) of the current Zoning By-law.</p>

Section 1105-2 – Open Space Facility Subzone 2 (FAC-2)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) Despite subsection 1105(1), in the FAC-2 – Open Space Facility Subzone 2, only the following uses are permitted, subject to Table 1105:</p> <ul style="list-style-type: none"> <li>• agricultural use</li> <li>• environmental preserve and education area</li> <li>• utility installation, limited to a high-pressure natural gas pipeline and compressor station</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 180(15)(a) of the current Zoning By-law; the O1O subzone for the TransCanada Pipeline.</p>
<p><b>Zone Provisions</b></p> <p>(2) Lands abutting the FAC-2 – Open Space Facility Subzone 2 are subject to the setback provisions outlined in Section 403.</p>	<p><b>Subsection (2)</b> – Carried forward from Section 180(15)(b) making reference to Section 72 from the current Zoning By-law, which defines required setbacks from the TransCanada Pipeline.</p>

Section 1105-3 – Open Space Facility Subzone 3 (FAC-3)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the FAC-3 – Open Space Facility Subzone 3, the following use is also permitted:</p> <ul style="list-style-type: none"> <li>• agricultural use</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 180(16)(a) of the current Zoning By-law; the O1P Hydro Corridor subzone.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following use is permitted:</p> <ul style="list-style-type: none"> <li>• accessory use to a permitted use on land immediately abutting lands subject to the FAC-3 – Open Space Facility Subzone 3</li> </ul> <p>Subject to:</p> <ol style="list-style-type: none"> <li>the use is wholly contained within a radius of 120 metres from the abutting property to which that use is accessory;</li> <li>the use complies with the provisions in this by-law for the abutting zone as though that use were an accessory use to the permitted use on the abutting property; and</li> <li>no building is allowed under these provisions.</li> </ol>	<p><b>Subsection (2)</b> – Carried forward from Section 180(16)(b) of the current Zoning By-law.</p>

Section 1105-4 – Open Space Facility Subzone 4 (FAC-4)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) Despite subsection 1105(1), in FAC-4 – Open Space Facility Subzone 4 only the following conditional use is permitted:</p> <ul style="list-style-type: none"> <li>park</li> </ul> <p>Subject to:</p> <p>(a) limited to open space only; and</p> <p>(b) no buildings are permitted and only structures such as a boat launch, dock, walkway, stairs, fence, retaining wall, information signage, standpipe or other similar structure providing for local access and service are permitted.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 180(17) of the current Zoning By-law.</p>

Section 1105-5 – Open Space Facility Subzone 5 (FAC-5)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) Despite subsection 1105(1), in the FAC-5 – Open Space Facility Subzone 5, only the following uses are permitted:</p> <ul style="list-style-type: none"> <li>environmental preserve and education area</li> <li>forestry operation</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 180(18) of the current Zoning By-law.</p>

Section 1105-6 – Open Space Facility Subzone 6 (FAC-6)																					
Provisions	Notes																				
<p><b>Permitted Uses</b></p> <p>(1) In the FAC-6 – Open Space Facility Subzone 6, the following uses are also permitted:</p> <ul style="list-style-type: none"> <li>agricultural use</li> <li>museum, limited to an agricultural museum</li> <li>on-farm diversified use, limited to a place of assembly</li> <li>research and development centre, limited to agricultural research</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 177(1) of the current Zoning By-law.</p>																				
<p><b>Conditional Uses</b></p> <p>(2) An office use is permitted, subject to being located on the same lot as one or more of the uses listed in subsection 1105(1) or subsection 1105-6(1).</p>	<p><b>Subsection (2)</b> – Carried forward from Section 177(1) of the current Zoning By-law.</p>																				
<p><b>Zone Provisions</b></p> <p>(3) The provisions in Table 1105-6 apply in the FAC-6 subzone:</p> <table border="1"> <thead> <tr> <th colspan="2">Table 1105-6 – Open Space Facility Subzone 6 Provisions</th> </tr> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>No minimum</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>18.3</td> </tr> <tr> <td>(h) Maximum lot coverage (m)</td> <td>No maximum</td> </tr> </tbody> </table>	Table 1105-6 – Open Space Facility Subzone 6 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	18.3	(h) Maximum lot coverage (m)	No maximum	<p><b>Subsection (3)</b> – Carried forward from Section 177(2), Table 177 of the current Zoning By-law.</p>
Table 1105-6 – Open Space Facility Subzone 6 Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m <sup>2</sup> )	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	18.3																				
(h) Maximum lot coverage (m)	No maximum																				

<b><u>Section 1105-7 – Open Space Facility Subzone 7 (FAC-7)</u></b>	
<b><u>Provisions</u></b>	<b><u>Notes</u></b>
<p><b><u>Permitted Uses</u></b></p> <p><u>(1) In the FAC-7 – Open Space Facility Subzone 7, the following uses are also permitted:</u></p> <p><u>(a) Residential uses:</u></p> <ul style="list-style-type: none"> <li>• <u>diplomatic residence</u><del>mission</del></li> </ul> <p><u>(b) Non-residential uses:</u></p> <ul style="list-style-type: none"> <li>• <u>marine facility</u></li> <li>• <u>restaurant</u></li> <li>• <u>retail store</u></li> </ul>	<p><b><u>Subsection (1) – New subzone to specify provisions for capital greenspaces lands owned by the National Capital Commission.</u></b></p>

# Section ~~1202~~1201 – Parliament and Confederation Boulevard Special District (SDP) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Parliament and Confederation Boulevard Special District is to:</p> <ul style="list-style-type: none"> <li>• <i>Provide a zone for lands designated Parliament and Confederation Boulevard Special District in the Official Plan.</i></li> </ul>	<p><b>New Section</b></p> <p>This new section carries forward the provisions from the MD1 – Mixed-Use Downtown subzone in the current Zoning By-law 2008-250 in effect in the Parliament and Confederation Boulevard areas. <u>and adds new permitted uses that are uses currently on the lands.</u></p>
<p><b>Permitted Uses</b></p> <p>(1) In the Parliament and Confederation Boulevard Special District Zone, the following uses are permitted:</p> <p><u>(a) Residential use:</u></p> <ul style="list-style-type: none"> <li>• <u>dwelling unit</u></li> </ul> <p><u>(b) Non-residential uses:</u></p> <ul style="list-style-type: none"> <li>• <u>artist studio</u></li> <li>• <u>bank</u></li> <li>• <del>airport, limited to a heliport</del> <ul style="list-style-type: none"> <li>• broadcasting and production studio</li> <li>• courthouse</li> <li>• <u>day care</u></li> <li>• <u>government service centre</u></li> <li>• <u>hotel</u></li> <li>• <u>instructional facility</u></li> <li>• library</li> <li>• <u>medical facility</u></li> <li>• <u>micro-distribution facility</u></li> <li>• museum</li> <li>• office</li> <li>• <u>pay-day loan establishment</u></li> <li>• <u>personal service business</u></li> </ul> </li> <li>• <del>parking garage</del> <ul style="list-style-type: none"> <li>• <u>place of assembly</u></li> <li>• <u>place of worship</u></li> <li>• <u>recreation and athletic facility</u></li> <li>• <u>research and development centre</u></li> <li>• <u>restaurant</u></li> <li>• <u>retail store</u></li> <li>• <u>theatre</u></li> </ul> </li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 194(1)(a) in the current Zoning By-law. <u>The conditional uses from Section 194(1)(b) in the current Zoning By-law are also included.</u></p> <p><u>Government service centre, hotel, instructional facility, medical facility, research and development centre, and theatre were added as permitted uses as these uses are currently on lands in this zone.</u></p> <p><u>Airport, limited to a heliport has been moved to a new exception.</u></p> <p><u>Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.</u></p>
<p><b>Conditional Uses</b></p> <p><del>(2) The following uses are</del> <u>A parking garage is also permitted in the SDP – Parliament:</u></p> <ul style="list-style-type: none"> <li>• <del>artist studio</del></li> <li>• <del>bank</del></li> <li>• <del>day care</del></li> <li>• <del>dwelling unit, limited to a unit for a caretaker</del></li> <li>• <del>micro-distribution facility</del></li> <li>• <del>personal service business</del></li> <li>• <del>place of worship</del></li> <li>• <del>recreation and athletic facility</del></li> <li>• <u>Confederation Boulevard Special District Zone if the use is</u> <del>restaurant</del></li> <li>• <del>retail store</del></li> </ul> <p>Subject to the following:</p> <p><del>(a) provided they are located on the same lot as one or more of the uses listed in Subsection (1);:</del></p> <p><u>(a) underground; or</u></p>	<p><b>Subsection (2)</b> – <del>Carried forward from Section 194(1)(b) in the current Zoning By-law.</del></p> <p><u>Subsection (2) – Parking garage is listed as a conditional use to address Policy 5.1.2(3) of the Official Plan.</u></p> <p><u>The conditional uses from Draft 1 are proposed to be permitted uses as these uses are currently on lands in this zone.</u></p>

- (b) ~~within the maximum cumulative total gross floor area of the uses is 10 principal building if 100 per cent of the gross floor area ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by the uses listed in Subsectionsubsection (1); and~~
- (c) ~~provided they are located in the interior of the lot in such a way that they are not visible from), for a street minimum depth of 3 metres.~~

## Zone Provisions

- (3) ~~Despite Section 601:~~
- (a) ~~parking for any use may be located on any lot in this zone; and~~
- (b) ~~parking may be located in the front yard or exterior side yard.~~
- (4) The provisions in Table ~~42021201~~ apply in the ~~SDPzoneSDP zone~~:

Table <del>42021201</del> – Parliament and Confederation Boulevard Special District Zone Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m <sup>2</sup> )	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	No minimum
(d) Minimum interior side yard setback (m)	No minimum
(e) Minimum exterior side yard setback (m)	No minimum
(f) Minimum rear yard setback (m)	No minimum
(g) Maximum building height (m)	As per <del>schedule</del> <u>schedule or height suffix</u>

The provision in Subsection (3) of Draft 1 of the new Zoning By-law has been added to the new exception that includes airport, limited to a heliport as an additional permitted use.

**Subsection (3)** – Carried forward from Section ~~194(1)(d)~~ in the current Zoning By-law.

**Subsection (4)** – Carried forward from Section ~~193(3)~~, Table 193 in the current Zoning By-law.

# Sections 1201-1 – Parliament and Confederation Boulevard Special District Subzones

<u>Section 1201-1 – Parliament and Confederation Boulevard Special District Subzone 1 (SDP-1)</u>																																					
<u>Provisions</u>		<u>Notes</u>																																			
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# Section ~~1201~~1202 – ByWard Market Special District (SDB) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the ByWard Special District Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Provide a zone for lands designated ByWard Market Special District in the Official Plan.</i></li> </ul>	<p><b>New Section</b></p> <p>This new section carries forward provisions from the existing Mixed-Use Downtown Zone and subzones MD2 and MD3 in the current Zoning By-law 2008-250 that are currently in effect in the ByWard Market.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the ByWard Market Special District Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• <del>diplomatic residence</del></li> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• courthouse</li> <li>• day care</li> <li>• emergency service</li> <li>• <u>government service centre</u></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• <del>short-term rental</del></li> <li>• sports arena</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 193(1) in the current Zoning By-law.</p> <p><u><b>Subsection (1)(a) – Diplomatic residence has been removed as a permitted use as diplomatic residences are comprised of dwelling units.</b></u></p> <p><b>Subsection (1)(b)</b> – Car wash was deleted as a conditional use to address <del>Policy 5.1.2(1)</del><u>Policy 5.1.2(1)</u> of the Official Plan.</p>
<p><b>Conditional Uses</b></p> <p>(2) A parking garage is also permitted in the SDB – ByWard Market Special District Zone if <u>the use is located:</u></p> <p>(a) <u>underground; or</u></p> <p>(b) <u>within the principal building if</u> 100 per cent of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed in <del>Subsections</del><u>subsection</u> (1), for a minimum depth of 3 metres.</p>	<p><b>Subsection (2)</b> – <u>Carried forward</u><del>Revised</del> from Section 193(1)(c) in the current Zoning By-law to address <u>Policy 5.1.2(3) of the Official Plan.</u></p>

## Zone Provisions

- (3) One or more of the following uses must occupy 100 per cent of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3 metres:
- artist studio
  - bank
  - broadcasting and production studio
  - [government service centre](#)
  - hotel
    - ~~municipal service centre~~
  - museum
  - nightclub
  - personal service business
  - restaurant
  - retail store
- (4) For the purpose of [Subsectionsubsection](#) (5), the width of a use is calculated by measuring the length of the longest line drawn parallel to the building façade that faces the street and extending from the centreline of either exterior walls or party walls, as the case may be, enclosing the use.
- (5) The maximum width of any permitted uses on the ground floor must be in accordance with [Table 1201A Schedule A11 – Maximum Width of Ground Floor Uses](#).

**Table 1201A – Maximum Width of Uses at Ground Floor**

Street	Block	Maximum Width of Uses
<del>(a) Murray Street</del>	<del>between Sussex Drive and Dalhousie Street</del>	<del>21 m</del>
<del>(b) Clarence Street</del>	<del>between Sussex Drive and Parent Street</del>	<del>21 m</del>
<del>(c) Clarence Street</del>	<del>between Parent Street and Dalhousie Street</del>	<del>12 m</del>
<del>(d) York Street</del>	<del>between Sussex Drive and Dalhousie Street</del>	<del>21 m</del>
<del>(e) York Street (north side)</del>	<del>between Dalhousie Street and a point measured 87.78 metres east of Dalhousie Street</del>	<del>11 m</del>
<del>(f) York Street (north side)</del>	<del>between ByWard Market Square and William Street</del>	<del>15 m</del>
<del>(g) George Street</del>	<del>between Sussex Drive and Dalhousie Street</del>	<del>21 m</del>
<del>(h) Parent Street</del>	<del>Between Clarence Street and mid-block between St. Patrick Street and Murray Street</del>	<del>15 m</del>
<del>(i) ByWard Market Square (west side)</del>	<del>between Clarence Street and York Street</del>	<del>15 m</del>
<del>(j) ByWard Market Square (west side)</del>	<del>between York Street and George Street except for corner occupancies</del>	<del>10 m</del>
<del>(k) ByWard Market Square (west side)</del>	<del>Between York Street and George Street for corner occupancies</del>	<del>20 m</del>
<del>(l) ByWard Market Square (east side)</del>	<del>between York Street and George Street</del>	<del>10 m</del>
<del>(m) ByWard Market Square (east side)</del>	<del>between Clarence Street and York Street</del>	<del>20 m</del>
<del>(n) William Street (west side)</del>	<del>between York Street and George Street</del>	<del>10.5 m</del>
<del>(o) William Street (east side)</del>	<del>between Clarence Street and York Street</del>	<del>21 m</del>
<del>(p) William Steet (east side)</del>	<del>between York Street and George Street</del>	<del>6 m</del>
<del>(r) Dalhousie Street</del>	<del>between St. Patrick Street and George Street</del>	<del>16 m</del>

**Subsection (3)** – Carried forward from Sections 194(2) and 194(3) in the current Zoning By-law.

**Subsection (4)** – Carried forward from Section 194(2)(c)(i) in the current Zoning By-law.

**Subsection (5)** – [Carried forward from Section 194\(2\)\(c\) in the current Zoning By-law. Table 1201A is proposed to be deleted and replaced by a schedule.](#) The maximum width of uses are under review and edits are expected in Draft 2. [will be presented in that schedule.](#)

- (6) The cumulative floor area of lobbies, mechanical rooms and access to other floors must not exceed 50 per cent of the total floor area of the ground floor of the building.
- (7) ~~In addition to the regulations that apply to a nightclub, the following regulations apply to these uses located within the area shown on Schedule 7:~~
- ~~(a) a nightclub must not exceed a gross floor area of 500 square metres;~~
  - ~~(b) a nightclub with a gross floor area of 250 square metres or greater must be at least 100 metres from:
 
    - ~~(i) another nightclub with a gross floor area 250 square metres or greater; or~~
    - ~~(ii) lands zoned INZ – Institutional Zone, LGZ – Large-Scale Institutional and Recreation Zone or N1-N6 – Neighbourhood;~~~~
  - ~~(c) a nightclub may not abut another nightclub along a street frontage; and~~
  - ~~(d) where adjoining nightclubs are connected by internal passageways used by patrons or staff, the total gross floor area of all the connected uses must be calculated for the purposes of this subsection.~~
- ~~(8) Outdoor storage is not permitted.~~
- ~~(98) All parking spaces, whether required or provided, must be located in a parking garage.~~
- ~~(409) The provisions in Table 4204B1202 apply in the SDB zone:~~

Table 4204B1202 – ByWard Market Special District Zone Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m <sup>2</sup> )	No minimum
(b) Minimum lot width (m)	No minimum
(c) Maximum front yard setback (m)	1
(d) Minimum interior side yard setback (m)	No minimum
(f) <del>Minimum</del> Maximum exterior side yard setback (m)	1
(e) Minimum rear yard setback (m)	No minimum
(f) Maximum building height (m)	As per <del>schedule</del> schedule or height suffix

**Subsection (6)** – Carried forward from Section 194(2)(b) in the current Zoning By-law with minor wording changes. “Gross floor area” deleted; GFA is exclusive of mechanical or access features like corridors or stairways.

Deleted: Subsection (7) from Draft 1, which was revised from Section 193(4) in the current Zoning By-law, is proposed to be removed as By-law Enforcement Services has confirmed that enforcing this is unachievable.

**Subsection (87)** – Carried forward from Section 193(5) in the current Zoning By-law.

**Subsection (98)** – Revised from Section 193(6) in the current Zoning By-law.

**Subsection (409)(c)** – Carried forward from Section 194(2)(d) in the current Zoning By-law.

# Section ~~4205~~1203 – Rideau Canal Special District (SDC) Zone

Provisions	Notes																				
<p><b>Purpose</b></p> <p>The purpose of the Rideau Canal Special District Zone is to:</p> <ul style="list-style-type: none"> <li>• Provide a zone for lands designated Rideau Canal Special District as outlined in the Official Plan.</li> </ul>	<p><b>New Section</b></p> <p>This new section modifies provisions from the existing O1 - Parks and Open Space Zone and O1L subzone in the current Zoning By-law 2008-250 that are currently in effect in the Rideau Canal area.</p>																				
<p><b>Permitted Uses</b></p> <p>(1) In the Rideau Canal Special District Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• environmental preserve and education area</li> <li>• marine facility</li> <li>• <u>restaurant</u></li> <li>• <u>retail store</u></li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Sections 179(1)(a) and 180(12) in the current Zoning By-law.</p> <p><a href="#">Restaurant and retail store are new permitted uses to in part address Policy 7.1(5) in the Official Plan.</a></p>																				
<p><b>Conditional Uses</b></p> <p><del>(2) The following uses are permitted in the Rideau Canal Special District Zone:</del></p> <ul style="list-style-type: none"> <li><del>• restaurant</del></li> <li><del>• retail store</del></li> </ul> <p><del>(a) provided they are located on the same lot as one or more of the uses listed in Subsection (1); and</del></p> <p><del>(b) the maximum cumulative size of the uses is 100 square metres.</del></p>	<p><b>Subsection (2)</b> – New provision in part to address <a href="#">Policy 7.1(5)</a> in the Official Plan.</p>																				
<p><b>Zone Provisions</b></p> <p><del>(32)</del> The provisions in Table <del>4205</del><u>1203</u> apply in the SDC zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #e0f2f1;">Table <del>4205</del><u>1203</u> – Rideau Canal Special District Zone Provisions</th> </tr> <tr> <th style="background-color: #e0f2f1;">Zoning Mechanism</th> <th style="background-color: #e0f2f1;">Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>No minimum</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(c) Minimum interior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(d) Minimum exterior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(e) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(f) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(g) Maximum lot coverage (%)</td> <td>20</td> </tr> </tbody> </table>	Table <del>4205</del> <u>1203</u> – Rideau Canal Special District Zone Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(c) Minimum interior side yard setback (m)	7.5	(d) Minimum exterior side yard setback (m)	7.5	(e) Minimum rear yard setback (m)	7.5	(f) Maximum building height (m)	11	(g) Maximum lot coverage (%)	20	<p><b>Subsection (32)</b> – Carried forward from Section 179(2), Table 179 in the current Zoning By-law.</p>
Table <del>4205</del> <u>1203</u> – Rideau Canal Special District Zone Provisions																					
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(e) Minimum rear yard setback (m)	7.5																				
(f) Maximum building height (m)	11																				
(g) Maximum lot coverage (%)	20																				

# Section ~~1203~~1204 – Ottawa River Islands Special District (SDR) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Ottawa River Islands Special District Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Provide a zone for lands designated Ottawa River Islands Special District in the Official Plan.</i></li> </ul>	<p><b>New Section</b></p> <p>This new section is carries forward provisions from the MD – Mixed-Use Downtown Zone in the current Zoning By-law 2008-250 that are in effect in the Ottawa River Islands area.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Ottawa River Islands Special District Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• <del>diplomatic residence</del></li> <li>• dwelling unit</li> </ul> <p>(b) Non-residential Uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• day care</li> <li>• emergency service</li> <li>• <u>government service centre</u></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• <del>short-term rental</del></li> <li>• sports arena</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 193(1) in the current Zoning By-law.</p> <p><b>Subsection (1)(b)</b> – Car wash was deleted as a conditional use to address <a href="#">Policy 5.1.2(1)</a> of the Official Plan.</p>
<p><b>Conditional Uses</b></p> <p>(2) A parking garage is also permitted in the Ottawa River Islands Special District Zone if <a href="#">the use is located:</a></p> <p>(a) <a href="#">underground; or</a></p> <p>(b) <a href="#">within the principal building if</a> 100 per cent of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed in <del>Subsections</del><a href="#">subsection</a> (1), for a minimum depth of 3 metres.</p>	<p><b>Subsection (2)</b> – Revised from Section 193(1)(c) in the current Zoning By-law <a href="#">to address Policy 5.1.2(3) of the Official Plan.</a></p>

## Zone Provisions

- (3) One or more of the following uses must occupy at least 50 per cent of the ground floor of any building having separate and direct access to the street when located at ground floor abutting a street, except a building occupied by a diplomatic residence, [diplomatic office](#), emergency service, place of worship or a school:
- artist studio
  - bank
  - community centre
  - [government service centre](#)
  - hotel
  - indoor entertainment facility
  - instructional facility
  - library
  - medical facility
  - micro distribution facility
  - ~~municipal service centre~~
  - museum
  - nightclub
  - payday loan establishment
  - personal service business
  - place of assembly
  - recreation and athletic facility
  - restaurant
  - retail store
  - theatre
- (4) All parking spaces must be located in a parking garage.
- (5) Each of the Areas A, B and C on Schedule 332 are each considered one lot for zoning purposes.
- (6) Despite Subsection (5), parking may be located on any lot zoned SDR – Ottawa River Islands Special District Zone.
- (7) Where two or more buildings or parts of buildings on the same lot are greater than nine storeys in height, those parts of the buildings higher than nine storeys tall must be a minimum of 15 metres away from each other.
- (8) The maximum number of buildings over nine storeys for Area A on Schedule 332 is four.
- (9) The maximum number of buildings over nine storeys, for Area B on Schedule 332 is two.
- (10) The maximum total floor area, with no exclusions, for each portion of the building over the ninth storey is 700 square metres.
- (11) The provisions in Table [42031204](#) apply in the SDR zone:

Table <a href="#">42031204</a> – Ottawa River Islands Special District Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m <sup>2</sup> )	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	No minimum
(d) Minimum interior side yard setback (m)	No minimum
(e) Minimum exterior side yard setback (m)	No minimum
(f) Minimum rear yard setback (m)	No minimum
(g) Maximum building height (m)	See Schedule 332

**Subsection (3)** – Carried forward from Sections 194(2) and 194(3) in the current Zoning By-law.

**Subsection (3)** – Clarification provided to allow for a diplomatic office along with a diplomatic residence.

**Subsection (4)** – Revised from Section 193(6) in the current Zoning By-law.

**Subsection (5)** – Revised from Sections 194(5)(a), 194(5)(b), and 194(5)(c) in the current Zoning By-law.

**Subsection (6)** – Revised from Section 194(5)(d) in the current Zoning By-law.

**Subsection (7)** – Carried forward from Section 194(5)(e) in the current Zoning By-law.

**Subsection (8)** – Carried forward from Section 194(5)(g) in the current Zoning By-law.

**Subsection (9)** – Carried forward from Section 194(5)(h) in the current Zoning By-law.

**Subsection (10)** – Carried forward from Section 194(5)(i) in the current Zoning By-law.

**Subsection (11)(g)** – Carried forward from Section 194(5)(f) in the current Zoning By-law.

<b><u>Section 1204-1 – Ottawa River Islands Special District Subzone 1 (SDR-1)</u></b>	
<b><u>Provisions</u></b>	<b><u>Notes</u></b>
<p><b><u>Permitted Uses</u></b></p> <p>(1) <u>Despite subsections 1204(1) and (2), in the Ottawa River Islands Special District Subzone 1 (SDR-1) the following uses are permitted:</u></p> <ul style="list-style-type: none"> <li>• <u>artist studio</u></li> <li>• <u>community centre</u></li> <li>• <u>environmental preserve and education area</u></li> <li>• <u>museum</u></li> </ul>	<p><u>This new subzone is proposed to specify provisions for Victoria Island.</u></p> <p><b><u>Subsection (1)</u></b> – <u>New provision to address Policy 6.6.2.5(4) of the Official Plan. That policy supports the creation of spaces for indigenous art, cultural interpretations and ceremonial gatherings on Victoria Island.</u></p>
<p><b><u>Zone Provisions</u></b></p> <p>(2) <u>Subsections 1204(3) to (10) do not apply.</u></p> <p>(3) <u>Despite subsection 1204(11), the maximum building height is 11 metres.</u></p>	<p><b><u>Subsection (2)</u></b> – <u>New provision to address that these subsections do not apply to Victoria Island.</u></p> <p><b><u>Subsection (3)</u></b> – <u>New provision to specify the maximum building height for Victoria Island as it is not included on Schedule 332. The maximum building height proposed is consistent with the GRN – Greenspace and FAC – Open Space Facility zones.</u></p>

# Section <sup>4204</sup>1205 – Lansdowne Special District (SDL) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Lansdowne Special District Zone is to:</p> <ul style="list-style-type: none"> <li>• Provide a zone for lands designated Lansdowne Special District in the Official Plan.</li> </ul>	<p><b>New Section</b></p> <p>This new section carries forward provisions from the Major Leisure Facility Zone, Parks and Open Space Zones, and subzones L2C and O1S from the current Zoning By-law 2008-250 that are in effect in the Lansdowne Park area.</p>
<p><b>Permitted Uses</b></p> <p>(1) The following uses are permitted in <del>Area A</del><u>Areas B to N</u> on Schedule 258-A:</p> <p>(a) Residential <del>use</del><u>uses</u>:</p> <ul style="list-style-type: none"> <li>• residential care facility</li> <li>• retirement home</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• amusement park</li> <li>• animal care establishment</li> <li>• artist studio</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• day care</li> <li>• drive-through facility</li> <li>• fairground</li> <li>• golf course</li> <li>• <u>government service centre</u></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• market</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• sports arena</li> </ul> <p>(2) The following uses are permitted in Area <del>BA</del><u>BA</u> on Schedule 258-A :</p> <p>(a) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• <del>environmental preserve and education area</del></li> </ul>	<p><u>In Draft 2 the provisions for this zone were updated to include the provisions from a recent zoning amendment affecting this area through By-law 2023-510. References to areas on Schedule 258-A were also updated to reflect the changes to this schedule.</u></p> <p><b>Subsection (1)</b> – Carried forward from Sections 175(1)(a), <u>176(3)(a)</u>, <u>176(4)(a)</u>, and 176(<del>35</del>)(a) of the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Carried forward from Section 179(1)(a) of the current Zoning By-law.</p>

## Conditional Uses

- (3) A parking garage is permitted in ~~Area A~~[Areas B to N](#) on Schedule 258-A, subject to being located below grade.
- (4) A theatre is permitted in ~~Area A~~[Areas B to N](#) on Schedule 258-A, subject to a maximum number of 10 screens.
- (5) Dwelling units are permitted, subject to:
- (a) being located in ~~Area A~~[Areas B to M](#) on Schedule 258-A, and provided:
- (a) the maximum number of dwelling units permitted is 280;
- (b) residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street; and
- (c) buildings fronting directly onto only Holmwood Avenue that are located within the ~~area shown~~[Area B](#) on Schedule 258-A ~~where building heights are limited to 12 metres~~ may only be used for residential purposes; or
- (b) being located in Area N on Schedule 258-A.

**Subsection (3)** – Carried forward from Section 176(3)(a) in the current Zoning By-law.

**Subsection (4)** – Carried forward from Section 176(3)(a) in the current Zoning By-law.

**Subsection (5)(a)** – Carried forward from Section 176(3)(e), (f), and (g) in the current Zoning By-law; with modifications to reflect that the lands are already developed.

**Subsection (5)(b)** – Carried forward from Section 176(4)(a) in the current Zoning By-law

## Zone Provisions

- (6) The maximum non-residential cumulative gross leasable floor area is 33,450 square metres, excluding an office use and buildings designated under the Ontario Heritage Act.
- (7) For office uses with a cumulative gross leasable floor area of 50 per cent or greater located within a building fronting onto Bank Street, the maximum cumulative gross floor leasable area is 9,300 square metres.
- ~~(8)~~ Commercial buildings located adjacent to ~~that area~~[Area B](#) on Schedule 258-A ~~where building heights are limited to 12 metres~~ are not permitted to accommodate in whole or part a nightclub and are not permitted to have any rooftop commercial outdoor patios.
- (9) Lands zoned SDL – Lansdowne Special District are to be considered one lot for zoning purposes.
- (10) For the lands in Area N on Schedule 258-A:
- (a) the minimum bicycle parking rate is 1 per dwelling unit;
- (b) no visitor off-street motor vehicle parking is required;
- (c) a tower is defined as the portion of the building above the podium and subject to:
- (i) a minimum separation distance of 25 metres between towers;
- (ii) for buildings abutting Exhibition Way:
1. the maximum podium height is 4 storeys or 14 metres; and
2. the minimum setback is 3 metres.
- (iii) for all other buildings, the minimum setback is 1.5 metres.
- (d) notwithstanding subsection (10)(c)(ii)(2), balconies must not extend greater than 1.5 metres into the required setback.
- (11) The provisions in Table ~~4204~~[1205](#) apply in the SDL zone.

**Subsection (6)** – Carried forward from Section 176(3)(b) in the current Zoning By-law.

**Subsection (7)** – Revised from Section 176(3)(c) in the current Zoning By-law.

**Subsection (8)** – Carried forward from Section 176(3)(i) in the current Zoning By-law.

**Subsection (9)** – Carried forward from Section 176(3)(t) in the current Zoning By-law.

**Subsection (10)(a)** – Carried forward from Section 176(4)(d) in the current Zoning By-law.

**Subsection (10)(b)** – Carried forward from Section 176(4)(f) in the current Zoning By-law.

**Subsection (10)(c)** – Revised from Section 176(4)(h) to (k) in the current Zoning By-law.

**Subsection (10)(d)** – Revised from Section 176(4)(k) in the current Zoning By-law.

**Subsection (11)(c)(i)** – Carried forward from Sections 176(3)(l)(i) and 176(3)(l)(ii) in the current Zoning By-law.

**Subsection (11)(c)(ii)** – Revised from Section 176(3)(l)(iii) in the current Zoning By-law.

**Subsection (11)(d)** – Carried forward from Section 176(3)(m) in the current Zoning By-law.

**Table ~~4204~~[1205](#) – Lansdowne Special District Zone Provisions**

Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum setbacks (m)	(i) From a lot line abutting Bank Street or Holmwood Avenue:	3
	(ii) From a lot line abutting Queen Elizabeth Driveway:	7.5
(d) Maximum building height (m)		See Schedule 258-A and Schedule 258-B

# Section 1206 – Ottawa Airport Economic District (EDA) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Ottawa Airport Economic Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Recognize the Ottawa International Airport (YOW) as a major economic generator of the region.</i></li> <li>• <i>Permit uses that serve employees, travellers, airport operations, and those that are part of the goods movement network.</i></li> <li>• <i>Prohibit uses that have the potential of interfering with the safe operation of the airport.</i></li> </ul>	<p>This zone and its subzone apply to lands in the Ottawa International Airport Economic District and implements the Official Plan policies in <a href="#">Section 6.6.3.1</a>.</p> <p>Residential properties within the district will be zoned Neighbourhood and receive corresponding N-zone codes.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the EDA zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• airport</li> <li>• animal care establishment</li> <li>• <a href="#">automobile body shop</a></li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• bank</li> <li>• drive-through facility</li> <li>• emergency service</li> <li>• gas bar</li> <li>• <a href="#">government service centre</a></li> <li>• <a href="#">heavy equipment and vehicle sales, rental and servicing</a></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• light industrial use</li> <li>• micro-distribution <a href="#">establishment facility</a></li> <li>• <a href="#">military and police training facility</a></li> <li>• medical facility</li> <li>• museum</li> <li>• <a href="#">office</a></li> <li>• parking garage</li> <li>• parking lot</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• truck transport terminal</li> <li>• warehouse</li> </ul>	<p><b>Subsection (1)</b> - The list of uses has been expanded from the list of uses in the T1A zone in the current Zoning By-law to allow for other types of commercial uses that may be to the benefit of travellers and modified to be permitted anywhere on the site as opposed to within a terminal as terminal is not defined and the site is owned by the airport who will lease services appropriate to their operations. Payday loan establishment has been removed.</p> <p><b>Subsection (1)</b> – <a href="#">Land uses have been further expanded in response to correspondence received from the Ottawa International Airport.</a></p>
<p><b>Conditional Uses</b></p> <p>(2) An office exceeding 10,000 square metres is permitted in the Ottawa Airport Economic District Zone, provided that <del>the maximum gross floor area does not exceed 10,000 square metres; a primary building entrance is within 800 metres walking distance of an existing or planned rapid transit station</del></p>	<p><b>Subsection (2)</b> – This provision <del>is new and complies</del> <a href="#">has been revised to permit major office (office exceeding 10,000m<sup>2</sup>) at the Ottawa International Airport in accordance with <a href="#">Policy 3.5 (12) Section 3.5, 12)c</a> of the Official Plan, which will only permit Major Office uses (10,000 square metres or greater) when Secondary Plan for the airport has been completed.</a></p>
<p><b>Zone Provisions</b></p> <p>(3) In the EDA Zone, the following provisions apply:</p> <p>(a) all yards must be landscaped; and</p> <p>(b) despite Table 1206(3)(f), the maximum floor space index for a hotel is 2.0.</p>	<p><b>Subsections (3)(a) and (b)</b> – Carried forward from the T1A zone in Zoning By-law 2008-250.</p>

(4) \_\_\_ The provisions in Table 1206 apply in the Ottawa Airport Economic District Zone:

<b>Table 1206 – EDA Zone Provisions</b>	
<b>Zoning Mechanism</b>	<b>Provisions</b>
(a) Minimum lot area (m <sup>2</sup> )	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard -setback (m)	7.5
(d) Minimum interior side yard setbacks (m)	7.5
(e) Minimum exterior -side yard setbacks (m)	7.5
(f) Minimum rear yard setback (m)	7.5
(g) Maximum floor space index	1.0

# Sections 1206-1 – Ottawa Airport Economic District Subzones

Section 123-1 – EDA-1 Subzone (EDA-1)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the EDA-1 Subzone, the following uses are permitted:</p> <p>(a) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• amusement park</li> <li>• artist studio</li> <li>• automobile dealership</li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• car wash</li> <li>• drive-through facility</li> <li>• emergency service</li> <li>• funeral home</li> <li>• gas bar</li> <li>• <u>government service centre</u></li> <li>• heavy equipment and vehicle sales, rental and servicing</li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• light industrial use</li> <li>• medical facility</li> <li>• <del>municipal service centre</del></li> <li>• <u>micro-distribution facility</u></li> <li>• museum</li> <li>• office</li> <li>• parking garage</li> <li>• parking lot</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• <del>post office</del></li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• storefront industry</li> <li>• theatre</li> <li>• truck transport terminal</li> <li>• warehouse</li> </ul>	<p>The EDA-1 subzone replaces the current IL zone in the current Zoning By-law, where lands zoned IL are within the Airport Economic District.</p>
<p><b>Conditional Uses</b></p> <p>(2) In the EDA-1 Zone, the following provisions apply:</p> <p>(a) a cannabis production facility is permitted subject to a net floor area of 350 square metres and must be contained within a building.</p>	
<p><b>Prohibited Uses</b></p> <p>(2) The following uses are prohibited in the EDA Subzone-1 Zone:</p> <ul style="list-style-type: none"> <li>• outdoor storage except where accessory to an automobile dealership or automobile rental establishment.</li> </ul>	
<p><b>Zone Provisions</b></p> <p>(3) The zone provisions are set out in Table 1206-1 below.</p>	<p><b>Subsection (3)</b> - These provisions have been carried over from the current Zoning By-law.</p>

Table 1206-1 – EDA Subzone-1 Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		2000
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard -setback (m)		7.5
(d) Minimum interior side yard setbacks (m)	(i) Abutting a neighbourhood or institutional zone	15
	(ii) Other cases	7.5
(e) Minimum exterior side yard setbacks (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Abutting a neighbourhood or institutional zone	15
	(ii) Abutting a hydro or railway right-of-way	3.5
	(iii) Other cases	7.5
(g) Maximum building height (m)	(i) Within 20 metres of a neighbourhood or EDA zone	11
	(ii) Other cases	18
(h) Maximum lot coverage (%)		65

# Section 1206-2 – Ottawa Airport Economic District Subzone

Section 123-2 – EDA Subzone-2 (EDA-2)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the EDA- 2 Subzone , the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> <li>• group home</li> <li>• home-based business</li> <li>• home-based daycare</li> <li>• residential care facility</li> <li>• retirement home</li> <li>• rooming house</li> <li>• shelter</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• amusement park</li> <li>• artist studio</li> <li>• automobile dealership</li> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• car wash</li> <li>• drive-through facility</li> <li>• emergency service</li> <li>• funeral home</li> <li>• gas bar</li> <li>• heavy equipment and vehicle sales, rental and servicing</li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• light industrial use</li> <li>• medical facility</li> <li>• municipal service centre</li> <li>• museum</li> <li>• office</li> <li>• parking garage</li> <li>• parking lot</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• recreational and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• storefront industry</li> <li>• theatre</li> <li>• truck transport terminal</li> <li>• warehouse</li> </ul>	<p>The EDA-2 subzone replaces lots zoned GM in the Airport Economic District, as well as some of the existing T1 zoning, under the current Zoning By-law. This includes properties being used for commercial purposes (particularly the properties fronting on to Hunt Club Road).</p>
<p><b>Conditional Uses</b></p> <p>(2) In the EDA-2 Subzone, the following provision apply:</p> <ul style="list-style-type: none"> <li>• <del>(a)</del>A cannabis production facility is permitted subject to a net floor area of 350 square metres and must be contained within a building.</li> </ul>	
<p><b>Prohibited Uses</b></p> <p>(3) The following uses are prohibited in the EDA-2 Subzone:</p>	

- outdoor storage, except where accessory to an automobile dealership or automobile rental establishment.

## Zone Provisions

(3) The zone provisions are set out in Table 1206-2 below.

Table 1206-2 – EDA-2 Subzone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard -setback		7.5
(d) Minimum interior side yard setbacks (m)	(i) Abutting a neighbourhood or institutional zone	15
	(ii) Other cases	7.5
(e) Minimum exterior side yard setbacks (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Abutting a neighbourhood or institutional zone	15
	(ii) Abutting a hydro or railway right-of-way	3.5
	(iii) Other cases	7.5
(g) Maximum building height (m)	(i) Within 20 metres of a neighbourhood or EDA zone	11
	(ii) Other cases	18
(h) Maximum Floor Space Index		2.0

**Subsection (3)**- Carried over from provisions in the current Zoning By-law 2; however, the GMs and their specific zone provisions vary in this area (northeast corner of the district). Accordingly, this zone is meant to apply broadly. Some exceptions may be required, which will be determined through work on Draft 2 of the New Zoning By-law. Note this applies an FSI versus lot coverage max compared to the EDA-1.

# Section 1207 – Kanata North Economic District Zone (EDK)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Kanata North Economic District Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a broad range of uses including residential, employment, commercial, and institutional.</i></li> <li>• <i>Transform over time from a car-oriented business park to a mixed-use innovation district focused around sustainable modes of transportation.</i></li> </ul>	<p>The purpose of the Kanata North Economic District Zone (EDK) is to implement the policies of <a href="#">Section 6.6.3.2</a> of the Official Plan for the Kanata North Economic District.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Kanata North Economic District Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• <del>diplomatic mission</del></li> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• automobile rental establishment</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• day care</li> <li>• emergency service</li> <li>• <u>government service centre</u></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• nightclub</li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• post-secondary educational institution</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• sports arena</li> <li>• storefront industry</li> <li>• <del>technology industry</del></li> </ul>	<p><b>Subsection 1207(1) –</b> The provisions in the EDK Zone implement policies in Section 6.6.3.2 (d) of the Official Plan, which apply to areas in activity centres located within 600 metres of planned transit stations at Terry Fox Drive and Station Road. The permitted uses in these areas include high-density residential, retail commercial and employment uses.</p> <p><u><b>Subsection (1)(a) – Diplomatic mission has been deleted as it is permitted as an office use.</b></u></p> <p><u><b>Subsection (1)(b) – Technology industry has been removed as the definition has been consolidated into ‘research and development centre’</b></u></p>

## Zone Provisions

- (3) In the Kanata North Economic District Zone, the following provisions apply:
- (a) parking areas must not be located between a building and a public street, unless they are screened from the street by a soft landscape buffer;
  - (b) the ground floor façade of a building facing a front lot line or corner side lot line, where applicable, must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor;
  - (c) a minimum of 50 per cent of the total area of the ground floor façade of a building facing public or private streets must consist of transparent glazing; and
  - (d) no minimum landscaping required, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be soft landscaped.
- (4) Table 1207 applies in the Kanata North Economic District Zone.

Table 1207 – Kanata North Economic District Zone		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Maximum lot coverage (%)		65
(d) Minimum front yard and exterior side yard setback (m)		3
(e) Maximum front yard and exterior side yard setback(m)		10
(f) Minimum interior side yard setbacks (m)	(i) Abutting a Neighbourhood zone	15
	(ii) Other cases	No minimum
(g) Minimum rear yard setbacks (m)	(i) Abutting a Neighbourhood zone	15
	(ii) Abutting a street	3
	(iii) Other cases	No minimum
(h) Building height (m)	(i) Minimum	15
	(ii) Maximum for any part of a building within 45 metres of a lot in a Neighbourhood or Institutional Zone	15
	(iii) Maximum in all other cases	82.5

**Subsection 3(a)** – The intent is to minimize impacts of parking areas on the streetscape, per Section 6.6.3.2 (7) of the Official Plan. Parking areas abutting a street must be screened by soft landscaping. Section 604(10) of the draft Zoning By-law limits front yard parking in non-residential zones to one drive aisle with one row of parking on either side.

**Subsections 3(b), (c)** – The intent of these provisions is to encourage active streetscapes and prohibit blank walls per direction of Section 6.6.3.2 (7)(d) of the Official Plan.

**Subsection (4)(c), Table 1207** – The intent of the maximum lot coverage provision is to reserve space stormwater management, snow storage, and soft landscaping.

**Subsections (4)(d) and (e), Table 1207** – The intent of a minimum and maximum front and exterior side yard setback is to foster the creation of an animated public realm through establishing a consistent street wall while maintaining adequate space for landscaping, trees, patios and appropriately-scaled street walls per direction of Section 6.6.3.2 (7) of the Official Plan.

**Subsections (4)(f) and (g), Table 1207** – The intent of increasing setbacks abutting Neighbourhood zones is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per [Section 4.6.6 \(1\)](#) of the Official Plan.

**Subsection (4)(h), Table 1207** – The minimum and maximum building heights proposed implement policies in Section 6.6.3.2 (4) of the Official Plan, which directs building heights in activity centre areas to be a minimum of four storeys, up to high-rise buildings.

The intent of providing a maximum height for parts of a building within 45 metres of a Neighbourhood or Institutional zone is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.

# Section 1207-1 – Kanata North Economic District Subzone 1 (EDK-1)

Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the Kanata North Economic District Subzone 1, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• <del>diplomatic residence</del></li> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• automobile rental establishment</li> <li>• bank</li> <li>• broadcasting and production studio</li> <li>• catering establishment</li> <li>• community centre</li> <li>• day care</li> <li>• emergency service</li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• light industrial use</li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• municipal service centre</li> <li>• nightclub</li> <li>• office</li> <li>• payday loan establishment</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• post-secondary educational institution</li> <li>• recreation and athletic facility</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> <li>• sports arena</li> <li>• storefront industry</li> <li>• <del>technology industry</del></li> <li>• warehouse, limited to self-storage</li> </ul>	<p>The provisions in the EDK-1 Subzone implement policies in Section 6.6.3.2 (c) of the Official Plan, which apply to properties along March Road and Legget Drive. The permitted uses in these areas include residential, employment, commercial and institutional.</p> <p><u><del>Subsection (1)(a) – Diplomatic residence has been deleted as it is permitted as an office use.</del></u></p> <p><u>Technology industry has been removed as the definition has been consolidated into 'research and development centre'.</u></p>

## Zone Provisions

- (3) In the Kanata North Economic District Subzone 1, the following provisions apply:
- (a) parking areas must not be located between a building and a public street, unless they are screened from the street by a soft landscape buffer;
  - (b) the ground floor façade of a building facing a front lot line or corner side lot line, where applicable, must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor;
  - (c) in the case of a through lot with frontage on Legget Drive, the main façade of the building shall be oriented towards Legget Drive;
  - (d) a minimum of 50 per cent of the total area of the ground floor facades facing public or private streets must consist of transparent glazing; and
  - (e) no minimum landscaping required, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be soft landscaped.

(4) Table 1207-1 applies in the Kanata North Economic District Subzone 1:

Table 1207-1 – Kanata North Economic District Subzone 1		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		No minimum
(b) Minimum lot width (m)		No minimum
(c) Maximum lot coverage (%)		65
(d) Minimum front yard setback (m)		3
(e) Maximum front yard setbacks (m)	(i) Fronting on Legget Drive	7
	(ii) In all other cases	10
(f) Minimum interior side yard setbacks (m)	(i) Abutting a Neighbourhood zone	7.5
	(ii) Other cases	No minimum
(g) Minimum exterior side yard setback (m)		3
(h) Maximum exterior side yard setback (m)	(i) Fronting on Legget Drive	7
	(ii) <del>in</del> all other cases	10
(i) Minimum rear yard setbacks (m)	(i) Abutting a lot in a Neighbourhood zone	7.5
	(ii) Abutting a street	3
	(iii) Other cases	No minimum
(j) Building height (m)	(i) Minimum in all cases	<del>6</del> 15
	(ii) Maximum for any part of a building within 22.5 m of a lot in a Neighbourhood or Institutional Zone	15
	(iii) Maximum in all other cases	30

**Subsection 3(a)** – The intent is to minimize impacts of parking areas on the streetscape, per Section 6.6.3.2 (7) of the Official Plan. Parking areas abutting a street must be screened by soft landscaping. Section 604(10) of the draft Zoning By-law limits front yard parking in non-residential zones to one drive aisle with one row of parking on either side.

**Subsections 3(b) and (c)** – The intent of these provisions is to encourage active streetscapes, prohibit blank walls, and focus the main façade on Legget Drive, as per direction of Section 6.6.3.2 (7) of the Official Plan.

**Subsection 4(c), Table 1207-1** – The intent of a maximum lot coverage is to reserve space stormwater management, snow storage and soft landscaping.

**Subsections 4(d) and (e), Table 1207-1** – The intent of a minimum and maximum front yard setback is to foster the creation of an animated public realm through establishing a consistent street wall, maintaining adequate space for landscaping, trees, patios, appropriately scaled street walls.

A reduced maximum front yard setback is proposed for Legget Drive as it can accommodate a more traditional mainstreet streetwall (minimum and maximum setbacks will allow a 4 metre variation of where the front wall is located).

**Subsections 4(f), (g), (h) and (i), Table 1207-1** – The intent of increasing setbacks abutting Neighbourhood zones is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.

**Subsection 4(j)(i), Table 1207-1** – This change has been made to implement Official Plan Amendment increasing minimum heights on March Road and Legget Drive outside of activity centres (KNED design guidelines) from 2 storey to 4 storey. (amendment #4)

**Subsection 4(j), Table 1207-1** – The minimum and maximum building heights proposed implement policies in Section 6.6.3.2 (5) of the Official Plan, which direct building heights to be a minimum of two storeys, up to 9 storeys.

The intent of providing a maximum height for parts of a building within 22.5 metres of a Neighbourhood or institutional zone is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.

## Section 1207-2 – Kanata North Economic District Subzone 2 (EDK-2)

Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the Kanata North Economic District Subzone 2, the following uses are permitted:</p> <p><del>(a) — Non-residential uses:</del></p> <ul style="list-style-type: none"> <li>• broadcasting and production studio</li> <li>• cannabis production facility</li> <li>• emergency service</li> <li>• instructional facility</li> <li>• kennel</li> <li>• light industrial use</li> <li>• office</li> <li>• post-secondary educational institution</li> <li>• research and development centre</li> <li>• sports arena</li> <li>• storage yard</li> <li>• storefront industry               <ul style="list-style-type: none"> <li>• <del>technology industry</del></li> </ul> </li> <li>• truck transport terminal</li> <li>• warehouse</li> <li>• waste processing and transfer facility (non-putrescible)</li> </ul> <p><b>Conditional Uses</b></p> <p>(2) <u>The following conditional uses are also permitted in the Kanata North Economic District Subzone 2, subject to each use not exceeding 300 square metres of gross floor area:</u></p> <ul style="list-style-type: none"> <li>• <u>personal service business</u></li> <li>• <u>restaurant</u></li> <li>• <u>retail store</u></li> </ul>	<p><b>Subsection 1207-2 (1) -</b> The provisions in the EDK-2 Subzone implement policies in Section 6.6.3.2 (d) of the Official Plan, which apply to areas of Kanata north that are outside of the activity centres, March Road and Legget Drive. The permitted uses in these areas include employment uses and uses to serve the employees in the area.</p> <p><u>Technology industry has been removed as the definition has been consolidated into 'research and development centre'.</u></p> <p><u><b>Subsection (2) – An additional list of conditional, ancillary uses has been added to fulfill the Official Plan direction for KNED outside of the activity centres, and March Road and Legget Drive (S.6.6.3.2, 6)) to support the employment uses emphasized in the area.</b></u></p>

## Zone Provisions

- (3) In the Kanata North Economic District Subzone 2, the following provisions apply:
- (a) parking areas must not be located between a building and a public street, unless they are screened from the street by a soft landscape buffer;
  - (b) a minimum of 50 per cent of the total area of the ground floor facades facing public or private streets must consist of transparent glazing;
  - (c) outdoor storage is permitted subject to:
    - (i) must not exceed 20 per cent of lot area;
    - (ii) must not be located in a provided front yard or corner side yard, or in any yard abutting a neighbourhood or institutional zone;
    - (iii) in all other yards, it must be screened from abutting streets and residential and institutional zones by means of a privacy fence or soft landscaping; and
    - (iv) the parking, storage or salvaging of derelict motor vehicles on the property is prohibited.
  - (d) ~~None~~ minimum landscaping required, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be soft landscaped.
- (4) Table 1207-2 applies in the Kanata North Economic District Subzone 2:

Table 1207- 2 – Kanata North Economic District Subzone 2		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		1,000
(b) Minimum lot width (m)		No minimum
(c) Maximum lot coverage (%)		55
(d) Minimum front yard setback(m)		3
(e) Minimum interior side yard setbacks (m)	(i) Abutting a lot in a Neighbourhood or Institutional Zone	15
	(ii) Other cases	3
(f) Minimum exterior side yard setback (m)		3
(g) Minimum rear yard setbacks (m)	(i) Abutting a lot in a Neighbourhood or Institutional zone	15
	(ii) Other cases	3
(h) Maximum building height (m)	(i) For any part of a building within 22.5 m of a lot in a Neighbourhood or Institutional Zone	15
	(ii) In all other cases	30

**Subsection 3(a)** – The intent of this provision is to minimize impacts of parking areas on the streetscape, per Section 6.6.3.2 (7) of the Official Plan. Parking areas abutting a street must be screened by soft landscaping. Section 604(10) of the draft Zoning By-law limits front yard parking in non-residential zones to one drive aisle with one row of parking on either side.

**Subsection 3(b)** – The intent of this provision is to encourage active streetscapes and prohibit blank walls as per policies in Section 6.6.3.2 (7)(d) of the Official Plan.

**Subsection 3(c)** – The intent of these provisions is to regulate outside storage to minimize impacts on adjacent streets and properties.

**Subsection (4)(c), Table 1207-2** – The intent of a maximum lot coverage is to encourage additional space for stormwater management, snow storage, and soft landscaping. The proposed maximum lot coverage is less than in the EDK zone and EDK-1 subzone as the EDK-2 subzone is not expected to be as densely developed.

**Subsection (4)(d), Table 1207-2** – The intent of a minimum front yard setback is to foster the creation of an animated public realm through establishing a consistent street wall, maintaining adequate space for landscaping, trees and patios, and appropriately-scaled street walls. This provision implements policies in Section 6.6.3.2 (7)(d) of the Official Plan.

**Subsections (4)(e) and (f), Table 1207-2** – The intent of increasing setbacks abutting Neighbourhood zones is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.

**Subsection (4)(g), Table 1207-2** – The maximum building height proposed implements policies in Section 6.6.3.2(6) of the Official Plan, which direct that building heights should be a minimum of two storeys and a maximum of nine storeys. The intent of providing a maximum height for parts of a building within 22.5 metres of a Neighbourhood or Institutional zone is to achieve appropriate height transition to adjacent low-rise zones as per Section 4.6.6 (1) of the Official Plan.

# Section 1301 – Agricultural Zone (AG)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Agricultural Zone is to:</p> <ul style="list-style-type: none"> <li>Recognize and permit agricultural uses in areas designated Agricultural Resource Area in the Official Plan.</li> <li>Restrict the range of permitted uses to ensure prime agricultural lands and systems are protected for future agricultural capability.</li> <li>Regulate uses in a manner that respects the rural character and minimizes land use conflicts.</li> <li>Recognize existing small lots that do not meet the AG – Agricultural Zone requirements using the AG1 to AG3 subzones.</li> <li>Recognize farm consolidations where a severance of a surplus farmhouse dwelling has occurred through the AG4 to AG8 subzones.</li> </ul>	<p>The first and third bullets of the purpose statement have been carried forward.</p> <p>Minor wording changes were made to the second bullet to emphasize the protection of agricultural lands as this better describes the purpose of the zone.</p> <p>The fourth and fifth bullets were previously in subzone provisions, but as they describe the purpose of the subzones, they have been relocated.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Agricultural Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(i) a maximum of <del>threetwo</del> dwelling units are permitted; <del>and</del>,</p> <p>(ii) they may be located in two buildings, one of which may be a coach house; <del>and</del></p> <p><del>(iii) one of the dwelling units may be used as housing for farm help.</del></p> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>agricultural use</li> <li>agriculture-related use</li> <li>cannabis production facility, outdoor</li> <li>cottage rental</li> <li>environmental preserve and educational area</li> <li>equestrian establishment</li> <li>forestry operation</li> <li>kennel</li> </ul>	<p><b>Subsection (1)</b> – As with other rural zones, uses that are generally permitted, such as home-based business, have been removed as it is redundant to list them in every zone that permits residential uses.</p> <p><b>Subsection (1)(a)</b> – Revised from Section 211(1) in the current Zoning By-law 2008-250. Residential uses in Rural Zones have been changed to form-based while maintaining the current scale of development permissions. The AG - Agricultural Zone currently permits up to two detached dwellings, provided one is used for housing for farm help. The new provisions would allow a coach house, an accessory unit within a detached dwelling or a detached dwelling to be used for housing farm help.</p> <p><b>Subsection (1)(a)(i)</b> – Revised to allow three residential units in accordance with <a href="#">Provincial Planning Statement, 2024</a>.</p> <p><b>Subsection (1)(b)</b> – Non-residential uses have been carried forward from Section 211(c) in the current Zoning By-law.</p>
<p><b>Conditional Uses</b></p> <p>(2) In addition to the permitted uses listed in subsection (1), the following conditional uses are permitted:</p> <ul style="list-style-type: none"> <li>bunk house dwelling</li> <li>mobile home</li> </ul> <p>Subject to the following:</p> <p>(a) provided that they are located on the same lot and are ancillary to an agricultural use and the main dwelling unit;</p> <p>(b) provided that they <del>serve as housing for farm help and</del> are removed once active farming operations have ceased;</p> <p>(c) the minimum lot size is 10 hectares; and</p>	<p><b>Subsection (2)</b> – Revised from the provisions for housing for farm help in Subsection 211(2) in the current Zoning By-law with wording and structural changes that maintain current permissions. <a href="#">Subsection 211(2)(d)</a> permitted up to three dwelling units that could be used for farm help, whereas one dwelling unit listed under (1)(a) can be used for farm help and two under (2)(d), which is equivalent to the permissions in the current Zoning By-law.</p>

- (d) provided that in addition to the permitted uses listed in subsection (1)(a), there is a maximum total of two of the uses listed in subsection (2).

## Zone Provisions

- (3) In the Agricultural Zone, the following provisions apply:
- (a) agriculture-related uses are permitted only a lot of 10 hectares or greater;
  - (b) ~~the minimum lot area for a residential lot severance is 0.8 hectares;~~
  - ~~(c)~~ an agricultural use ~~is may also be~~ permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or larger in area; and
  - ~~(cd)~~ on lots less than 0.8 hectares, an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling unit.
  - (d) despite table 1301, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres.
- (4) Table 1301 applies in the Agricultural Zone:

Table 1301 – Agricultural Zone (AG) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (ha)	(i) Agricultural use excluding livestock-related food production	No minimum
	(ii) All other agricultural uses, equestrian establishments and forestry operation	36
	(iii) Residential and all other uses	0.8
(b) Minimum lot width (m)	(i) Agricultural use excluding livestock-related food production	No minimum
	(ii) Agricultural use, equestrian establishment and forestry operation	90
	(iii) Residential and all other uses	30
(c) Minimum front yard setback (m)	<del>(i) Agricultural, equestrian establishment and forestry operation</del>	<del>10</del> 10, which may be reduced to 6 for a farm produce outlet with a floor area of 28 m <sup>2</sup> or less
	<del>(ii) Residential and all other uses</del>	<del>10</del>
(d) Minimum rear yard setback (m)		10
(e) Minimum interior side yard setback (m)		5
(f) Minimum exterior side yard setback (m)		10
(g) Maximum building height (m)	(i) Agricultural or equestrian use, barns, silos or other farm-related buildings or structure	No maximum
	(ii) All other buildings	12
(h) Maximum lot coverage (%)		20

**Subsection (3)** – Carried forward from Subsections 211(5) to (8) in the current Zoning By-law

**Subsection (3)(b)** – This provision was deleted for the second draft as lot areas for severances are set out in Official Plan Policies in 4.7.2.8 and 9.1.3., and, except the minimum lot area for a residential ~~use~~severance in Table 1301~~(b)~~ has been increased from 0.4 hectares to 0.8 hectares, to implement Official Plan Policy 4.7.2.8).

**Subsection (3)(d)** – This provision has been relocated out of the table for the second draft and is now a written provision.

**Subsection (4) – Table 1301** – Carried forward from Subsection 211(3) in the current Zoning By-law, except the minimum lot area for a residential use has been increased to 0.8 hectares in accordance with Official Plan Policy 4.7.2.8). Provisions for kennels have also been removed from being listed in the table as the provisions that apply to kennels are in Section 320.

# Sections 1301-1 and 1301-2 – Agricultural Subzones

Section 1301-1 – AG1, AG2 and AG3				
Provisions			Notes / Rationale	
<p><b>Zone Provisions</b></p> <p>(1) The provisions in Table 1301-1 apply for lot area and lot width in AG1, AG2 and AG3, otherwise Table 1301 applies:</p>			<p><b>Subsection (1) – Table 1301-1 –</b> Carried forward from Subsection 212(1) in the current Zoning By-law, except for clarifying that the primary zone provisions apply except for lot area and lot width.</p>	
Table 1301-1 – AG1, AG2 and AG3 Provisions				
Subzone	(a) AG1	(b) AG2		(c) AG3
(i) Minimum lot area (ha)	30	18	10	
(ii) Minimum lot width (m)	60	60	60	

Section 1301-2 – AG4, AG5, AG6, AG7 and AG8					
Provisions					Notes / Rationale
<p><b>Prohibited Uses</b></p> <p>(1) Residential uses are prohibited in the AG4 to AG8 subzones.</p>					<p><b>Subsection (1) –</b> Revised from Subsection 212(3) in the current Zoning By-law to prohibit all residential uses instead of individually listing all residential uses that were prohibited.</p>
<p><b>Zone Provisions</b></p> <p>(2) The provisions in Table 1301-2 apply for lot area and lot width in AG4, AG5, AG6, AG7 and AG8, otherwise Table 1301 applies:</p>					
Table 1301-2 – AG4, AG5, AG6, AG7 and AG8 Provisions					
Zoning Mechanism	Provisions				
Subzone	(a) AG4	(b) AG5	(c) AG6	(d) AG7	(e) AG8
(i) Minimum lot area (ha)	45	30	18	10	5
(ii) Minimum lot width (m)	90	60	60	60	60

# Section 1302 – Rural Countryside (RU) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Rural Countryside Zone is to:</p> <ul style="list-style-type: none"> <li>Accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa’s countryside, in areas designated as Rural Countryside in the Official Plan.</li> <li>Recognize and permit a range of rural-based land uses which often require large lots or distance separations.</li> <li>Regulate permitted uses in a manner that addresses compatibility with neighbouring land uses and respects the rural context.</li> </ul>	<p>The purpose statement has been carried forward from the current Zoning By-law 2008-250 except for updating the Official Plan designations</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Rural Countryside zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(i) a maximum of two dwelling units are permitted <del>on</del><u>within</u> a <del>lot</del><u>building</u>; and,</p> <p>(ii) a dwelling unit located in a coach house counts towards (i).</p> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>agricultural use</li> <li>agriculture-related use</li> <li>animal care establishment</li> <li>artist studio</li> <li>cannabis production facility, outdoor</li> <li>cemetery</li> <li>equestrian establishment</li> <li>environmental preserve and educational area</li> <li>forestry operation</li> <li>kennel</li> </ul>	<p><b>Subsection (1)(a)</b> – Revised from Subsection 227(1) on the current Zoning By-law. As with other rural zones, residential uses have been changed to form-based, rather than typology-based. This approach maintains current permissions and is consistent with the residential uses in urban zones. As a secondary unit is currently permitted with no size restrictions except for the number of bedrooms that applies to all dwellings, there is no meaningful difference between a primary and accessory dwelling unit, except that coach houses are subject to Section 701.</p> <p><b>Subsection (1)(b)</b> – Carried forward from Subsection 227(1) in the current Zoning By-law. As with other Rural zones, uses that are generally permitted in association with residential uses have been removed as it is redundant to list them in every zone. Otherwise, all existing permissions have been carried forward.</p>
<p><b>Zone Provisions</b></p> <p>(2) In the Rural Countryside Zone, the following provisions apply:</p> <p>(a) despite subsection 1302(3)<del>(b)</del>, an agricultural use limited to a stable and the keeping of horses, and the keeping of a maximum of 10 hens are permitted as accessory uses to a dwelling unit on a lot of 0.8 hectares or larger in area;</p> <p>(b) on lots less than 0.8 hectares, an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling unit;</p> <p>(c) the minimum lot area and minimum lot width for a dwelling unit indicated in Table 1302 for other uses, applies only to a dwelling unit on an existing lot or a lot created by a consent application;</p> <p><del>(d) the minimum lot area for a lot created by a consent application is 0.8 hectares for the severed lot and 10 hectares for the retained lot;</del></p> <p>(d) despite subsection 1302(3), there are no minimum lot width and lot area requirements for an agricultural use that excludes <u>the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals;</u><del>livestock-related food production;</del></p> <p>(e) agriculture-related uses are permitted only on a lot of 2 hectares or greater; <del>and,</del></p> <p>(f) a maximum of ten guest bedrooms are permitted in a bed and breakfast; <del>and,</del></p>	<p><b>Subsection (2)</b> – Carried forward from Subsections 227(4), <del>(6), (7),</del> and (8) in the current Zoning By-law with minor revisions. As bed &amp; breakfasts are permitted generally as part of short-term accommodations and are no longer listed in permitted uses, the bedroom limit was moved into the zone provisions.</p> <p><b>Subsection (2)(d)</b> – <u>This provision was deleted in the second draft as Official Plan policy 9.3.2 that applies to severances in the Rural Countryside Designation outlines a range of possible lot sizes depending on the context, which can require a 10-hectare retained lot area in some circumstances. As such, this provision could have required a minor variance for lot area for a severance that meets the applicable Official Plan policies.</u></p>

(g) despite table 1302, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres.

(3) Table 1302 applies in the Rural Countryside Zone:

Table 1302 – Rural Countryside Zone (RU) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (ha)	(i) Agricultural use, equestrian establishment	2
	(ii) Residential and all other uses	0.8
(b) Minimum lot width (m)	(i) Agricultural use, equestrian establishment	60
	(ii) Residential and all other uses	50
(c) Minimum front yard setback (m)	<del>(i) Agricultural, equestrian establishment and forestry operation</del>	<del>10</del> 10, which may be reduced to 6 for a farm produce outlet with floor area of 28 m <sup>2</sup> or less
	<del>(ii) Residential and all other uses</del>	<del>4</del> 0
(d) Minimum interior side yard setback (m)		5
(e) Minimum exterior side yard setback (m)		10
(f) Minimum rear yard setback (m)		10
(g) Maximum building height (m)		12
(h) Maximum lot coverage (%)		20

Subsection (3)(h) – This provision has been relocated out of the table for the second draft and is now a written provision.

**Subsection (3) – Table 1302 –** Carried forward from Subsection 227(2) in the current Zoning By-law, except that kennel is no longer listed separately as the provisions of Section 320 apply to kennels.

# Section 1302-1 – Rural Countryside (RU1) Subzones

Section 1302-1 – RU1 <del>Subzone</del> RU2, RU3 and RU4 Subzones																											
Provisions		Notes / Rationale																									
<p><b>Permitted Uses</b></p> <p>(1) Despite 1302(1), only the following uses are permitted in RU1, <del>RU2, RU3 and RU4</del>:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(i) a maximum of two dwelling units are permitted within a building; and,</p> <p>(ii) a dwelling unit located in a coach house counts towards (i).</p> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>agricultural use</li> <li>agricultural-related use</li> <li>artist studio</li> </ul>		<p>The <u>RU1 to RU4 subzones</u> in Draft 1 have been merged into one subzone for the second draft. A minimum lot area of 0.8 hectares for properties on private services set out in Official Plan policy 4.7.2.8 has been implemented in the RU Zone, which resulted in the subzones and the primary zone having the same provisions. The only difference between the primary RU Zone and the RU1 subzone is different permitted uses, and the provisions for residential uses in RU apply in RU1.</p> <p>Properties in the current RU4 subzone, which had a smaller sideyard setback of 3 metres will receive an exception to maintain that permission.</p> <p><b>Subsection (1)</b> – Carried forward from Subsection 228(1) in the current Zoning By-law, except the residential uses in the RU subzones have been converted to form-based, and generally permitted uses are no longer listed.</p>																									
<p><b>Zone Provisions</b></p> <p>(2) <del>Table 1302-1 applies for interior side yard setback, lot area and lot width in RU1, RU2, RU3 and RU4, otherwise Table 1302 applies:</del></p> <table border="1"> <caption>Table 1302-1 – RU1, RU2, RU3 and RU4 Provisions</caption> <thead> <tr> <th>Zoning Mechanism</th> <th colspan="4">Provisions</th> </tr> <tr> <th>Subzone</th> <th>(a) RU1</th> <th>(b) RU2</th> <th>(c) RU3</th> <th>(d) RU4</th> </tr> </thead> <tbody> <tr> <td>(i) Minimum lot area (m<sup>2</sup>)</td> <td>4,000</td> <td>2,000</td> <td>1,350</td> <td>1,350</td> </tr> <tr> <td>(ii) Minimum lot width (m)</td> <td>30</td> <td>30</td> <td>30</td> <td>20</td> </tr> <tr> <td>(iii) Minimum interior side yard setback (m)</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> </tr> </tbody> </table>		Zoning Mechanism	Provisions				Subzone	(a) RU1	(b) RU2	(c) RU3	(d) RU4	(i) Minimum lot area (m <sup>2</sup> )	4,000	2,000	1,350	1,350	(ii) Minimum lot width (m)	30	30	30	20	(iii) Minimum interior side yard setback (m)	5	5	5	3	<p><b>Deleted from DRAFT 1</b> – Subzone table no longer required. <b>Subsection (2)</b> – Carried forward from Subsection 228(1)(b) in the current Zoning By-law. Staff will conduct further review and potential consolidation of these provisions for Draft 2.</p>
Zoning Mechanism	Provisions																										
Subzone	(a) RU1	(b) RU2	(c) RU3	(d) RU4																							
(i) Minimum lot area (m <sup>2</sup> )	4,000	2,000	1,350	1,350																							
(ii) Minimum lot width (m)	30	30	30	20																							
(iii) Minimum interior side yard setback (m)	5	5	5	3																							

# Section 1303 – Rural Commercial Zone (RC)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the RC – Rural Commercial Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as Agricultural Resource Area, Rural Countryside and Village in the Official Plan.</i></li> <li>• <i>Accommodate a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services.</i></li> <li>• <i>Regulate development in a manner that has a minimal impact on the surrounding rural area or villages.</i></li> </ul>	<p>The first bullet has been revised with new Official Plan Designations, while the second and third bullets are carried forward from the current Zoning By-law 2008-250.</p> <p>The RC1 to RC5 subzones have the same zone codes as in the current Zoning By-law.</p> <p>The RC6 to RC9 subzones have been replaced by the RIL6, RIL7, RIL8 and RIL9 subzones to reflect the Rural Industrial and Logistics Official Plan designation in the Carp Road Corridor.</p> <p>The RC10 subzone has been replaced by the Greenbelt Facility Zone and a statement referring to Greenbelt employment uses has been removed.</p> <p>RC11 is now RC6, and RC12 is now RC7.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Rural Commercial Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• agriculture-related use</li> <li>• amusement centre</li> <li>• amusement park, excluding a go-cart track</li> <li>• animal care establishment</li> <li>• artist studio</li> <li>• automobile rental establishment</li> <li>• automobile dealership</li> <li>• automobile service station</li> <li>• campground</li> <li>• car wash</li> <li>• drive-through facility</li> <li>• gas bar</li> <li>• heavy equipment and vehicle sales, rental and servicing</li> <li>• hotel</li> <li>• instructional facility</li> <li>• kennel</li> <li>• light industrial use, limited to a brewery, cidery or distillery</li> <li>• micro distribution facility</li> <li>• parking lot</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• restaurant</li> <li>• retail store, limited to a retail food store, <u>convenience store</u> or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies</li> <li>• storefront industry</li> <li>• warehouse</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Subsection 217(1) in the current Zoning By-law, except that instructional facility and agriculture-related use have been added.</p> <p><u>For the second draft, retail store, limited to a convenience store is no longer a conditional use and is now a permitted use.</u></p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the Rural Commercial Zone:</p> <ul style="list-style-type: none"> <li>• office</li> <li>• one dwelling unit</li> <li>• <del>retail store, limited to a convenience store</del></li> </ul> <p>— Subject to the following:</p> <p>(a) they must be located on the same lot as a permitted use.</p>	<p><b>Subsection (2)</b> – Revised from Subsection 217(2) in the current Zoning By-law to remove bank machine, as it is no longer a standalone use, and move drive through facility and personal service business to permitted uses.</p>

(3) The following conditional use is also permitted in the Rural Commercial Zone:

- go-cart track

Subject to the following:

- (a) it must not be located on a lot abutting a VM – ~~Village Mixed-Use, V1-V5 - Village Residential 1 to 5 Zones, V1, V2 or V3 Zone.~~

**Subsection (3)** – Carried forward from Subsection 217(1)(b) in the current Zoning By-law.

## Zone Provisions

(4) In the Rural Commercial Zone, the following provisions apply:

- (a) permitted uses are limited to 2,500 square metres of gross leasable floor area when the lot is located in a village shown on Schedule A2 – Rural Villages;
- (b) except for permitted driveways and walkways, required front and exterior side yards must be landscaped with soft landscaping; and
- (c) outdoor storage is only permitted in an interior side yard or rear yard and must be screened ~~and concealed from view~~ from abutting streets and residential zones.

**Subsection (4)** – Relocated from Subsection 217 in the current Zoning By-law to group provisions together for ease of use. (a) was located under permitted uses, (b) and (c) were located in the zone provisions table.

**Subsection (4)(c)** – Modified for the second draft to remove “concealed from view” as this is redundant in addition to screened.

(5) Table 1303 applies in the Rural Commercial Zone:

Table 1303 – Rural Commercial Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		4,000
(b) Minimum lot width (m)		30
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)	(i) Abutting a residential zone	4.5
	(ii) All other cases	3
(e) Minimum exterior side yard setback (m)		6
(f) Minimum rear yard setback (m)		10
(g) Maximum building height (m)		11
(h) Maximum lot coverage (%)		25

**Subsection (5) – Table 1303** – Carried forward from Subsection 217(3) in the current Zoning By-law.

# Sections 1303-1 to 1303-4 – Rural Commercial Subzones

Section 1303-1 – RC1, RC2, RC3 and RC4 Subzones																																																																													
Provisions						Notes																																																																							
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in 1303(1), the following uses are also permitted in the RC1, RC2, RC3, and RC4 Subzones:</p> <ul style="list-style-type: none"> <li>light industrial use</li> <li>office</li> <li>research and development centre</li> </ul>						<p><b>Subsection (1)</b> – Carried forward from Subsection 218(1)(a) in the current Zoning By-law, except that these additional uses were listed in the zone provision table and have been relocated.</p>																																																																							
<p><b>Zone Provisions</b></p> <p>(2) Table 1301-1 applies in RC1, RC2, RC3, and RC4:</p> <table border="1"> <thead> <tr> <th colspan="6">Table 1303-1 – RC1, RC2, RC3 and RC4 Provisions</th> </tr> <tr> <th colspan="2">Zoning Mechanism</th> <th colspan="4">Provisions</th> </tr> <tr> <th colspan="2">Subzone</th> <th>(a) RC1</th> <th>(b) RC2</th> <th>(c) RC3</th> <th>(d) RC4</th> </tr> </thead> <tbody> <tr> <td colspan="2">(i) Minimum lot area (m<sup>2</sup>)</td> <td>1,350</td> <td>2,000</td> <td>8,000</td> <td>20,000</td> </tr> <tr> <td colspan="2">(ii) Minimum lot width (m)</td> <td>20</td> <td>30</td> <td>60</td> <td>90</td> </tr> <tr> <td colspan="2">(iii) Minimum front yard setback (m)</td> <td>7.5</td> <td>10</td> <td>10</td> <td>10</td> </tr> <tr> <td rowspan="2">(iv) Minimum interior side yard setback (m)</td> <td>1. Abutting a residential zone</td> <td>4.5</td> <td>4.5</td> <td>6</td> <td>6</td> </tr> <tr> <td>2. All other cases</td> <td>3</td> <td>3</td> <td>6</td> <td>6</td> </tr> <tr> <td colspan="2">(v) Minimum exterior side yard setback (m)</td> <td>7.5</td> <td>7.5</td> <td>10</td> <td>10</td> </tr> <tr> <td colspan="2">(vi) Minimum rear yard setback (m)</td> <td>7.5</td> <td>10</td> <td>10</td> <td>10</td> </tr> <tr> <td colspan="2">(vii) Maximum height (m)</td> <td>11</td> <td>11</td> <td>11</td> <td>11</td> </tr> <tr> <td colspan="2">(viii) Maximum lot coverage (%)</td> <td>30</td> <td>30</td> <td>20</td> <td>15</td> </tr> </tbody> </table>							Table 1303-1 – RC1, RC2, RC3 and RC4 Provisions						Zoning Mechanism		Provisions				Subzone		(a) RC1	(b) RC2	(c) RC3	(d) RC4	(i) Minimum lot area (m <sup>2</sup> )		1,350	2,000	8,000	20,000	(ii) Minimum lot width (m)		20	30	60	90	(iii) Minimum front yard setback (m)		7.5	10	10	10	(iv) Minimum interior side yard setback (m)	1. Abutting a residential zone	4.5	4.5	6	6	2. All other cases	3	3	6	6	(v) Minimum exterior side yard setback (m)		7.5	7.5	10	10	(vi) Minimum rear yard setback (m)		7.5	10	10	10	(vii) Maximum height (m)		11	11	11	11	(viii) Maximum lot coverage (%)		30	30	20	15
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Section 1303-2 – RC5 Subzone (Campgrounds)						
Provisions						Notes
<p><b>Permitted Uses</b></p> <p>(1) Despite Subsection 1301(1), only the following non-residential uses are permitted in the RC5 subzone:</p> <ul style="list-style-type: none"> <li>campground, including chalets and cabins</li> <li>marine facility, including the storage, servicing, repair, or sale or rental of boats, and sale of marine fuels</li> </ul>						<p><b>Subsection (1)</b> – Carried forward from Subsection 218(2) in the current Zoning By-law.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the RC5 Subzone, subject to the following:</p> <ul style="list-style-type: none"> <li>one dwelling unit</li> <li>market</li> </ul>						

<ul style="list-style-type: none"> <li>• restaurant</li> <li>• <u>retail store, limited to a convenience store</u></li> </ul> <p>Subject to:</p> <p>(a) they must be located on the same lot as a permitted use.</p>	
<p><b>Zone Provisions</b></p> <p>(3) The <del>provisions performance standards</del> for RC4 in Table 1303-1 apply in <u>the</u> RC5 <u>subzone</u>.</p>	<p><b>Subsection (3)</b> – Carried forward from Subsection 218(4) in the current Zoning By-law.</p>

Section 1303-3 – RC6 Subzone	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) Despite Section 1303(1), only the following uses are permitted in RC6:</p> <ul style="list-style-type: none"> <li>• amusement centre</li> <li>• artist studio</li> <li>• automobile rental establishment</li> <li>• automobile dealership</li> <li>• automobile service station</li> <li>• bank</li> <li>• catering establishment</li> <li>• drive-through facility</li> <li>• funeral home</li> <li>• gas bar</li> <li>• heavy equipment and vehicle sales, rental and servicing</li> <li>• light industrial use</li> <li>• medical facility</li> <li>• office</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• research and development centre</li> <li>• restaurant</li> <li>• retail store</li> </ul>	<p>This subzone replaces RC11.</p> <p><b>Subsection (1)</b> – Carried forward from Subsection 218(10)(a) in the current Zoning By-law.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional use is permitted in RC6:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) it must be located in the same building as a permitted use; <u>and,</u></p> <p><u>(b) a maximum of 5 dwelling units are permitted on a lot that has private water and/or septic services.</u></p>	<p><b>Subsection (2)</b> – Revised from Subsection 218(10)(a) in the current Zoning By-law. Where dwelling unit was used in the current Zoning By-law, it referred to a dwelling that was ancillary to a permitted use, as such it has been moved to conditional uses in RC6.</p> <p><u>Subsection (2)(b) is a new provision that implements Official Plan policy 4.7.2(17) that limits the number of dwellings on private services.</u></p>

## Zone Provisions

(3) Table 1303-3 applies in the RC6 Subzone:

Table 1303-3 – RC6 Subzone Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m <sup>2</sup> )	1,350
(b) Minimum lot width (m)	20
(c) Minimum front yard setback (m)	6
(d) Minimum interior side yard setback (m)	(i) Abutting a residential use or zone
	(ii) All other cases
(e) Minimum exterior side yard setback	6
(f) Minimum rear yard setback (m)	6
(g) Maximum building height (m)	11
(h) Maximum lot coverage (%)	40

**Subsection (3) – Table 1303-3 –** Carried forward from Section 218(10)(b) in the current Zoning By-law. Provisions relating to outdoor storage and landscaping that were in the RC11 subzone table are already in the primary zone provisions and do not need to be repeated.

## Section 1303-4 – RC7 Subzone

Provisions	Notes
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### Permitted Uses

(1) Despite Section 1303(1), only the following uses are permitted in RC7:

- amusement centre
- animal care establishment
- artist studio
- automobile rental establishment
- automobile dealership
- automobile service station
- bank
- car wash
- catering establishment
- day care
- drive-through facility
- emergency service
- funeral home
- gas bar
- ~~government service centre~~
- heavy equipment and vehicle sales, rental and servicing
- hotel
- instructional facility
- library
- medical facility
- micro-distribution facility
- ~~municipal service centre~~
- office
- parking lot
- personal brewing facility
- personal service business
- place of assembly
- place of worship
- recreational and athletic facility
- restaurant
- retail store
- theatre
- warehouse

This subzone replaces RC12.

**Subsection (1) –** Carried forward from Subsection 218(11)(a) in the current Zoning By-law.

### Conditional Uses

(2) The following conditional use is permitted in RC7:

- dwelling unit

Subject to the following:

- (a) it must be located in the same building as a permitted use; and,

**Subsection (2) –** Revised from Subsection 218(10)(a) in the current Zoning By-law. Where dwelling unit was used in the current Zoning By-law, it referred to a dwelling that was ancillary to a permitted use, as such it has been moved to conditional uses in RC7.

(b) a maximum of 5 dwelling units are permitted on a lot that has private water and/or septic services.

Subsection (2)(b) is a new provision that implements Official Plan policy 4.7.2(17) that limits the number of dwellings on private services.

## Zone Provisions

- (3) In the RC7 Subzone, the following provisions apply:
- (a) retail sale of automobiles in association with an automobile service station must not exceed an amount equal to 10 per cent of the lot area.
- (4) Table 1303-4 applies in the RC7 Subzone:

Table 1303-4 – RC7 Provisions		
Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	1,350	
(b) Minimum lot width (m)	20	
(c) Minimum front yard setback (m)	6	
(d) Minimum interior side yard setback (m)	(i) Abutting a residential use or zone	6
	(ii) All other cases	3
(e) Minimum exterior side yard setback	6	
(f) Minimum rear yard setback (m)	7.5	
(g) Maximum building height (m)	11	

**Subsection (3)** – Carried forward from Subsection 218(11)(d) in the current Zoning By-law.

**Subsection (4) – Table 1303-4** – Carried forward from Subsection 218(11)(e) in the current Zoning By-law.

# Section 1304 – Mineral Aggregate Extraction (ME) Zone

Provisions	Notes										
<p><b>Purpose</b></p> <p>The purpose of the Mineral <u>Aggregate</u> Extraction Zone is to:</p> <ul style="list-style-type: none"> <li>• Permit licensed mineral extraction operations in areas subject to the Mineral Aggregate Overlay in the Official Plan.</li> <li>• Allow a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation on the lands within the ME zones.</li> <li>• Impose regulations to minimize the impact of mineral extraction operations on the surrounding area.</li> <li>• To ensure that a dwelling is located near the road in the ME1 and ME3 subzones through a maximum front yard setback to minimize encroachment onto <del>potential mineral aggregate resources in order to permit mineral extraction on other portions of the lands not located in close proximity to the dwelling.</del></li> </ul>	<p>The first bullet has been revised with new Official Plan designations.</p> <p>The second and third bullets have been carried forward from the current Zoning By-law 2008-250.</p> <p>The fourth bullet point consolidates statements that were in subzone provisions to the purpose section as they explain the intent of provisions.</p> <p><u>To ensure consistency with the definitions used in the Provincial Planning Statement, 2024, the term “mineral aggregate” is now used instead of “mineral.”</u></p>										
<p><b>Permitted Uses</b></p> <p>(1) In the Mineral <u>Aggregate</u> Extraction Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• agricultural use</li> <li>• agriculture-related use</li> <li>• environmental preserve and educational area</li> <li>• equestrian establishment</li> <li>• forestry operation</li> <li>• kennel</li> <li>• leaf and yard waste composting facility</li> <li>• mineral extraction operation</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Subsection 213(1)(a) in the current Zoning By-law.</p>										
<p><b>Conditional Uses</b></p> <p>(2) In the Mineral <u>Aggregate</u> Extraction Zone, the following conditional use is permitted:</p> <ul style="list-style-type: none"> <li>• one mobile home</li> </ul> <p>Subject to the following:</p> <p>(a) it must be located on the same lot as, <u>and associated with</u>, an operating mineral extraction operation.</p> <p>(3) In the Mineral <u>Aggregate</u> Extraction Zone, the following conditional use is permitted:</p> <ul style="list-style-type: none"> <li>• waste processing and transfer facility, limited to inert construction materials such as concrete and asphalt</li> </ul> <p>Subject to the following:</p> <p>(a) it must be located on the same lot as an operating mineral extraction operation.</p>	<p><b>Subsection (2)</b> – Revised from Subsection 213(2)(c) in the current Zoning By-law to remove requirement that a mobile home be used for a caretaker or security guard as this cannot be enforced by zoning.</p> <p><b>Subsection (3)</b> – Carried forward from Subsection 213(2)(d) in the current Zoning By-law.</p>										
<p><b>Zone Provisions</b></p> <p>(4) In the Mineral <u>Aggregate</u> Extraction Zone, the following provisions apply:</p> <p>(a) agriculture-related uses are permitted only a lot of 10 hectares or greater; and,</p> <p>(b) despite table 1304, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres.</p> <p>(5) Table 1304 applies in the Mineral <u>Aggregate</u> Extraction Zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #e0f2f1;">Table 1304 – Mineral <u>Aggregate</u> Extraction Zone (ME) Provisions</th> </tr> <tr> <th style="background-color: #e0f2f1;">Zoning Mechanism</th> <th style="background-color: #e0f2f1;">Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (ha)</td> <td>10</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>30</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>30</td> </tr> </tbody> </table>	Table 1304 – Mineral <u>Aggregate</u> Extraction Zone (ME) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (ha)	10	(b) Minimum lot width (m)	30	(c) Minimum front yard setback (m)	30	<p><b>Subsections (4)(a) and (b)</b> – Carried forward from Subsections 213(3) and (5) in the current Zoning By-law. The provision that applies to a farm stand have been moved out of the table and are now a written provision.</p> <p><b>Subsection (5)</b> – Table 1304 – Carried forward from Section 213(3) in the current Zoning By-law.</p>
Table 1304 – Mineral <u>Aggregate</u> Extraction Zone (ME) Provisions											
Zoning Mechanism	Provisions										
(a) Minimum lot area (ha)	10										
(b) Minimum lot width (m)	30										
(c) Minimum front yard setback (m)	30										

(d) Minimum interior side yard setback (m)	15
(e) Minimum exterior side yard setback (m)	30
(f) Minimum rear yard setback (m)	15
(g) Maximum building height (m)	15
(h) Minimum width of landscaped area along all lot lines (m)	15



# Sections 1304-1 to 1304-3 – Mineral Aggregate Extraction (ME) Subzones

Section 1304-1 – ME1 Subzone (Mineral <u>Aggregate</u> Extraction Operation with a Dwelling Unit)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in 1304 (1), (2) and (3), the following use is also permitted in ME1:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) a maximum of two dwelling units are permitted <del>on</del>within a <del>lot; and, building;</del></p> <p>(b) a dwelling unit located in a coach house counts towards (a).); <del>and</del></p> <p><del>(c) — only one building containing residential uses is permitted.</del></p>	<p><b>Subsection (1)</b> – Carried forward from Subsection 214(1)(a) in the current Zoning By-law. Residential uses have been changed to form-based in line with other rural zones.</p>
<p><b>Zone Provisions</b></p> <p>(2) Table 1304 applies in ME1, except that the maximum front yard setback for a dwelling unit is 45 metres.</p>	<p><b>Subsection (2)</b> – Revised from Subsection 214(1)(b) in the current Zoning By-law to move an explanation of the provisions intend to the zone purpose statement.</p>
Section 1304-2 – ME2 Subzone (Mineral <u>Aggregate</u> Extraction Operation – Pit Only)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) Despite 1304(1), a mineral extraction operation is limited to a pit in ME2.</p>	<p><b>Subsection (1)</b> – Carried forward from Subsection 214(2) in the current Zoning By-law.</p>
Section 1304-3 – ME3 Subzone (Mineral <u>Aggregate</u> Extraction Operation – Pit Only with a Dwelling Unit)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in 1304 (1) and (2), the following use is also permitted ME3:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) a maximum of two dwelling units are permitted within a building; and</p> <p>(b) a dwelling unit located in a coach house counts towards (a).</p> <p>(2) Despite 1304(1), a mineral extraction operation is limited to a pit in ME3.</p>	<p><b>Subsection (1)</b> – Carried forward from Subsection 214(3)(a) in the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Carried forward from Subsection 214(3)(a) in the current Zoning By-law.</p>
<p><b>Zone Provisions</b></p> <p>(3) Table 1304 applies in ME3, except that the maximum front yard setback for a dwelling unit is 45 metres.</p>	<p><b>Subsection (3)</b> – Revised from Subsection 214(3)(c) in the current Zoning By-law. The provision in the current Zoning By-law included an explanation that has been moved to the zone purpose statement.</p>

# Section 1305 – Mineral Aggregate Reserve (MR) Zone

Provisions	Notes																		
<p><b>Purpose</b></p> <p>The purpose of the Mineral Aggregate Reserve Zone is to:</p> <ul style="list-style-type: none"> <li>Identify areas where unexploited mineral aggregate resources exist that are subject to the Bedrock Resource Area Overlay and the Sand and Gravel Resource Area Overlay shown on Official Plan Schedule B9 – Rural Transect, which are not presently active mineral aggregate extraction operations.</li> <li>Identify lands with unexploited mineral aggregate resources until a request is made for a rezoning to the Mineral Extraction – ME zone to permit a mineral extraction operation.</li> <li>Allow a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation.</li> <li>Recognize the location of existing dwellings through the MR1 Subzone.</li> </ul>	<p>The Mineral Aggregate Reserve Zone has been carried forward from the current Zoning By-law 2008-250 to replace the Mineral Aggregate Overlay proposed in the first draft. The MR zone is proposed to replace the Overlay in the second draft to simplify implementation.</p> <p>The Purpose Statement from the current MR – Mineral Aggregate Reserve Zone provisions has been carried forward from the current Zoning By-law 2008-250. The first bullet has been revised to reference the correct terms from the Official Plan.</p> <p>The second and third bullets have been carried forward from the current Zoning By-law 2008-250.</p> <p>The fourth bullet point consolidates statements from subzone provisions to the purpose section as they explain the intent of provisions.</p>																		
<p><b>Permitted Uses</b></p> <p>(1) In the Mineral Aggregate Reserve zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>agricultural use</li> <li>agriculture-related use</li> <li>environmental preserve and educational area</li> <li>equestrian establishment</li> <li>forestry operation</li> <li>kennel</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from subsection 215(1)(a) in the current Zoning By-law.</p>																		
<p><b>Zone Provisions</b></p> <p>(2) In the Mineral Aggregate Reserve Zone, the following provisions apply:</p> <p>(a) agriculture-related uses are permitted only a lot of 10 hectares or greater; and,</p> <p>(b) despite table 1305, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres.</p> <p>(3) Table 1305 applies in the Mineral Aggregate Reserve Zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #d9e1f2;">Table 1305 – Mineral Aggregate Reserve Zone (MR) Provisions</th> </tr> <tr> <th style="background-color: #d9e1f2;">Zoning Mechanism</th> <th style="background-color: #d9e1f2;">Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (ha)</td> <td>10</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>30</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>10</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>10</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>10</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>15</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>15</td> </tr> </tbody> </table>	Table 1305 – Mineral Aggregate Reserve Zone (MR) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (ha)	10	(b) Minimum lot width (m)	30	(c) Minimum front yard setback (m)	10	(d) Minimum interior side yard setback (m)	10	(e) Minimum exterior side yard setback (m)	10	(f) Minimum rear yard setback (m)	15	(g) Maximum building height (m)	15	<p><b>Subsections (2)(a) and (b)</b> – Carried forward from subsections 215(4) and (2) in the current Zoning By-law. The provision that applies to a farm stand have been moved out of the table and are now a written provision.</p> <p><b>Subsection (3) – Table 1305</b> – Carried forward from Section 215(2) in the current Zoning By-law, except that front and side yard setbacks have been reduced and are now consistent the RU Zone. As the intention with the MR Zone is to place any uses away from mineral aggregate resources, smaller setbacks are proposed to provide more flexibility.</p>
Table 1305 – Mineral Aggregate Reserve Zone (MR) Provisions																			
Zoning Mechanism	Provisions																		
(a) Minimum lot area (ha)	10																		
(b) Minimum lot width (m)	30																		
(c) Minimum front yard setback (m)	10																		
(d) Minimum interior side yard setback (m)	10																		
(e) Minimum exterior side yard setback (m)	10																		
(f) Minimum rear yard setback (m)	15																		
(g) Maximum building height (m)	15																		

# Sections 1305-1 – Mineral Aggregate Reserve (MR) Subzone

Section 1305-1 – MR1 Subzone (Mineral Aggregate Reserve with a Dwelling Unit)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in 1305 (1), the following use is also permitted in ME1:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) a maximum of two dwelling units are permitted; and,</p> <p>(b) a dwelling unit located in a coach house counts towards (a).</p>	<p><b>Subsection (1)</b> – Carried forward from subsection 216(1)(a) in the current Zoning By-law. Residential uses have been changed to form-based provisions in line with other rural zones.</p>
<p><b>Zone Provisions</b></p> <p>(2) Table 1305 applies in MR1, except that the maximum front yard setback for a dwelling is 45 metres.</p>	<p><b>Subsection (2)</b> – Revised from subsection 216(1)(b) in the current Zoning By-law to move an explanation of the provision's intent to the zone purpose statement.</p>

# Section ~~1306~~<sup>1305</sup> – Rural General Industrial Zone (RG)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Rural General Industrial Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit the development of light industrial uses in areas mainly designated as Rural Countryside and Village in the Official Plan.</i></li> <li>• <i>Accommodate a range of light industrial uses as well as limited service or commercial uses.</i></li> <li>• <i>Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.</i></li> </ul>	<p>The first bullet has been updated to include new Official Plan Designations.</p> <p>The second bullet has been changed to remove “traveling public” as zoning cannot regulate who uses a commercial use.</p> <p>The third bullet has been carried forward.</p> <p>The RG4 and RG5 subzones have been replaced by Rural Industrial and Logistics zones.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Rural General Industrial Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• automobile body shop</li> <li>• automobile dealership</li> <li>• automobile service station</li> <li>• broadcasting and production studio</li> <li>• cannabis production facility, indoor</li> <li>• car wash</li> <li>• drive-through facility</li> <li>• emergency service</li> <li>• gas bar</li> <li>• heavy equipment and vehicle sales, rental and servicing <ul style="list-style-type: none"> <li>• <del>food production</del></li> </ul> </li> <li>• instructional facility</li> <li>• kennel</li> <li>• leaf and yard waste composting facility</li> <li>• light industrial use</li> <li>• office</li> <li>• parking lot</li> <li>• personal service business</li> <li>• restaurant</li> <li>• retail store</li> <li>• storage yard</li> <li>• truck transport terminal</li> <li>• warehouse</li> <li>• waste processing and transfer facility (non-putrescible)</li> </ul>	<p><b>Subsection (1)</b> – Revised from Subsections 219(1) and (2) in the current Zoning By-law 2008-250 with the following uses added:</p> <ul style="list-style-type: none"> <li>• broadcasting and production studio</li> <li>• emergency service</li> <li>• instructional facility</li> </ul> <p>The following uses have been moved from conditional to permitted uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• car wash</li> <li>• personal service business</li> <li>• <u>restaurant</u></li> <li>• retail store</li> </ul> <p>The Official Plan direction in <a href="#">Policy 9.3</a> is to concentrate industrial uses in the Rural Industrial and Logistics Designation so the uses in Rural General Industrial have been expanded so that a transition away from industrial uses is possible.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional use is also permitted in the Rural General Industrial Zone and subzones:</p> <ul style="list-style-type: none"> <li>• one dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) it must be located on the same lot as a use listed in subsection (1).</p>	<p><b>Subsection (2)</b> – Revised from Subsection 219(1)(b) in the current Zoning By-law to remove the requirement that a dwelling unit be occupied by a caretaker as this requirement is impossible to enforce through zoning.</p>

## Zone Provisions

- (3) In the Rural General Industrial Zone, ~~the following provisions apply:~~
- ~~(a) a sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory; and~~
- ~~(b) outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.~~
- (4) Table ~~13061305~~ applies in the Rural General Industrial Zone and the RG1 to RG3 subzones:

Zoning Mechanism		Provisions			
Subzone		(a) RG	(b) RG1	(c) RG2	(d) RG3
(i) Minimum lot area (m <sup>2</sup> )		4,000	8,000	3,000	2,000
(ii) Minimum lot width (m)		30	60	35	30
(iii) Minimum front yard setback (m)		15	15	15	15
(iv) Minimum interior side yard setback (m)	1. Abutting an RG, RH, RC or RIL zone	3	3	3	3
	2. All other cases	8	8	8	8
(v) Minimum exterior side yard Setback (m)	1. Abutting an RG, RH or RC zone	8	8	8	8
	2. All other cases	12	12	12	12
(vi) Minimum rear yard setback (m)		15	15	15	5
(vii) Maximum height (m)		15	15	15	15
(viii) Maximum lot coverage (%)		50	50	50	50

**Deleted from DRAFT 1 – Subsection (3)(a)** – New provision limiting size of that allows permitted uses to have sales and display areas, because a retail use is permitted.

**Subsection (3)(b)** – Relocated from Subsection 219(3)(i) in the current Zoning By-law so it is now a written provision instead of being in the table.

**Subsection (4)** – Carried forward from Sections 219(3) and 220(1) in the current Zoning By-law except that the exterior side yard when abutting an industrial or commercial zone has been reduced to 8 metres.

Provisions for the RG1 to RG3 subzones were listed separately, but have been consolidated into one table for ease of use as these subzones permit the same uses as the primary zone.

# Section 1307~~1306~~ – Rural Heavy Industrial Zone (RH)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Rural Heavy Industrial Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit the development of heavy industrial uses in areas designated as Rural Countryside in the Official Plan</i></li> <li>• <i>Accommodate a range of heavy industrial uses as well as limited service commercial uses at locations that are neither environmentally sensitive nor in close proximity to incompatible land uses</i></li> <li>• <i>Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.</i></li> </ul>	<p>The first bullet has been updated to reflect new Official Plan designations. Any RH parcels <u>under the current Zoning By-law</u> designated Rural Industrial and Logistics <u>by the Official Plan</u> will be zoned RIL – Rural Industrial and Logistics, which includes all of the RH4 and RH5 subzones in the Carp Road Corridor.</p> <p>The second and third bullets have been retained.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Rural Heavy Industrial Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• automobile body shop</li> <li>• automobile service station</li> <li>• cannabis production facility, indoor</li> <li>• crematorium</li> <li>• drive-through facility</li> <li>• gas bar</li> <li>• heavy equipment and vehicle sales, rental and servicing</li> <li>• heavy industrial use</li> <li>• kennel</li> <li>• leaf and yard waste composting facility</li> <li>• light industrial use</li> <li>• parking lot</li> <li>• personal service business, limited to a service and repair shop</li> <li>• storage yard</li> <li>• truck transport terminal</li> <li>• warehouse</li> <li>• waste processing and transfer facility</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Subsection 221(1)(a) in the current Zoning By-law 2008-250.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the Rural Heavy Industrial Zone:</p> <ul style="list-style-type: none"> <li>• car wash</li> <li>• retail store, limited to a convenience store, retail food store, or the sale of goods, service or materials provided by a use listed in subsection (1)</li> </ul> <p>Subject to the following:</p> <p>(a) the use is located on the same lot as a use listed in subsection (1).</p> <p>(3) The following conditional uses are also permitted in the Rural Heavy Industrial Zone</p> <ul style="list-style-type: none"> <li>• office</li> <li>• restaurant</li> </ul> <p>(a) the use is located on the same lot as a use listed in subsection (1); and</p> <p>(b) the use is limited to a maximum gross floor area of 300 square metres.</p>	<p><b>Subsection (2)</b> – Carried forward from Subsection 221(2) in the current Zoning By-law, except that retail food store has been added.</p> <p><b>Subsection (3)</b> – Revised from Subsection 221(2) in the current Zoning By-law. As bar is no longer a separate use from restaurant, it has been removed as a permitted use and the percentage limit when part of a brewery has been removed. This would allow a restaurant up to 300 square metres. to be part of a brewery, winery or distillery. Office has been added as a conditional use with a size limit</p>

## Zone Provisions

- (4) In the Rural Heavy Industrial Zone, the following provisions apply:
- ~~(a) a sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory; and~~
- (b) outdoor storage is prohibited in front and exterior side yards and, must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.
- (5) Table ~~13071306~~ applies in the Rural Heavy Industrial Zone and RH1 to RH3 Subzones:

Zoning Mechanism		Provisions			
Subzone		(a) RH	(b) RH1	(c) RH2	(d) RH3
(i) Minimum lot area (m <sup>2</sup> )		8,000	20,000	4,000	1,000
(ii) Minimum lot width (m)		50	50	50	50
(iii) Minimum front yard setback (m)		15	15	15	15
(iv) Minimum interior side yard setback (m)	1. Abutting an RG, RH or RC Zone	3	3	3	3
	2. All other cases	10	10	10	10
(v) Minimum exterior side yard setback (m)		12	12	12	12
(vi) Minimum rear yard setback (m)		15	15	15	15
(vii) Maximum building height (m)		15	15	15	15
(viii) Maximum lot coverage (%)		50	50	50	50

~~Deleted from DRAFT 1 – Subsection (4)(a) – New provision limiting size of that allows permitted uses to have sales and display areas, because a retail use is permitted.~~

**Subsection (4)(ab)** – Carried forward from Subsection 221(3)(i) in the current Zoning By-law, but relocated from the table.

**Subsection (5) – Table ~~13071306~~** – Carried forward from Subsections 221(3) and 222(1) in the current Zoning By-law. As the RH subzones permit the same uses and are subject to the same provisions, the primary and subzone tables have been consolidated.

# Section 1308<sup>1307</sup> – Rural Industrial and Logistics Zone (RIL) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the RIL – Rural Industrial and Logistics Zone is to:</p> <ul style="list-style-type: none"> <li>• Provide opportunities for the development of industrial, manufacturing, warehousing, and distribution uses in areas identified and protected for such uses under the Rural Industrial and Logistics designation of the Official Plan.</li> <li>• Permit a limited number of commercial uses intended to provide services to employees or the travelling public per Section 9.3.2.1(d) of the Official Plan.</li> <li>• Regulate development in a manner that minimizes impacts on the surrounding rural area.</li> </ul>	<p>This is a new zone <del>code</del> to recognize protections for employment uses in the Provincial Policy Statement and lands designated as Rural Industrial and Logistics in the Official Plan.</p> <p>Provisions are generally adapted from the existing rural commercial (RC) and rural industrial (RG and RH) zones.</p> <p>The primary zone, and the RIL1 and RIL2 subzones replace the current RG zones.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Rural Industrial and Logistics Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• automobile body shop</li> <li>• automobile service station</li> <li>• cannabis production facility, indoor</li> <li>• drive-through facility</li> <li>• <del>food production</del></li> <li>• <del>gas bar</del></li> <li>• heavy equipment sales, rental, and servicing</li> <li>• leaf and yard waste composting facility</li> <li>• light industrial use</li> <li>• research and development centre</li> <li>• <del>retail store, limited to:</del> <ul style="list-style-type: none"> <li>• <del>the sale of agricultural, construction, gardening, or landscaping related products, equipment, or supplies, and;</del></li> <li>• <del>the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging, or delivery of finished parts, products, or services</del></li> </ul> </li> <li>• <del>personal service business, limited to a service and repair shop</del></li> <li>• storage yard</li> <li>• truck transport terminal</li> <li>• warehouse</li> <li>• waste processing and transfer facility (non-putrescible)</li> </ul>	<p><b>Subsection (1)</b> – New provision that implements Official Plan <a href="#">Policy 9.3.2.1</a> and includes heavy and light industrial; transportation, distribution, warehouse and large-scale storage operations, and, uses that are noxious by virtue of their noise, odour, dust or other emissions. The uses are based on the RG – Rural General Industrial primary zone.</p> <p>Sensitive land uses that would conflict with or be negatively affected by industrial facilities are prohibited by Official Plan <a href="#">Policy 9.3.2.2</a>.</p> <p><a href="#">Subsection (1) – Permitted uses have been modified in accordance with uses permitted within the revised definition of area of employment in the Planning Act.</a></p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are permitted in the Rural Industrial and Logistics Zone:</p> <ul style="list-style-type: none"> <li>• <del>car wash</del></li> <li>• <del>animal care establishment</del></li> <li>• <del>gas bar</del></li> <li>• instructional facility, <a href="#">limited to training associated with an employment-related use in subsection (1)</a></li> <li>• personal service business, <a href="#">limited to a service and repair shop</a></li> <li>• <del>retail store</del></li> <li>• restaurant</li> </ul> <p>Subject to the following:</p> <p>(a) the gross floor area of each individual occupancy for a use must not exceed 300 square metres; <del>and;</del></p> <p>(b) <del>the cumulative gross floor area of uses listed in (2) on a lot must not exceed 3,000 square metres.</del></p> <p>(3) <del>The following conditional uses are also permitted in the Rural Industrial and Logistics Zone:</del></p> <ul style="list-style-type: none"> <li>• <del>car wash</del></li> <li>• <del>office</del></li> </ul>	<p><b>Subsection (2)</b> – New provision that implements Official Plan <a href="#">Policy 9.3.2.1(d)</a> that limits the size of commercial uses to 300 square metres in the Rural Industrial and Logistics Designation. These uses are intended to be for employees and the travelling public.</p> <p><a href="#">Subsection (3) – Deleted for the second draft as redundant or not compliant with Provincial Planning Statement, 2024. The changes from the RG – Rural General Industrial primary zone conditional uses are:</a></p> <ul style="list-style-type: none"> <li>• <del>Gas bar is now a conditional use</del></li> <li>• <del>Instructional facility has been added</del></li> </ul> <p><a href="#">The provisions limiting the size of bars and requiring them to be ancillary to a brewery, winery or distillery have been</a></p>

Subject to the following:

- ~~(a) the gross floor area may not exceed 300 square metres, and~~
- ~~(d) must be located on a lot with a use permitted in subsection (1)~~

~~eliminated and replaced by a size limit for restaurants.~~

## Zone Provisions

**(34)** In the Rural Industrial and Logistics Zone, the following provisions apply:

- (a) a sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25% of the gross floor of the use to which it is accessory; and
- (b) outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.
- (c) a use existing on the [date of passage of this by-law] that is not listed as a permitted or conditional use is permitted and is subject to the applicable zone or subzone provisions.

**(54)** Table [13081307](#) applies in the Rural Industrial and Logistics Zone:

Table <a href="#">13081307</a> – Rural Industrial and Logistics Zone Provisions		
Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	8,000	
(b) Minimum lot width (m)	50	
(c) Minimum front yard setback (m)	8	
(d) Minimum interior side yard setbacks (m)	(i) Abutting a ME, RIL, RC, RG, or RH zone	3
	(ii) Other cases	8
(e) Minimum exterior side yard setback (m)	8	
(f) Minimum rear yard setbacks (m)	(i) Abutting a ME, RIL, RC, RG, or RH zone	3
	(ii) Abutting a street	8
	(iii) Other cases	10
(g) Maximum building height (m)	15	
(h) Maximum lot coverage (%)	50	

**Subsection (34)(a)** – New provision that allows permitted uses to have on-site sales and display areas.

**Subsection (34)(b)** – Carried forward from Section 219(3)(i) in the current Zoning By-law 2008-250, but moved out of the table.

**Subsection (45) – Table [13081307](#)** – New provisions that are based on RG primary zone and RG1 subzone provisions in subsections 219(3) and 220(1)(a) in the current Zoning By-law. Front and exterior side yard setbacks have been harmonized and reduced to provide greater development flexibility.

Interior side or rear yard setbacks abutting other industrial or mineral aggregate zones have been reduced to 3 metres, recognizing that these uses are compatible and separation distances are determined by Building Code based on construction characteristics. Building height and lot coverage remain unchanged.

# Sections [1308<sup>1307</sup>-1](#) to [1308<sup>1307</sup>-4](#) – Rural Industrial and Logistics Subzones

Section <a href="#">1308<sup>1307</sup>-1</a> – RIL1 and RIL2 Subzones	
Provisions	Notes
<p><b>Zone Provisions</b></p> <p>(1) In the RIL1 and RIL2 Subzones, the following provisions apply:</p> <p>(a) despite Table <a href="#">1308<sup>1307</sup></a>, the minimum lot area in RIL1 is 4,000 square metres and the minimum lot width is 30 metres; and</p> <p>(b) despite Table <a href="#">1308<sup>1307</sup></a>, the minimum lot area in RIL2 is 2,000 square metres and the minimum lot width is 30 metres.</p>	<p>The RIL1 subzone replaces the current RG and RG5 subzones. The RIL2 subzone replaces the current RG2, RG3, and RG4 subzones.</p> <p><b>Subsection (1)</b> – New provision that is based on the current lot areas and widths in RG and RG5 for RIL1, and RG2, RG3 and RG4 for RIL2.</p>

Section <a href="#">1308<sup>1307</sup>-2</a> – RIL3, <a href="#">RIL4</a> <a href="#">RIL3</a> and RIL5 Subzones ( <a href="#">Rural Heavy Industrial</a> )	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses permitted in <a href="#">1308<sup>1307</sup></a>(1) to <a href="#">(25)</a>, the following uses are permitted in the RIL3, RIL4 and RIL5 Subzones:</p> <ul style="list-style-type: none"> <li>crematorium</li> <li>heavy industrial use</li> <li>waste processing and transfer facility</li> </ul>	<p>The RIL3, RIL4 and RIL5 subzones are based on the RH – Rural Heavy Industrial primary zone and subzones in Sections 221 and 222 of the current Zoning By-law.</p> <p>The RIL3 subzone replaces the current RH1 <a href="#">and the RH5</a> subzone. The RIL4 subzone replaces the current RH zone. The RIL5 subzone replace the current RH2 and RH3 subzones.</p> <p><b>Subsection (1)</b> – Carried forward from the RH permitted uses in section 221(1)(a) of the current Zoning By-law.</p>

## Zone Provisions

(2) Table [1308<sup>1307</sup>-2](#) applies in the RIL3, RIL4 and RIL5 Subzones:

Table <a href="#">1308<sup>1307</sup>-2</a> – RIL3, RIL4 and RIL5 Provisions				
Zoning Mechanism		Provisions		
Subzone		(a) RIL3	(b) RIL4	(c) RIL5
(i) Minimum lot area (m <sup>2</sup> )		8,000	20,000	4,000
(ii) Minimum lot width (m)		50	60	30
(iii) Minimum front yard setback (m)		12	12	12
(iv) Minimum interior side yard setback (m)	1. Abutting a ME, RIL, RC, RG, or RH zone	3	3	3
	2. All other cases	10	10	10
(v) Minimum exterior side yard setback (m)		12	12	12
(vi) Minimum rear yard setback (m)	1. Abutting a ME, RIL, RC, RG, or RH zone	3	3	3

**Subsection (2)** – Table [1308<sup>1307</sup>-2](#) – New provisions that harmonize the provisions from the RH primary zone and subzones, except for lot width and lot area, which are retained from the RH primary zone for RIL3 and the RH1 and RH2 subzones for RIL4 and RIL5 respectively. Varying rear yard setbacks based on proximity to sensitive uses have also been introduced, but that would retain a 15 metre setback abutting any residential zone.

	2. Abutting a street	12	12	12
	3. Other cases	15	15	15
(vii) Maximum building height (m)		15	15	15
(viii) Maximum lot coverage (%)		50	50	50

## Section ~~13081307~~-3 – RIL6 and RIL7 Subzones (Carp Road Corridor Convenience Commercial)

Provisions	Notes
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### Permitted Uses

(1) Sections ~~13081307~~ (1) to (~~23~~) do not apply and only the following uses are permitted in the RIL6 and RIL7 Subzones:

- ~~amusement centre~~
- ~~animal care establishment~~
- ~~automobile body shop~~
- ~~automobile dealership~~
- automobile rental establishment
- ~~automobile service station~~
- ~~campground~~
- car wash
- drive-through facility
- ~~heavy equipment sales, rental, and servicing~~
- ~~hotel~~
- ~~kennel~~
- ~~micro-distribution facility~~
- ~~gas bar~~
- parking lot
- ~~personal service business, limited to a service and repair shop~~
- ~~research and development centre~~
- ~~retail store, limited to:~~
  - ~~the sale of agricultural, construction, gardening, or landscaping-related products, equipment, or supplies, and;~~
  - ~~the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging, or delivery of finished parts, products, or services~~
- storefront industry
- ~~technology industry~~
- ~~warehouse~~

The RIL6 and RIL7 subzones are based on the RC6 and RC7 subzones in the current Zoning By-law. These subzones, as well as RIL8 and RIL9, were created were created to implement the former Carp Road Corridor Community Design Plan (CDP). The CDP was condensed and transferred to the [Area-Specific Policies of the Carp Road Corridor](#) (Volume 2C of the Official Plan).

**Subsection (1)** – New provision that implements the Convenience Commercial Designation in the Carp Road Corridor. [Permitted and conditional uses have been modified for the second draft to better align with the Area-Specific Policies for the area.](#)

### Conditional Uses

(2) The following conditional uses are also permitted in RIL6 and RIL7:

- [animal care establishment](#)
- artist studio
- bank
- [instructional facility](#)
- medical facility
- ~~micro-distribution facility~~
- ~~gas bar~~
- ~~instructional~~ facility
- office
- personal service business
- restaurant
- retail store

Subject to the following:

- (a) the gross floor area may not exceed 300 square metres; and
- (b) the cumulative gross floor area of uses listed in (2) on a lot must not exceed ~~9003,000~~ square metres.

**Subsection (2)** – New provision that implements the Area-Specific Policies for the Carp Road Corridor with a size limit for uses intended for employees and the travelling public.

## Zone Provisions

(3) Table [13081307-3](#) applies in the RIL6 and RIL7 Subzones:

Table <a href="#">13081307-3</a> – RIL6 and RIL7 Provisions		
Zoning Mechanism	Provisions	
Subzone	(a) RIL6	(b) RIL7
(i) Minimum lot area (m <sup>2</sup> )	2,000	4,000
(ii) Minimum lot width (m)	30	30
(iii) Minimum front yard setback (m)	8	8
(iv) Minimum interior side yard setback (m)	1. Abutting a ME, RIL, RC, RG, or RH zone	3
	2. All other cases	4.5
(v) Minimum exterior side yard setback (m)	6	6
(vi) Minimum rear yard setback (m)	1. Abutting a ME, RIL, RC, RG, or RH zone	3
	2. Abutting a street	8
	3. Other cases	10
(vii) Maximum building height (m)	15	15
(viii) Maximum lot coverage (%)	50	50

**Subsection (3) – Table [13081307-3](#) –** New provisions that are based on the current provisions for the RC6 and RC7 subzones in Subsection 218(6)(a) and (b) in the current Zoning By-law. A maximum lot occupancy has also been introduced that is the same as the maximum lot occupancy in other RIL zones.

## Section [13081307-4](#) – RIL8 and RIL9 Subzones (Carp Road Corridor General Commercial)

Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) Sections <a href="#">13081307(1)</a> to (3) and <a href="#">1307-3(2)</a> do not apply and only the <a href="#">uses permitted by 1307-3(1)</a> are permitted in the RIL8 and RIL9 subzones.</p> <p>(2) <del>In addition to the uses permitted by 1307-3(1), the following uses are also permitted in the RIL8 and RIL9 subzones:</del></p> <ul style="list-style-type: none"> <li>• automobile body shop <ul style="list-style-type: none"> <li>• <del>automobile dealership</del></li> <li>• <del>automobile service station</del></li> <li>• <del>garden centre</del></li> </ul> </li> <li>• <u>heavy equipment sales, rental, and servicing</u></li> <li>• <u>light industrial use</u></li> <li>• <u>research and development centre</u></li> <li>• <u>warehouse</u></li> </ul>	<p>The RIL8 and RIL9 subzones replace the RC8 and RC9 subzones.</p> <p><b>Subsection (2) –</b> New provision that permits additional uses to implement the General Commercial Designation in the Carp Road Corridor.</p> <p><a href="#">Uses modified in accordance with uses permitted within the revised definition of area of employment in the Planning Act.</a></p>
<p><b>Conditional Uses</b></p> <p>(23) The following conditional use is also permitted in the Rural Industrial and Logistics Zone:</p> <ul style="list-style-type: none"> <li>• restaurant</li> </ul> <p>Subject to the following:</p> <p>(a) it is ancillary to a <a href="#">light industrial use, limited to a permitted</a> brewery, winery, or distillery, and</p> <p>(b) the gross floor area may not exceed the lesser of 300 square metres, or 49 per cent of the gross floor area of the brewery, winery, or distillery to which it is ancillary:</p>	<p><b>Subsection (23) –</b> New provision. As storefront industry is permitted in RIL8 and RIL9, this would allow a restaurant if ancillary to a brewery, winery or distillery.</p>
<p><b>Zone Provisions</b></p> <p>(34) In the RIL8 Subzone, the zone provisions of the RIL6 Subzone in Table <a href="#">13081307-3</a> apply.</p>	<p><b>Subsection (34) and (45) –</b> Carried forward from Subsection 218(8) in the current Zoning By-law, except that the references have been updated.</p>

(45) In the RIL9 Subzone, the zone provisions of the RIL7 Subzone in Table [13081307-3](#) apply.

# Section 13091308 – Rural Institutional (RI) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Rural Institutional Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as Village in the Official Plan.</i></li> <li>• <i>Permit a limited range of educational and place of assembly uses where they exist in areas designated Rural Countryside and Agricultural Resource Area in the Official Plan.</i></li> <li>• <i>Ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.</i></li> </ul>	<p>The purpose statement has been carried forward with updated Official Plan designations.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Rural Institutional Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• one dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• cemetery</li> <li>• community centre</li> <li>• day care</li> <li>• emergency service</li> <li>• environmental preserve and educational area</li> <li>• <u>government service centre</u></li> <li>• library</li> <li>• market</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreational and athletic facility</li> <li>• school</li> <li>• shelter</li> </ul>	<p><b>Subsection (1)</b> – Revised from Subsection 223(1) in the current Zoning By-law 2008-250, to allow one dwelling unit that is no longer required to be ancillary to a place of worship. Recreational and athletic facility has also been added as a permitted use.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional use is also permitted in the Rural Institutional Zone:</p> <ul style="list-style-type: none"> <li>• instructional facility</li> <li>• restaurant</li> <li>• retail store</li> </ul> <p>(a) the use must be located on the same lot as a use listed in subsection (1); and</p> <p>(b) must not exceed 300 square metres of gross floor area.</p>	<p><b>Subsection (2)</b> – New provision that would allow uses that are complimentary to the permitted uses, but limited in scale to preserve the primacy of the institutional use.</p>

## Zone Provisions

- (3) Table [13091308](#) applies in the Rural Institutional Zone and the RI1, RI2 and RI3 subzones:

Table <a href="#">13091308</a> – Rural Institutional (RI) and RI1, RI2 and RI3 Provisions					
Zoning Mechanism		Provisions			
Zone/Subzone		(a) RI	(b) RI1	(c) RI2	(d) RI3
(i) Minimum lot area (m <sup>2</sup> )		2,000	1,000	4,000	10,000
(ii) Minimum lot width (m)		30	30	60	75
(iii) Minimum front yard setback (m)		6	6	9	9
(iv) Minimum interior side yard setback (m)		6	3	9	9
(v) Minimum exterior side yard setback (m)		6	6	9	9
(vi) Minimum rear yard setbacks (m)	1. Abutting a residential zone	10	10	10	10
	2. All other cases	7.5	7.5	10	10
(vii) Maximum building height (m)		10	10	12	12
(viii) Maximum lot coverage (%)		50	75	30	30
(ix) Minimum landscaped area (%)		20	20	20	20

**Subsection (3) – Table [13091308](#) –** Carried forward from Subsections 223(1) and 224(2) in the current Zoning By-law. As the RI1 to RI3 subzones permit the same uses, the zone provisions have been consolidated into one table instead of being listed in two sections.

# Sections 1309<sup>1308</sup>-1 to 1309<sup>1308</sup>-2 – Rural Institutional Subzones

Section <u>1309</u> <sup>1308</sup> -1 – RI4 Subzone																								
Provisions		Notes																						
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in <u>1309</u><sup>1308</sup>(1), (2) and (3), the following uses are also permitted in RI4:</p> <ul style="list-style-type: none"> <li>• fairground</li> <li>• sports arena</li> </ul>		<p><b>Subsection (1)</b> – Carried forward from Subsection 224(2)(a) in the current Zoning By-law, except that recreational and athletic facility is now a permitted use in the primary zone and is no longer listed here.</p>																						
<p><b>Zone Provisions</b></p> <p>(2) Table <u>1309</u><sup>1308</sup>-1 applies in RI4:</p> <table border="1"> <thead> <tr> <th colspan="2">Table <u>1309</u><sup>1308</sup>-1 – RI4 Provisions</th> </tr> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (ha)</td> <td>1</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>75</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>9</td> </tr> <tr> <td>(d) Minimum rear yard setback (m)</td> <td>10</td> </tr> <tr> <td>(e) Minimum interior side yard setbacks (m)</td> <td>9</td> </tr> <tr> <td>(f) Minimum exterior side yard setbacks (m)</td> <td>9</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>12</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>30</td> </tr> <tr> <td>(i) Minimum landscaped area (%)</td> <td>20</td> </tr> </tbody> </table>			Table <u>1309</u> <sup>1308</sup> -1 – RI4 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (ha)	1	(b) Minimum lot width (m)	75	(c) Minimum front yard setback (m)	9	(d) Minimum rear yard setback (m)	10	(e) Minimum interior side yard setbacks (m)	9	(f) Minimum exterior side yard setbacks (m)	9	(g) Maximum building height (m)	12	(h) Maximum lot coverage (%)	30	(i) Minimum landscaped area (%)	20
Table <u>1309</u> <sup>1308</sup> -1 – RI4 Provisions																								
Zoning Mechanism	Provisions																							
(a) Minimum lot area (ha)	1																							
(b) Minimum lot width (m)	75																							
(c) Minimum front yard setback (m)	9																							
(d) Minimum rear yard setback (m)	10																							
(e) Minimum interior side yard setbacks (m)	9																							
(f) Minimum exterior side yard setbacks (m)	9																							
(g) Maximum building height (m)	12																							
(h) Maximum lot coverage (%)	30																							
(i) Minimum landscaped area (%)	20																							

Section <u>1309</u> <sup>1308</sup> -2 – RI5, RI6, RI7 and RI8 Subzones		
Provisions		Notes
<p><b>Permitted Uses</b></p> <p>(1) Despite <u>1309</u><sup>1308</sup> (1), (2) and (3), only the following uses are permitted in RI5, RI6, RI7 and RI8:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• one dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• cemetery</li> <li>• community centre</li> <li>• day care</li> <li>• emergency service</li> <li>• environmental preserve and education area</li> <li>• library</li> <li>• museum</li> <li>• place of worship</li> <li>• school</li> </ul>		<p><b>Subsection (1)</b> – Revised from 224(3) in the current Zoning By-law to expand the permitted uses in the RI5 to RI8 subzones, which are almost entirely located outside of villages. A dwelling unit is now permitted, which would allow a place of worship to be converted to a dwelling without a rezoning. Community centre, emergency service, environmental preserve and education area, food production, library and museum have been added as uses.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in RI5, RI6, RI7 and RI8 Subzones:</p> <ul style="list-style-type: none"> <li>• artist studio</li> <li>• place of assembly</li> </ul>		

Subject to the following:

- (a) the use must be located on the same lot as a permitted use.

## Zone Provisions

(3) Table [13091308-2](#) applies in RI5, RI6, RI7 and RI8:

Table <a href="#">13091308-2</a> – RI5, RI6, RI7 and RI8 Provisions					
Zoning Mechanism		Provisions			
Subzone		(a) RI5	(b) RI6	(c) RI7	( <del>d</del> ) RI8
(i) Minimum lot area (m <sup>2</sup> )		10,000	4,000	2,000	1,000
(ii) Minimum lot width (m)		75	60	30	30
(iii) Minimum front yard setback (m)		9	9	6	6
(iv) Minimum rear yard setback (m)	1. Abutting a residential zone	10	10	10	10
	2. All other cases	10	10	7.5	7.5
(v) Minimum interior side yard setback (m)		9	9	6	3
(vi) Minimum exterior side yard setback (m)		9	9	6	6
(vii) Maximum building height (m)		12	12	10	10
(viii) Maximum lot coverage (%)		30	30	50	75
(ix) Minimum landscaped area (%)		20	20	20	20

**Subsection (3) – Table [13091308-2](#) –**  
Carried forward from Subsection 224(c) in the current Zoning By-law.

# Section **1310<sup>1309</sup>** – Rural Residential (RR) Zone

Provisions	Notes																				
<p><b>Purpose</b></p> <p>The purpose of the Rural Residential Zone is to:</p> <ul style="list-style-type: none"> <li>• Recognize existing residential development in Rural Countryside and Greenbelt areas outside of Villages.</li> <li>• Regulate development in a manner that respects both the residential character of the area and the surrounding rural context.</li> <li>• Represent historical country lot developments through the RR1, RR2 and RR3 subzones.</li> <li>• Represent existing small lot rural development in hamlets and clusters as well as golf course estate subdivisions through the RR4 to RR17 subzones.</li> </ul>	<p>The purpose statement has been updated to reflect the policies of the new Official Plan in <a href="#">Section 9.2.3</a>, which generally prohibit any new residential lot creation outside of Villages in the Rural Transect. As such, the Rural Residential Zone is primarily used to recognize existing residential uses.</p> <p>The Third and Fourth bullet points were included in provisions in the current Zoning By-law 2008-250, but they have been moved to the purpose statements</p>																				
<p><b>Permitted Uses</b></p> <p>(1) In the Rural Residential Zone, the following use is permitted:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) a maximum of two dwelling units are permitted; and,</p> <p>(b) a dwelling unit located in a coach house counts towards the total in (a).</p>	<p><b>Subsection (1)</b> – Revised from Section 225(1) in the current Zoning By-law. As with other rural zones, residential uses have been changed to form-based, rather than typology-based. This approach maintains current permissions and is consistent with the residential uses in urban zones. As a secondary unit is currently permitted with no size restrictions except for the number of bedrooms, which applies to all dwelling units, there is no meaningful difference between a primary and accessory dwelling unit, except coach houses are subject to Section 701.</p> <p>Bed and breakfast, group home, retirement home, converted, home-based business and home-based daycare are generally permitted wherever residential uses are allowed.</p>																				
<p><b>Zone Provisions</b></p> <p>(2) In the Rural Residential Zone, the following provisions apply:</p> <p>(a) development is permitted on a lot existing as of [the date of the passage of this by-law] that is legally non-complying with respect to lot width or lot area provided:</p> <p>(i) the proposed use is permitted in the zone in which the lot is located; and</p> <p>(ii) the proposed use does not contravene any other provisions of this by-law.</p> <p>(b) an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling on a lot of 0.8 hectares or larger in area.</p> <p>(3) Table <a href="#">1310<sup>1309</sup></a> applies in the Rural Residential Zone:</p>	<p><b>Subsection (2)(a)</b> – New provision that allows development on existing vacant lots to occur provided all other provisions can be met.</p> <p><b>Subsection (2)(b)</b> – Carried forward from Subsection 225(1)(e) in the current Zoning By-law.</p> <p><b>Subsection (3)</b> – Table <a href="#">1310<sup>1309</sup></a> – Carried forward from Subsection 225(2) in the current Zoning By-law.</p>																				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #e0f2f7;">Table <a href="#">1310<sup>1309</sup></a> – Rural Residential Zone Provisions</th> </tr> <tr> <th style="background-color: #e0f2f7;">Zoning Mechanism</th> <th style="background-color: #e0f2f7;">Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>8,000</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>50</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>10</td> </tr> <tr> <td>(d) Minimum rear yard setback (m)</td> <td>10</td> </tr> <tr> <td>(e) Minimum interior side yard setback (m)</td> <td>6</td> </tr> <tr> <td>(f) Minimum exterior side yard setback (m)</td> <td>10</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>15</td> </tr> </tbody> </table>	Table <a href="#">1310<sup>1309</sup></a> – Rural Residential Zone Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	8,000	(b) Minimum lot width (m)	50	(c) Minimum front yard setback (m)	10	(d) Minimum rear yard setback (m)	10	(e) Minimum interior side yard setback (m)	6	(f) Minimum exterior side yard setback (m)	10	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	15	
Table <a href="#">1310<sup>1309</sup></a> – Rural Residential Zone Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m <sup>2</sup> )	8,000																				
(b) Minimum lot width (m)	50																				
(c) Minimum front yard setback (m)	10																				
(d) Minimum rear yard setback (m)	10																				
(e) Minimum interior side yard setback (m)	6																				
(f) Minimum exterior side yard setback (m)	10																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	15																				

# Section **1310**<sup>1309</sup>-1 to 2 – Rural Residential Subzones

Section <b>1310</b> <sup>1309</sup> -1 – RR1, RR2 and RR3				
Provisions			Notes	
<b>Zone Provisions</b>			<p><b>Subsection (1) – Table <b>1310</b><sup>1309</sup>-1</b></p> <p>– Carried forward from Subsection 226(1) in the current Zoning By-law. Further review and potential consolidation will be conducted as part of the second draft of the New Zoning By-law.</p> <p>These subzones are used for existing country lot developments.</p>	
(1) Table <b>1310</b> <sup>1309</sup> -1 applies in RR1, RR2 and RR3:				
Table <b>1310</b> <sup>1309</sup> -1 – RR1, RR2 and RR3 Provisions				
Zoning Mechanism	Provisions			
Subzone	(a) RR1	(b) RR2		(c) RR3
(i) Minimum lot area (m <sup>2</sup> )	8,000	8,000		8,000
(ii) Minimum lot width (m)	45	50		60
(iii) Minimum front yard setback (m)	15	12		10
(iv) Minimum interior side yard setback (m)	3	6		5
(v) Minimum exterior side yard setback (m)	15	12		5
(vi) Minimum rear yard setback (m)	15	23	10	
(vii) Maximum building height (m)	11	11	11	
(viii) Maximum lot coverage (%)	No maximum	8	15	

## Section 13104309-2 – RR4 to RR17

### Provisions

### Notes

## Zone Provisions

(1) Table 13104309-2 applies in RR4 to RR17:

**Table 13104309-2 – RR4 to RR8 Provisions**

Zoning Mechanism	Provisions				
Subzone	(a) RR4	(b) RR5	(c) RR6	(d) RR7	(e) RR8
(i) Minimum lot area (m <sup>2</sup> )	<u>84,000</u>	<u>84,000</u>	<u>82,000</u>	<u>82,000</u>	<u>8,000</u> <del>1,600</del>
(ii) Minimum lot width (m)	<u>4030</u>	45	<u>4025</u>	<u>4035</u>	<u>4030</u>
(iii) Minimum front yard setback (m)	7.5	10	5	9	9
(iv) Minimum interior side Yard setback (m)	4.5	4	6	4.5	4.5
(v) Minimum exterior side yard setback (m)	4.5	10	5	6	6
(vi) Minimum rear yard setback (m)	15	7.5	7	7.5	7.5
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	15	15	15	15	15

**Table 13104309-2 – RR9 to RR13 Provisions**

Zoning Mechanism	Provisions				
Subzone	(f) RR9	(g) RR10	(h) RR11	(i) RR12	(j) RR13
(i) Minimum lot area (m <sup>2</sup> )	<u>8,000</u> <del>1,350</del>	<u>8,000</u> <del>1,350</del>	<u>84,000</u>	<u>8,000</u> <del>800</del>	<u>82,000</u>
(ii) Minimum lot width (m)	<u>4025</u>	<u>4030</u>	<u>4020</u>	<u>4020</u>	<u>4025</u>
(iii) Minimum front yard setback (m)	7.5	7.5	7.5	7.5	9
(iv) Minimum interior side Yard setback (m)	3	3	3	3	3
(v) Minimum exterior side yard setback (m)	4	6	4	4	5
(vi) Minimum rear yard setback (m)	7.5	7.5	7.5	7.5	7
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	15	15	20	20	20

**Subsection (1) – Table 13104309-2 – revised–Carried forward** from Subsection 226(2) in the current Zoning By-law.

The minimum lot area has been increased to 8,000 square metres for all subzones to implement Official Plan Policy 4.7.2.8), which establishes a minimum lot area. Further review and potential consolidation will be conducted as part of 0.8 hectares for new lots on private services outside of villages. A minimum lot width of 40 metres has also been introduced where lot widths in the current second draft of the New Zoning By-law were narrower.

All other provisions have been carried forward. This would permit additions to existing buildings or redevelopment on an existing lot. The larger lot area and lot width requirements will only apply when new lots are created.

These subzones are used for existing small lot size rural development in hamlets, along riverfronts and rural lot clusters, and golf course estate subdivisions.

The table has also been split into three tables to improve legibility.

Table <del>13101309</del> -2 – RR14 to RR17 Provisions				
Zoning Mechanism	Provisions			
Subzone	(k) RR14	(l) RR15	(m) RR16	(n) RR17
(i) Minimum lot area (m <sup>2</sup> )	<del>82,000</del>	<del>8,000</del> <del>1,600</del>	<del>8,000</del> <del>1,350</del>	<del>8,000</del> <del>1,350</del>
(ii) Minimum lot width (m)	<del>4035</del>	<del>4030</del>	<del>4025</del>	<del>4030</del>
(iii) Minimum front yard setback (m)	9	9	7.5	7.5
(iv) Minimum interior side Yard setback (m)	3	3	3	3
(v) Minimum exterior side yard setback (m)	6	6	4	6
(vi) Minimum rear yard setback (m)	7.5	7.5	7.5	7.5
(vii) Maximum building height (m)	11	11	11	11
(viii) Maximum lot coverage (%)	20	20	20	20

# Section 1311<sup>4310</sup> – Village Mixed-Use (VM) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the VM – Village Mixed-Use Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan.</i></li> <li>• <i>Reinforce the historical character of the Village core areas and main streets by promoting small-scale, street-oriented building form.</i></li> <li>• <i>Recognize the function of Business Improvement Areas as primary business or shopping areas.</i></li> <li>• <i>Regulate development in a manner that reflects existing land use patterns so that the unique village character is maintained.</i></li> </ul>	<p>The purpose statement has been carried forward from the current Zoning By-law.</p> <p><del>The Village Mixed Use Zone will undergo further review and potential consolidation for the second draft of the new Zoning By-law.</del></p>
<p><b>Permitted Uses</b></p> <p>(1) In the Village Mixed-Use Zone, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• artist studio</li> <li>• automobile rental establishment,</li> <li>• automobile service station</li> <li>• bank</li> <li>• catering establishment</li> <li>• cemetery</li> <li>• community centre</li> <li>• day care</li> <li>• <del>diplomatic mission</del></li> <li>• emergency service</li> <li>• funeral home</li> <li>• gas bar</li> <li>• <u>government service centre</u></li> <li>• hotel</li> <li>• indoor entertainment facility</li> <li>• instructional facility</li> <li>• library</li> <li>• <del>food production</del></li> <li>• marine facility</li> <li>• <del>market</del></li> <li>• medical facility</li> <li>• micro-distribution facility</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• office</li> <li>• personal service business</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• recreational and athletic facility</li> <li>• restaurant</li> <li>• retail store</li> <li>• school</li> <li>• shelter</li> <li>• sports arena</li> <li>• storefront industry</li> <li>• theatre</li> </ul>	<p><b>Subsection (1)(a)</b> – Revised from Section 229(1) in the current Zoning By-law 2008-250 to reflect shift away from typologies.</p> <p><b>Subsection (1)(b)</b> – Carried forward from Section 229(1) in the current Zoning By-law, except that residential and non-residential uses are no longer listed together.</p> <p><u>Diplomatic mission has been removed as it is permitted under the use, 'dwelling unit' and embassies and consulates are permitted under the use, 'office'.</u></p> <p><u>Food production has been removed as a permitted use, as it is a generally permitted use in the VM zone under Section 309.</u></p> <p><u>Market has been removed as a permitted use as it is included under the definition of a retail use, or permitted under Section 211 as a temporary use.</u></p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional use is permitted in the Village Mixed-Use Zone:</p> <ul style="list-style-type: none"> <li>• automobile dealership</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Section 229(3) in the current Zoning By-law.</p>

Subject to the following:

- (a) it must be accessory to an automobile service station or gas bar, and must not exceed an amount equal to 10 per cent of the lot area.

(3) The following conditional use is permitted in the Village Mixed-Use Zone:

- residential care facility

Subject to the following:

- (a) it must be located in the following villages: Greely, North Gower, Carp, Constance Bay, Richmond, Manotick.

**Subsection (3)** – Carried forward from 229(1)(f) in the current Zoning By-law.

## Zone Provisions

(4) In the Village Mixed-Use Zone, the following provisions apply:

- (a) development is permitted on a lot existing as of [date of passing of the by-law] that is legally non-complying with respect to lot width or lot area provided:
- the proposed use is permitted in the zone in which the lot is located; and
  - the proposed use does not contravene any other provisions of this by-law.
- (b) all uses located on the ground floor must have a street-facing entrance;
- (c) auto rental establishment and auto service station are not permitted on lots subject to the Village Enterprise Overlay in the Village of Greely;
- (d) outdoor storage ~~accessory to associated with~~ a non-residential use is only permitted where:
- the principal building occupies 65 per cent of the street frontage for a minimum depth of 3 metres;
  - it is not located in a required yard; and
  - it is screened from a public street, and from residential or institutional zones.
- (e) where a yard is provided and not used for required driveways, walkways, aisles, parking or loading spaces, the whole yard must be landscaped; and
- (f) the maximum size of a non-residential occupancy in the Villages identified on Schedule [A2 – Rural Villages6](#) is 2,500 square metres.

**Subsection (4)(a)** – New provision that would allow development on an existing lot that is deficient with regards to lot width and area.

**Subsection (4)(b)** – Revised from Section 229(1)(d) in the current Zoning By-law with minor wording changes for clarity.

**Subsection (4)(c)** – Carried forward from Section 229(3) in the current Zoning By-law.

**Subsection (4)(d)** – Revised from Section 229(1)(b) in the current Zoning By-law with minor wording changes for clarity.

**Subsection (4)(e)** – Carried forward from Table 229(2)(h) in the current Zoning By-law, but relocated out of the table.

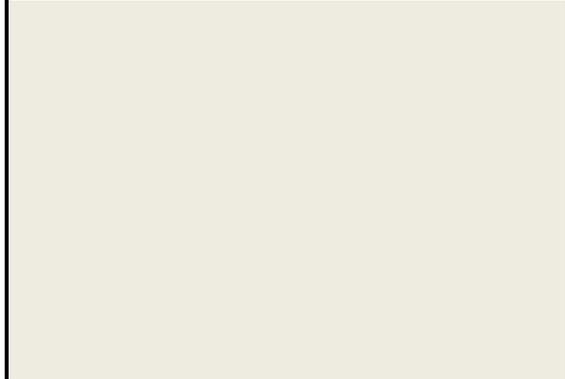
**Subsection (4)(f)** – Carried forward from 229(1)(g) in the current Zoning By-law.

(5) Table [13114340](#) applies in the Village Mixed-Use Zone:

Table <a href="#">13114340</a> – Village Mixed-Use Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m <sup>2</sup> )		1,350
(b) Minimum lot width (m)		20
(c) Front yard setback (m)	(i) Minimum required setback:	No minimum
	(ii) Maximum permitted setback:	3
(d) Minimum interior side yard setbacks (m)	(i) Abutting a residential zone:	3
	(ii) Abutting any other zone:	No minimum
(e) Exterior side yard setbacks (m)	(i) Minimum required setback:	3
	(ii) Maximum permitted setback for new buildings:	4.5
(f) Minimum rear yard setbacks (m)	(i) Residential use building:	25% of the lot depth, minimum of 7.5
	(ii) Non-residential use and mixed-use buildings abutting a residential zone:	7.5
	(iii) All other cases:	No minimum
(g) Building heights (m)	(i) Minimum height for new buildings, excluding additions:	6.7

**Subsection (5) - Table [13114340](#)** – Carried forward from Section 229(2) in the current Zoning By-law, except that (g) has been modified to exclude additions to existing buildings from the minimum height requirement.

	(ii) Maximum height:	11
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# Sections 1311<sup>1310</sup>-1 to 1311<sup>1310</sup>-10 – Village Mixed-Use Subzones

Section <u>1311<sup>1310</sup>-1</u> – Village Mixed-Use Subzone 1 (VM1)																																	
Provisions		Notes																															
<p><b>Permitted Uses</b></p> <p>(1) Despite Section <u>1311<sup>1310</sup>(1)</u>, only the following uses are permitted in VM1:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>dwelling unit</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>community centre</li> <li>day care</li> <li>food production</li> <li>municipal service centre</li> <li>personal service business</li> <li>restaurant</li> <li>retail store</li> </ul>		<p><b>Subsection (1)(a)</b> – New provision that revises residential uses to a form-based approach.</p> <p><b>Subsection (1)(b)</b> – Carried forward from Subsection 230(1)(a) in the current Zoning By-law.</p>																															
<p><b>Conditional Uses</b></p> <p><del>(2) Despite Section <u>1310(2)</u>, only the following conditional use is permitted in VM1:</del></p> <ul style="list-style-type: none"> <li><del>planned unit development</del></li> </ul> <p><del>Subject to the following:</del></p> <p><del>(a) the use must be located in the Villages of Carp, Manotick or Richmond; and</del></p> <p><del>(b) no more than three dwelling units can be located in a residential building in a planned unit development.</del></p>		<p><b>Subsection (2)</b> – Carried forward from Subsection 230(1)(c) in the current Zoning By-law, except that to reflect shift away from typologies, a maximum limit of three dwellings in a building has been introduced. As three units would be permitted in a detached dwelling in the current Zoning By-law, this represents an equivalent scale of development,</p>																															
<p><b>Zone Provisions</b></p> <p>(3) In VM1, the following additional provisions apply:</p> <p>(a) Non-residential uses must be located on the ground floor of a building; and,</p> <p>(b) each non-residential occupancy must not exceed 200 square metres in gross leasable floor area.</p> <p>(4) Table <u>1311<sup>1310</sup>-1</u> applies in VM1:</p>		<p><b>Subsections (3)(a) and (b)</b> – Carried forward from Subsection 230(1)(a)(i) and (ii) in the current Zoning By-law.</p> <p><b>Subsection (4)</b> – Carried forward from Subsection 230(1)(b) in the current Zoning By-law.</p>																															
<p align="center"><b>Table <u>1311<sup>1310</sup>-1</u> – VM1 Provisions</b></p> <table border="1"> <thead> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>1,350</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>20</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>3</td> </tr> <tr> <td rowspan="2">(d) Minimum interior side yard setbacks (m)</td> <td>(i) Abutting a residential zone</td> <td>5</td> </tr> <tr> <td>(ii) Other cases</td> <td>No minimum</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>3</td> </tr> <tr> <td rowspan="4">(e) Minimum rear yard setbacks (m)</td> <td>(i) Rear lot line abutting a residential zone</td> <td>7.5</td> </tr> <tr> <td>(ii) For a residential use building</td> <td>25% of the lot depth, minimum of 7.5</td> </tr> <tr> <td>(iii) Abutting a street</td> <td>3</td> </tr> <tr> <td>(iv) Other cases</td> <td>No minimum</td> </tr> <tr> <td>(f) Maximum building height (m)</td> <td>8</td> </tr> <tr> <td rowspan="2">(g) Minimum width of landscaped area (m)</td> <td>(i) Abutting a street</td> <td>3</td> </tr> <tr> <td>(ii) Abutting a residential or institutional zone</td> <td>3, which may be reduced to one metre where a minimum</td> </tr> </tbody> </table>		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	1,350	(b) Minimum lot width (m)	20	(c) Minimum front yard setback (m)	3	(d) Minimum interior side yard setbacks (m)	(i) Abutting a residential zone	5	(ii) Other cases	No minimum	(e) Minimum exterior side yard setback (m)	3	(e) Minimum rear yard setbacks (m)	(i) Rear lot line abutting a residential zone	7.5	(ii) For a residential use building	25% of the lot depth, minimum of 7.5	(iii) Abutting a street	3	(iv) Other cases	No minimum	(f) Maximum building height (m)	8	(g) Minimum width of landscaped area (m)	(i) Abutting a street	3	(ii) Abutting a residential or institutional zone	3, which may be reduced to one metre where a minimum	
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	(ii) Abutting a residential or institutional zone	3, which may be reduced to one metre where a minimum																															

		1.4-metre-high opaque screen is provided
	(iii) Other cases	No minimum

## Section ~~13114310~~-2 – Village Mixed-Use Subzone 2 (VM2)

Provisions	Notes
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### Permitted Uses

- (1) Despite Section ~~13114310~~(1), only the following uses are permitted in VM2:
- (a) Residential use:
- dwelling unit
- (b) Non-residential uses:
- animal care establishment
  - artist studio
  - community centre
  - day care
  - emergency service
  - instructional facility
  - medical facility
  - office
  - personal brewing facility
  - personal service business
  - place of assembly
  - place of worship
  - retail store
  - restaurant
  - storefront industry

**Subsection (1)(a)** – Revised from Subsection 230(2) in the current Zoning By-law to a form-based approach.

**Subsection (1)(b)** – Carried forward from Subsection 230(2)(a) in the current Zoning By-law.

### Zone Provisions

- (2) In VM2, the following additional provisions apply:
- (a) each individual, non-residential occupancy must not exceed a gross leasable floor area of 120 square metres.
- (3) The provisions of Table ~~13114310~~-2 apply in VM2:

**Subsection (2)(a)** – Revised from Section 230(2)(a)(i) in the current Zoning By-law to apply only to non-residential uses as it was not clearly stated in the current Zoning By-law.

Table <del>13114310</del> -2 – VM2 Provisions		
Zoning Mechanism	Provisions	
(a) Minimum lot area (m <sup>2</sup> )	1,350	
(b) Minimum lot width (m)	20	
(c) Minimum front yard setback	6	
(d) Minimum interior side yard setback (m)	3	
(e) Minimum exterior side yard setback (m)	6	
(f) Minimum rear yard setback (m)	(i) For a residential use building	7.5 or 25% of the lot depth, whichever is greater
	(ii) For all other uses	7.5
(g) Maximum building height (m)	11	
(h) Landscaping requirement	Yards not occupied by driveways, walkways, aisles, and the parking must be landscaped.	

**Subsection (3)** – Carried forward from Section 230(2)(b) in the current Zoning By-law except that the landscaping requirement has been revised to require all yards to be landscaped instead of the entire lot must be 50% landscaping.

Section <a href="#">13114310-3</a> – Village Mixed-Use Subzone 3 (VM3)	
Provisions	Notes
<p><b>Zone Provisions</b></p> <p>(1) Table <a href="#">13114310-1</a> applies in VM3.</p>	<p><b>Subsection (1)</b> – Revised from Subsection 230(3)(b) in the current Zoning By-law for simplicity. The current VM3 performance standards are identical to VM1 and it is redundant to restate them. Uses in VM3 are the same as the primary zone.</p>

Section <a href="#">13114310-4</a> – Village Mixed-Use Subzone 4 (VM4)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in <a href="#">13114310</a>(1) and (2), the following uses are also permitted in VM4:</p> <ul style="list-style-type: none"> <li>• parking lot</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Subsection 230(4)(a) in the current Zoning By-law.</p>
<p><b>Prohibited Uses</b></p> <p>(2) The following uses are prohibited in VM4:</p> <ul style="list-style-type: none"> <li>• automobile rental establishment</li> <li>• automotive service station</li> <li>• cemetery</li> <li>• gas bar</li> <li>• marine facility</li> <li>• residential care facility</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Subsection 230(4)(b) in the current Zoning By-law.</p>

<p><b>Zone Provisions</b></p> <p>(3) Table <a href="#">13114310-4</a> applies in VM4:</p> <table border="1"> <thead> <tr> <th colspan="2">Table <a href="#">13114310-4</a> – VM4 Provisions</th> </tr> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>600</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>18</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>6</td> </tr> <tr> <td rowspan="2">(d) Minimum interior side yard setback (m)</td> <td>(i) Abutting a residential zone</td> </tr> <tr> <td>(ii) Other cases</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>6</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>10</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(h) Minimum landscaped area (%)</td> <td>10</td> </tr> <tr> <td>(i) Maximum lot coverage (%)</td> <td>50</td> </tr> </tbody> </table>	Table <a href="#">13114310-4</a> – VM4 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	600	(b) Minimum lot width (m)	18	(c) Minimum front yard setback (m)	6	(d) Minimum interior side yard setback (m)	(i) Abutting a residential zone	(ii) Other cases	(e) Minimum exterior side yard setback (m)	6	(f) Minimum rear yard setback (m)	10	(g) Maximum building height (m)	11	(h) Minimum landscaped area (%)	10	(i) Maximum lot coverage (%)	50	<p><b>Subsection (3)</b> – Carried forward from Subsection 230(4)(c) in the current Zoning By-law.</p>
Table <a href="#">13114310-4</a> – VM4 Provisions																								
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(g) Maximum building height (m)	11																							
(h) Minimum landscaped area (%)	10																							
(i) Maximum lot coverage (%)	50																							

Section <a href="#">13114310-5</a> – Village Mixed-Use Subzone 5 (VM5)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) Despite the residential uses listed in <a href="#">13114310(1)(a)</a>, only the following conditional residential use is permitted in VM5:</p> <ul style="list-style-type: none"> <li>one dwelling unit</li> </ul> <p>Subject to:</p> <p>(a) It must be ancillary to a permitted use.</p>	<p><b>Subsection (1)</b> – Revised from Subsections 230(5)(a) and (b) in the current Zoning By-law to maintain current limit on the number of dwelling units.</p>
<p><b>Prohibited Uses</b></p> <p>(2) The following uses are prohibited in VM5:</p> <ul style="list-style-type: none"> <li>residential care facility</li> <li>rooming house</li> <li>shelter</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Subsection 230(5)(b) in the current Zoning By-law, except the previous restrictions on multi-unit residential uses are addressed through the limit of one unit in (1).</p>

Section <a href="#">13114310-6</a> – Village Mixed-Use Subzone 6 (VM6)																					
Provisions	Notes																				
<p><b>Prohibited Uses</b></p> <p>(1) The following uses are prohibited in VM6:</p> <ul style="list-style-type: none"> <li>automobile rental establishment</li> <li>automotive service station</li> <li>gas bar</li> <li>marine facility</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from 230(6)(a) in the current Zoning By-law.</p>																				
<p><b>Zone Provisions</b></p> <p>(2) Table <a href="#">13114310-6</a> applies in VM6:</p> <table border="1"> <thead> <tr> <th colspan="2">Table <a href="#">13114310-6</a> – VM6 Provisions</th> </tr> <tr> <th>Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>2,000</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>35</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>3</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>2</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>4.5</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>20</td> </tr> </tbody> </table>	Table <a href="#">13114310-6</a> – VM6 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	2,000	(b) Minimum lot width (m)	35	(c) Minimum front yard setback (m)	3	(d) Minimum interior side yard setback (m)	2	(e) Minimum exterior side yard setback (m)	4.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	20	<p><b>Subsection (2)</b> – Carried forward from 230(6)(b) in the current Zoning By-law.</p>
Table <a href="#">13114310-6</a> – VM6 Provisions																					
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(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	20																				

Section <del>13114310</del> -7 – VM7 Subzone (Village of North Gower)	
Provisions	Notes
<p><b>Prohibited Uses</b></p> <p>(1) The following uses are prohibited in VM7:</p> <ul style="list-style-type: none"> <li>• animal care establishment</li> <li>• automobile rental establishment</li> <li>• cemetery</li> <li>• marine facility</li> <li>• food production</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Subsection 230(7)(a) in the current Zoning By-law.</p> <p>230(7)(b), a provision that permitted outdoor storage without restrictions, has been deleted and the primary zone provisions on outdoor storage will apply.</p>

Section <del>13114310</del> -8 – VM8 Subzone (Village of Richmond)	
Provisions	Notes
<p><b>Prohibited Uses</b></p> <p>(1) The following uses are prohibited in VM8:</p> <ul style="list-style-type: none"> <li>• automobile rental establishment</li> <li>• cemetery</li> </ul> <p>(2) The following uses are also prohibited in VM8, except those that existed on July 14, 2010:</p> <ul style="list-style-type: none"> <li>• automobile service station</li> <li>• gas bar</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 230(8)(a) in the current Zoning By-law.</p> <p><b>Subsection (2)</b> – Carried forward from Subsection 230(8)(b) in the current Zoning By-law except that parking provisions that are no longer applicable have been removed.</p>
<p><b>Zone Provisions</b></p> <p>(3) In VM8, the following additional provisions apply:</p> <p>(a) 50 per cent of the lot width, within 3 metres of the front lot line, must be occupied by building walls.</p>	<p><b>Subsection (3)(a)</b> – Carried forward from Subsection 230(8)(d) in the current Zoning By-law.</p>

Section <del>13114310</del> -9 – VM9 Subzone (Village of Manotick)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) The following conditional use is permitted in the VM9 subzone:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) the use is only permitted in a mixed-use building where it is located above the ground floor.</p>	<p><b>Subsection (1)</b> – Revised from Subsection 230(9)(b) in the current Zoning By-law to reflect form-based approach to residential uses.</p>
<p><b>Prohibited Uses</b></p> <p>(2) The following uses are prohibited in VM9:</p> <ul style="list-style-type: none"> <li>• automobile rental establishment</li> <li>• automobile service station</li> <li>• cemetery</li> <li>• funeral home</li> <li>• gas bar</li> <li>• food production</li> <li>• marine facility</li> <li>• <del>government</del><del>municipal</del> service centre</li> <li>• <del>shelter</del></li> <li>• sports arena</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Subsection 230(9)(a) in the current Zoning By-law.</p>

Section <del>1311</del> 1310-10 – Village Mixed-Use Subzone 10 (VM10)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) The following conditional use is permitted in the VM10 subzone:</p> <ul style="list-style-type: none"> <li>dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) <del>the use is only permitted in a mixed-use</del>A building <u>where it is located above the ground floor must contain a minimum of 2 dwelling units.</u></p>	<p><b>Subsection (1)</b> – Revised from Subsection 230(10)(a) in the current Zoning By-law to retain the prohibition on detached dwellings but retain residential permissions in the subzone</p>
<p><b>Prohibited Uses</b></p> <p>(2) The following uses are prohibited in VM10:</p> <ul style="list-style-type: none"> <li>automobile rental establishment</li> <li>automobile service station</li> <li>cemetery</li> <li>funeral home</li> <li>gas bar</li> <li>marine facility</li> <li>sports arena</li> </ul>	<p><b>Subsection (2)</b> – Carried forward from Subsection 230(10)(a) in the current Zoning By-law.</p>

# Section ~~1312~~1311 – Village Residential ~~1~~First Density Zone (V1)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the V1 – Village Residential <del>1</del>First Density Zone is to:</p> <ul style="list-style-type: none"> <li>• <del>Permit a maximum of two</del><del>one ground-oriented</del> dwelling units per lot in areas designated as Village in the Official Plan <del>that are not serviced, where density is constrained</del> by <del>municipal water or sewage servicing capacity.</del></li> <li>• <del>Regulate development in a manner that is respectful of the character of the village and the existing low-rise building form.</del></li> <li>• <del>Implement Official Plan policies for minimum lot areas for Villages that are not on municipal water and sewage systems.</del></li> </ul>	<p>The first bullet of the purpose statement has been updated with new terminology.</p> <p>The second bullet has been introduced to describe the scale of development permitted by the V1 zone.</p> <p><a href="#">The Village Residential First Density (V1) Zone in the current Zoning By-law 2008-250 has been split into two zones. All the unserviced subzones have remained as V1, and the serviced subzones have been moved to V2. The V1C subzone, which included provisions for serviced and unserviced lots, has also been split accordingly.</a></p> <p><a href="#">The Village Residential zones are also now numbered in ascending order of density with the term “First Density” being removed. This is consistent with the naming approach used in the urban Neighbourhood zones.</a></p>
<p><b>Permitted Uses</b></p> <p>(1) In the Village Residential <del>1</del>First Density Zone, the following use is permitted:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) <del>when located on full municipal services:</del></p> <p>(i) <del>a maximum of two</del><del>three</del> dwelling units are permitted; and,</p> <p>(bii) <del>a dwelling unit located in a coach house counts towards the total in (i).</del></p> <p>(b) <del>for all other servicing types:</del></p> <p>(i) <del>a maximum of two dwelling units are permitted; and,</del></p> <p>(ii) <del>a dwelling unit located in a coach house counts towards the total in (i).</del></p>	<p><b>Subsection (1)</b> – Revised from Section 231(1) in the current Zoning By-law 2008-250. <del>As with residential uses in other rural zones, V1 residential uses have changed</del> moved to a form-based approach. <del>Two This permits up to three</del> dwelling units <del>are permitted when not in a detached dwelling on full municipal services as required by Bill 23. Two units are permitted for other servicing types,</del> which carries forward existing permissions for a primary unit and an accessory dwelling unit (ADU). <del>in all rural zones.</del> As there is currently no size limit for ADU’s, there is no meaningful distinction between a primary and accessory dwelling.</p> <p>Bed and breakfast, group home, home-based business, home-based daycare, park and urban agriculture are now generally permitted uses whenever residential uses are permitted.</p>

## Zone Provisions

- (2) In the Village Residential 1First-Density Zone, ~~the following provisions apply:~~
- ~~(a)~~—development is permitted on a lot existing as of [the date of passage of this by-law] that is legally non-complying with respect to lot width or lot area provided that:
- ~~(a)~~ the proposed use is permitted in the zone in which the lot is located; and
  - ~~(b)~~ the proposed use does not contravene any other provisions of this by-law.
- (3) Table 13124344 applies for setbacks, building heights and lot coverage in the V1DV4A to V1PV4Q subzones:

Table <u>13124344</u> – Provisions for V1A to <u>V1EV1E</u>					
Zoning Mechanism	Provisions				
Subzone	(a) V1A	(b) V1B	(c) V1C	(d) V1D	(e) V1E
(i) Minimum lot area (m <sup>2</sup> )	8,000	8,000	<del>4,000</del> <sup>(1)</sup> Entirely on Private Services— 4,000	<del>4,000</del> <sup>2,70</sup> 0	<del>42,000</del>
			<del>(2) Partial or full public services— 600</del>		
(ii) Minimum lot width (m)	60	50	<del>45</del> <sup>(1)</sup> Entirely on Private Services— 45	<del>40</del> <sup>33</sup>	<del>40</del> <sup>30</sup>
			<del>(2) Partial or full public services— 20</del>		
(iii) Minimum front yard setback (m)	18	12	6	7	7
(iv) Minimum interior side yard setback (m)	9	6	1	2	2
(v) Minimum exterior side yard setback (m)	18	12	4.5	7	4.5
(vi) Minimum rear yard setback (m)	9	23	9	7.5	7.5
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	8	8	40	15	15

Table <u>13124344</u> – Provisions for V1F to V1J					
Zoning Mechanism	Provisions				
Subzone	(f) V1F	(g) V1G	(h) V1H	(i) V1I	(j) V1J
(i) Minimum lot area (m <sup>2</sup> )	<del>42,000</del>	<del>4,000</del> <sup>1,95</sup> 0	<del>4,000</del> <sup>1,80</sup> 0	<del>4,000</del> <sup>1,39</sup> 0	<del>4,000</del> <sup>1,39</sup> 0
(ii) Minimum lot width (m)	<del>40</del> <sup>20</sup>	<del>40</del> <sup>30</sup>	<del>40</del> <sup>30</sup>	<del>40</del> <sup>30</sup>	<del>40</del> <sup>19</sup>

SubsectionsSubsection (2)(a) and (b) – New provision that permits development on existing lots.

### Subsection (3) – Table 1312 –

Any V1 subzones will a lot area of 4,000 square metres or more have retained the lot area~~1311~~ – Carried forward from Section 232 in the current Zoning By-law. All other subzones have had the lot area increased to 4,000 square metres (0.4 hectares) to implement Official Plan policy 4.7.2.8.

Lot widths have also, ~~except that the line for servicing type has been increased to a minimum of 40 metres, removed as narrower lot widths would be unfeasible with 0.4 hectare minimum lot areas.~~

The subzone conversion from the current V1 Zone~~it is redundant as follows: when servicing impacts lot area or width, it is included in the cell.~~

#### Current – New

V1A – V1A  
V1B – V1B  
V1C unserviced – V1C  
V1D – V1D  
V1E – V1E  
V1F – V1F  
V1G – V1G  
V1H – V1H  
V1I – V1I  
V1J – V1J  
V1K – V1K  
V1L – V1L

V1P – V1M Further review and potential consolidation of the V1 zone will be conducted for the second draft of the New Zoning By-law.

The table has been split into four tables to improve legibility.

(iii) Minimum front yard setback (m)	5	13.5	9	7.5	7.5
(v) Minimum interior side yard setback (m)	1.2	3	3	1.5	1.2 and 0.9
(vi) Minimum exterior side yard setback (m)	5	13.5	9	7.5	No minimum
(iv) Minimum rear yard setback (m)	7	7.5	7.5	10.5	12
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	No maximum	25	20	15	15

**Table 13121311 – Provisions for V1K to V1MV1O**

Zoning Mechanism	Provisions				
	(k) V1K	(l) V1L	(m) V1M	<del>(n) V1N</del>	<del>(o) V1O</del>
(i) Minimum lot area (m <sup>2</sup> )	<u>4,000</u> <del>1,300</del>	<u>4,000</u> <del>1,220</del>	<u>4,000</u> <del>880</del>	540	360
(ii) Minimum lot width (m)	<u>40</u> <del>25</del>	<u>40</u> <del>16</del>	<u>40</u> <del>20</del>	18	12
(iii) Minimum front yard setback (m)	7	9	<del>7</del> <u>6</u>	<del>6</del>	<u>7.5</u>
<del>(iv)</del> Minimum interior side yard setback (m)	2	3	<u>3</u> <del>2</del>	<u>1.2</u>	<u>1.5</u>
<del>(vi)</del> Minimum exterior side yard setback (m)	4.5	9	<del>4.5</del> <u>6</u>	4	<del>6</del>
<del>(iv)</del> Minimum rear yard setback (m)	6	7.5	7.5	<u>7.5</u>	<u>7.5</u>
(vii) Maximum building height (m)	11	11	11	<u>11</u>	<u>11</u>
(viii) Maximum lot coverage (%)	25	20	<u>25</u> <del>15</del>	<u>40</u>	<u>20</u>

Table 1311 – Provisions for V1P and V1Q		
Zoning Mechanism	Provisions	
Subzone	(p) V1P	(q) V1Q
(i) Minimum lot area (m <sup>2</sup> )	1,390	540
(ii) Minimum lot width (m)	30	18
(iii) Minimum front yard setback (m)	6	3
(iv) Minimum interior side yard setback (m)	3	1.2
(v) Minimum exterior side yard setback (m)	6	3
(vi) Minimum rear yard setback (m)	7.5	6 m for the first storey 7.5m above the first storey
(vii) Maximum building height (m)	11	11
(viii) Maximum lot coverage (%)	25	50

# Section ~~1313~~1312 – Village Residential ~~2~~Second Density Zone (V2)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the <del>V2 –</del> Village Residential <del>2</del>Second Density Zone is to:</p> <ul style="list-style-type: none"> <li>• <del>Permit up to three dwellings per lot one or two ground-oriented dwelling units in areas designated as Village in the Official Plan, where municipal wastewater services and water services exist. servicing permits.</del></li> <li>• <del>Regulate development in a manner that is respectful of the character of the village and the accounts for servicing constraints and reflects existing low-rise building form/land use patterns.</del></li> </ul>	<p>The first bullet <del>of the purpose statement</del> has been <del>updated with new terminology. modified to reflect the shift away from typologies, but retains the intent of permitting one or two dwellings in Villages.</del></p> <p>The second bullet has been <del>introduced to describe</del> revised, but maintains the <del>scale</del> intent of <del>development permitted by maintaining a low-rise built form with slightly higher densities than in the V1 zone</del> Zone.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Village Residential <del>2</del>Second Density Zone, the following use is permitted:</p> <p><del>Residential Uses:</del></p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p><del>(a) when located on full municipal services:</del></p> <p>(i) a maximum of three dwelling units are permitted; <del>and,</del></p> <p><del>(b) on a dwelling unit located in lot, including a coach house counts towards the total in (i).;</del></p> <p>(ii) <del>a maximum of six dwelling units are permitted within a building; and,</del></p> <p>(iii) <del>despite (i) and (ii) a total of six units are permitted on an unsevered lot where the lot area and lot width are at least twice that required for three units.</del></p> <p><del>(b) for all other servicing types:</del></p> <p>(i) <del>a maximum of two dwelling units are permitted on a lot, including a coach house;</del></p> <p>(ii) <del>a maximum of four dwelling units are permitted within a building; and</del></p> <p>(iii) <del>despite (i) and (ii) a total of four units are permitted on an unsevered lot where the lot area and lot width are at least twice that required for two units.</del></p>	<p><b>Subsection (1)</b> – Revised from Section <del>231233(1)(e)</del> in the current Zoning By-law 2008-250. <del>As with residential uses in other rural zones, V1 residential uses have moved to a form-based approach. This permits up to three dwelling units in a detached dwelling on full services as required by Bill 23. Two units are permitted for other servicing types, which carries forward existing permissions for a primary unit and an accessory dwelling unit (ADU) in all rural zones. As there is currently no size limit for ADU's, there is no meaningful distinction between a primary and accessory dwelling.</del></p> <p><del>Bed and Group home, bed &amp; breakfast, group home, home-based business, park and home-based daycare, park and urban agriculture are now generally permitted uses whenever residential uses are permitted and are permitted. no longer listed.</del></p> <p><b>Subsection (1)(a)</b> – New provision. This provision converts the existing permissions for semi-detached dwellings to form-based permissions that maintain the current scale of development. Three units are currently permitted in a detached dwelling or one side of a semi-detached dwelling. (iii) would permit three dwelling units on either side of a semi-detached dwelling regardless of whether the property is severed.</p> <p><b>Subsection (1)(b)</b> – New provision. This provision establishes lower densities for lots on private or partial services, but reflects the same form-based approach used in (a).</p>

## Zone Provisions

- (2) In the Village Residential ~~2~~<sup>Second Density</sup> Zone, ~~development~~<sup>the following provisions</sup> apply:
- (a) ~~Development~~ is permitted on a lot existing as of [the {date of ~~the~~ passage of this by-law] that is legally non-complying with respect to lot width or lot area provided that:
- (a) ~~the~~<sup>i</sup> ~~The~~ proposed use is permitted in the zone in which the lot is located; and
- (b) ~~the~~<sup>ii</sup> ~~The~~ proposed use does not contravene any other provisions of this by-law.
- (3) Table ~~1313~~<sup>1312</sup> applies in ~~the~~ V2A to V2E ~~subzones~~:

Table 1313 – Provisions for V2A to V2E					
Zoning Mechanism	Provisions				
Subzone	(a) V2A	(b) V2B	(c) V2C	(d) V2D	(e) V2E
(i) Minimum lot area (m <sup>2</sup> )	600	880	540	360	540
(ii) Minimum lot width (m)	20	20	18	12	18
(iii) Minimum front yard setback (m)	6	7	6	6	3
(iv) Minimum interior side yard setback (m)	1	2	1.2	1.2	1.2
(v) Minimum exterior side yard setback (m)	4.5	4.5	4	4.5	3
(vi) Minimum rear yard setback (m)	9	7.5	7.5	6	6 m for the first storey 7.5m above the first storey
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	40	15	40	45	50

Table 1312 – Provisions for V2A to V2C			
Zoning Mechanism	Provisions		
Subzone	(a) V2A	(b) V2B	(c) V2C
(i) Minimum lot area (m <sup>2</sup> )	3,200	(1) two principal dwelling units with up to four ADUs: 2,400;	1950
		(2) Other uses: 1,800	
(ii) Minimum lot width (m)	40	(1) two principal dwelling units with up to four ADUs: 40	30
		(2) Other uses: 30	
(iii) Minimum front yard setback (m)	7	9	6

~~Subsections~~<sup>Subsection (2)(a) and (b)</sup> – New provision that ~~permits~~<sup>would allow</sup> development on existing lots.

~~Subsection (3) – Table 1313~~<sup>1312</sup> – Carried forward from Section ~~232~~<sup>234</sup> in the current Zoning By-law, ~~except that the line for servicing type has been removed as it is redundant as when servicing impacts lot area or width, it is included in the cell.~~

~~Further, V2 zones will undergo further review and potential consolidation of the V1 zone will be conducted for the second draft of the New~~<sup>new</sup> Zoning By-law.

~~The table has been split into four tables to improve legibility.~~

(iv) Minimum interior side yard setback (m)	2	4	(1) two principal dwelling units with up to four ADUs: 4 (2) Other uses: 3
(v) Minimum exterior side yard setback (m)	7	9	6
(vi) Minimum rear yard setback (m)	10	7.5	7.5
(vii) Maximum building height (m)	11	11	11
(viii) Maximum lot coverage (%)	20	20	25

**Table 1312 – Provisions for V2D and V2E**

Zoning Mechanism	Provisions	
Subzone	(d) V2D	(e) V2E
(i) Minimum lot area (m <sup>2</sup> )	(1) two principal dwelling units on public services: 645	(1) two principal dwelling units: 400
	(2) Other uses on public services: 600	
	(3) two principal dwelling units on private services: 920	(2) Other uses: 300
	(4) Other uses on private services: 690	
(ii) Minimum lot width (m)	20	10 per dwelling
(iii) Minimum front yard setback (m)	6	6
(iv) Minimum interior side yard setback (m)	4	1.5
(v) Minimum exterior side yard setback (m)	4.5	6
(vi) Minimum rear yard setback (m)	9	7.5
(vii) Maximum building height (m)	11	11
(viii) Maximum lot coverage (%)	40	20

# Section ~~1314~~1312 – Village Residential ~~3~~Second Density Zone (~~V3~~V2)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Village Residential <del>3</del>Second Density Zone is to:</p> <ul style="list-style-type: none"> <li>• Permit <del>up to six one or two ground-oriented</del> dwelling units in areas designated as Village in the Official Plan, where servicing permits.</li> <li>• Regulate development in a manner that <del>accounts for servicing constraints and reflects existing low-rise land use patterns while permitting vertically attached dwellings.</del></li> </ul>	<p>For the second draft of the new Zoning By-law, the current Village Residential Second Density Zone is now the Village Residential 3 Zone. The zone permits a maximum of two vertically attached dwellings with three dwelling units in each side. This is equivalent in density to a semi-detached dwelling on full services that is currently permitted in the Village Residential Second Density Zone.</p> <p>The unserviced Village Residential Second Density subzones in the current Zoning By-law are proposed to be converted to exceptions as they are very uncommon.</p> <p>The first bullet has been modified to reflect the shift away from typologies, but retains the intent of permitting one or two dwellings in Villages.</p> <p>The second bullet has been revised, but maintains the intent of maintaining a low-rise built form with slightly higher densities than in the V1 Zone.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Village Residential <del>3</del>Second Density Zone, the following use is permitted:</p> <p>Residential Uses:</p> <ul style="list-style-type: none"> <li>• dwelling unit</li> </ul> <p>Subject to the following:</p> <p>(a) when located on full municipal services:</p> <ol style="list-style-type: none"> <li>(i) a maximum of three dwelling units are permitted <del>on a lot, including a coach house;</del></li> <li>(ii) <del>a maximum of six</del> dwelling unit located in <del>units are permitted within a coach house counts towards the total in (i).</del> building; and,</li> <li>(iii) despite (i) and (ii) a total of six units are permitted on <del>an unsevered</del> lot where <del>the lot area and lot width are</del> at least twice <del>the</del>that required <del>lot area and lot width is provided.</del> for three units.</li> </ol> <p>(b) for all other servicing types:</p> <ol style="list-style-type: none"> <li>(i) a maximum of two dwelling units are permitted on a lot</li> <li>(ii) <del>a dwelling unit located in, including</del> a coach house <del>counts towards the total in (i).</del>;</li> <li>(ii) <del>a maximum of four dwelling units are permitted within a building; and</del></li> <li>(iii) despite (i) and (ii) a total of four units are permitted on <del>an unsevered</del> lot where <del>the lot area and lot width are</del> at least twice <del>the</del>that required <del>lot area and lot width is provided.</del> for two units.</li> </ol>	<p><b>Subsection (1)</b> – Revised from Section 233(1)(c) in the current Zoning By-law 2008-250. Group home, bed &amp; breakfast, home-based business, park and home-based daycare are now generally permitted wherever residential uses are permitted and are no longer listed.</p> <p><b>Subsection (1)(a)</b> – New provision. This provision converts the existing permissions for semi-detached dwellings to form-based permissions that maintain the current scale of development. Three units are currently permitted in a detached dwelling or one side of a semi-detached dwelling. (iii) would permit three dwelling units on either side of a semi-detached dwelling regardless of whether the property is severed <u>provided that the lot area and lot width are equal to or greater than</u> .</p> <p><b>Subsection (1)(b)</b> – New provision. This provision establishes lower densities for lots on private or partial services, but reflects the same form-based approach used in (a).</p>
<p><b>Zone Provisions</b></p> <p>(2) In the Village Residential <del>3</del>Second Density Zone, the following provisions apply:</p>	<p><b>Subsection (2)(a)</b> – New provision that would allow development on</p>

- (a) ~~development~~Development is permitted on a lot existing as of the [date of the passage of this by-law] that is legally non-complying with respect to lot width or lot area provided that:
- (i) the proposed use is permitted in the zone in which the lot is located; and
  - (ii) the proposed use does not contravene any other provisions of this by-law.

(3) Table ~~1314~~1314 applies in V3A and V3BV2A to V2E:

Table <del>1314</del> <u>1314</u> – Provisions for <u>V3A and V3BV2A to V2C</u>			
Zoning Mechanism	Provisions		
Subzone	(a) <u>V3AV2A</u>	(b) <u>V3BV2B</u>	(c) <u>V2C</u>
(i) Minimum lot area (m <sup>2</sup> )	<del>1. 320 square metres for each vertically attached dwelling</del> <u>3,200</u>	<del>(1. 200 square metres for each vertically attached) two principal dwelling units with up to four ADUs: 2,400;</del>	<del>1950</del>
	<del>2. 600 for other uses</del>	<del>(2. 300 for other) Other uses: 1,800</del>	
(ii) Minimum lot width (m)	<del>40</del>	<del>(1. 10 for each vertically attached) two principal dwelling units with up to four ADUs: 40</del>	<del>10</del> <u>30</u>
		<del>(2. 20 for other) Other uses: 30</del>	
(iii) Minimum front yard setback (m)	<del>6</del> <u>7</u>	<del>9</del>	<del>6</del>
(iv) Minimum interior side yard setback (m)	<del>1</del> <u>2</u>	<del>4</del>	<del>1.5</del> <u>(1) two principal dwelling units with up to four ADUs: 1</u>
			<del>(2) Other uses: 3</del>
(v) Minimum exterior side yard setback (m)	<del>4.5</del> <u>7</u>	<del>96</del>	<del>6</del>
(vi) Minimum rear yard setback (m)	<del>9</del> <u>10</u>	<del>7.5</del>	<del>7.5</del>
(vii) Maximum building height (m)	<del>11</del>	<del>11</del>	<del>11</del>
(viii) Maximum lot coverage (%)	<del>40</del> <u>20</u>	<del>20</del>	<del>25</del>

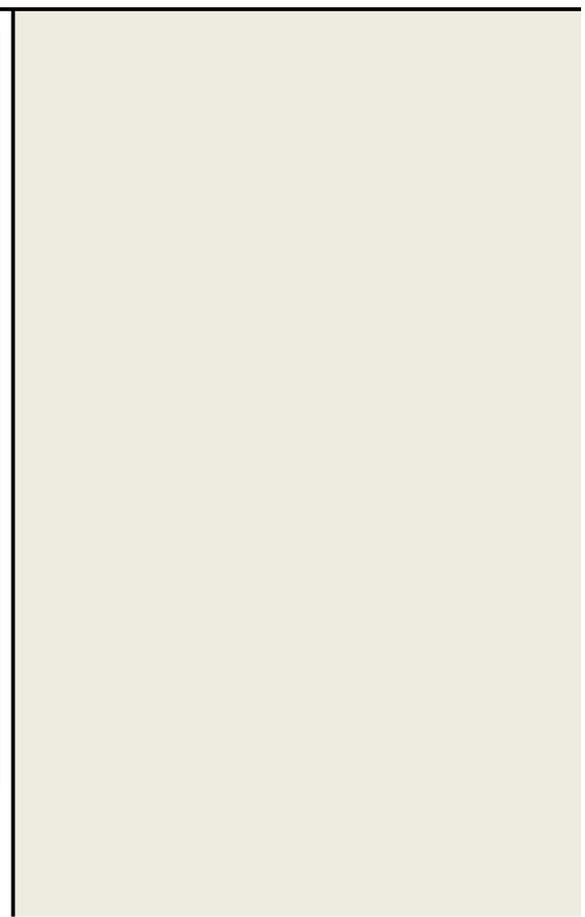
existing lots.

**Subsection (3) – Table ~~1314~~1314 – The V3A subzone replaces~~1312~~—Carried forward from Section 234 in the current V2D subzone~~Zoning By-law. V2 zones will undergo further review and potential consolidation for the V3B subzone replaces~~~~second draft of the current V2E subzone. The provisions for these subzones have been slightly revised to clarify that minimum lot area and minimum lot width apply to each vertically attached dwelling.~~**

The current V2A to V2C subzones are proposed to be converted to exceptions~~new Zoning By-law.~~

Table <del>1312</del> <u>1312</u> – Provisions for <u>V2D and V2E</u>		
Zoning Mechanism	Provisions	
Subzone	(d) <u>V2D</u>	(e) <u>V2E</u>
(i) Minimum lot area (m <sup>2</sup> )	<del>(1) two principal dwelling units on public services: 645</del>	<del>(1) two principal dwelling units: 400</del>
	<del>(2) Other uses on public services: 600</del>	
	<del>(3) two principal dwelling units on private services: 920</del>	<del>(2) Other uses: 300</del>
	<del>(4) Other uses on private services: 690</del>	

(ii) Minimum lot width (m)	20	10 per dwelling
(iii) Minimum front yard setback (m)	6	6
(iv) Minimum interior side yard setback (m)	1	1.5
(v) Minimum exterior side yard setback (m)	4.5	6
(vi) Minimum rear yard setback (m)	9	7.5
(vii) Maximum building height (m)	11	11
(viii) Maximum lot coverage (%)	40	20



# Section ~~1315~~~~1313~~ – Village Residential ~~4~~Third Density Zone (~~V4~~V3)

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Village Residential <del>4</del>Third Density Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit a range of low and medium density housing types in areas designated as Village in the Official Plan.</i></li> <li>• <i>Regulate development in a manner <u>is low-rise and compatible with its surroundings that accounts for servicing constraints and respects existing land use patterns.</u></i></li> </ul>	<p>The <u>Village Residential Third Density Zone in the current Zoning By-law 2008-250</u><del>V3 zone</del> has been <u>split into two zones</u><del>carried forward</del> for the <u>second</u><del>first</del> draft of the new Zoning By-law. <u>The Village Residential 4 Zone carries forward the current V3A and V3B subzones that permitted densities up to townhouses, but not low-rise apartments.</u></p> <p><u>The current V3C and V3D subzones are proposed to</u><del>it will be</del> <u>converted to exceptions as they are both very uncommon</u><del>changed to a form-based approach in the second draft.</del></p>
<p><b>Permitted Uses</b></p> <p>(1) In the Village Residential <del>4</del>Third Density Zone, the following uses are permitted:</p> <p><u>Residential Uses:</u></p> <ul style="list-style-type: none"> <li>• <del>detached dwelling unit</del></li> <li>• <del>duplex dwelling</del></li> </ul> <p><del>linked detached</del><u>Subject to the following:</u></p> <p><u>(a) a maximum of three dwelling units are permitted on each portion of the lot that is equivalent to the lot area requirements in Table 1315;</u></p> <ul style="list-style-type: none"> <li>• <del>(b) a dwelling unit located in a coach</del></li> </ul> <p><del>rooming house</del> <u>counts towards the total in (a);</u></p> <p><u>(c) vertically attached dwellings are permitted to be unsevered provided the lot area is equivalent to the lot area required for the same number of severed vertically attached dwellings</u></p> <ul style="list-style-type: none"> <li>• <del>semi-detached dwelling</del></li> <li>• <del>three unit dwelling</del></li> <li>• <del>townhouse dwelling</del></li> </ul>	<p><b>Subsection (1) –</b> <del>– Revised</del><u>Carried forward</u> from Section 235(1) <del>in</del>of the current Zoning By-law <u>to reflect a form-based approach to 2008-250</u> <del>for the first draft.</del> <u>The only change is no longer listing generally permitted uses that are permitted wherever residential uses that maintains the existing scale of development from the current V3A and V3B subzones.</u> <del>are allowed as with other rural zones.</del></p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional use is permitted in the Village Residential <del>4</del>Third Density Zone:</p> <ul style="list-style-type: none"> <li>• planned unit development</li> </ul> <p>Subject to the following:</p> <p>(a) where on a lot in the Villages of Carp, Richmond, or Manotick.</p> <p><del>(3) The following conditional uses are permitted in the Village Residential Third Density Zone:</del></p> <ul style="list-style-type: none"> <li>• <del>apartment dwelling, low-rise</del></li> <li>• <del>retirement home</del></li> </ul> <p><del>Subject to the following:</del></p> <p><del>(a) where on a lot located in the V3E, V3F, V3G, V3H, or V3I subzones.</del></p>	<p><b>Subsection (2) –</b> Carried forward from Section 235(2) in the current Zoning By-law.</p> <p><b>Subsection (3) –</b> Carried forward from Section 235(3) in the current Zoning By-law.</p>

## Zone Provisions

(34) In the Village Residential ~~4~~Third-Density Zone, ~~development~~the following provisions apply:

(a) ~~Development~~ is permitted on a lot existing as of [the date of passage of this by-law] that is legally non-complying with respect to lot width or lot area provided that:

(a) ~~thei~~The proposed use is permitted in the zone in which the lot is located; and,

(b) ~~theii~~The proposed use does not contravene any other provisions of this by-law.

(45) Table ~~13151313~~ applies in V4A and V4BV3A to V3E:

Table <del>13151313</del> – Provisions for <u>V4A and V4BV3A to V3E</u>					
Zoning Mechanism	Provisions				
Subzone	(a) <u>V4AV3A</u>	(b) <u>V4BV3B</u>	(c) <u>V3C</u>	(d) <u>V3D</u>	(e) <u>V3E</u>
(i) Minimum lot area (m <sup>2</sup> )	<u>1. 200 for each vertically attached per dwelling unit or oversize dwelling unit</u>	<u>1. 240 for each vertically attached per dwelling unit or oversize dwelling unit</u>	1,000	230 per dwelling unit or oversize dwelling unit	900
		<u>2. 350 for other uses</u>	<u>2. 400 for other uses</u>		
(ii) Minimum lot width (m)	<u>1. 6.5 for each vertically attached per dwelling unit or oversize dwelling unit</u>	<u>1. 6 for each vertically attached per dwelling unit or oversize dwelling unit</u>	40	45	24
		<u>2. 12 for other uses</u>	<u>2. 12 for other uses</u>		
(iii) Minimum front yard setback (m)	6	6	6	9	9
(iv) Minimum interior side yard setback (m)	2	3	6	6	3.5
(v) Minimum exterior side yard setback (m)	4.5	6	6 6	9	9
(vi) Minimum rear yard setback (m)	7.5	7.5	6	10	11
(vii) Maximum building height (m)	11	11	11	11	15
(viii) Minimum landscaped area (%)	30	30	No minimum	30	25
(ix) Maximum lot coverage (%)	40	<u>30</u> <del>40</del>	No maximum	40	25
(x) Maximum density (units per hectare)	40	No maximum	40	35	99

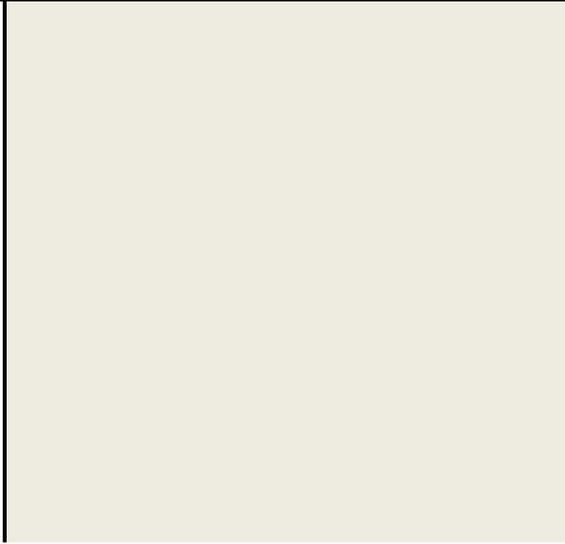
**Subsections (3) ~~Subsection (4)(a) and (b)~~ – New provisions** ~~provision~~ that permits development on existing lots.

**Subsection (45) – Table 1315 – Revised ~~1313~~** – Carried forward from Section 236 ~~in~~ the current Zoning By-law ~~for the first draft~~, but based on the provisions further review and consolidation will be undertaken for the existing V3A and V3B subzones. ~~second draft of the New provisions have been introduced to apply to development that is not a vertically attached dwelling. The V3 zone in the current Zoning By-law permitted a wide range of residential uses, but there were no applicable provisions for certain uses in many subzones. This change ensures a variety of housing can be built in the zone.~~

**Table 1313 – Provisions for V3F to V3I**

Zoning Mechanism	Provisions				
Subzone	(f) V3F	(g) V3G	(h) V3H	(i) V3I	
(i) Minimum lot area (m <sup>2</sup> )	(1) Townhouse dwelling: 5,000	2,000 plus 270 per dwelling over 6	(1) Apartment dwelling, low-rise: 3,000 plus 90 per dwelling over 3	(1) Apartment dwelling, low-rise: 135 per dwelling unit	
	(2) Apartment dwelling, low-rise: 7,500				
	(3) Retirement home: 10,000		(2) Other uses: 1,200 per dwelling unit		(2) Other uses: 360
	(4) Rooming house: 2,000				
	(5) Other uses: 4,000				
(ii) Minimum lot width (m)	(1) Townhouse dwelling: 40	(1) Semi-detached, linked detached or duplex dwelling: 40	(1) Apartment dwelling, low-rise: 10	(1) Apartment dwelling, low-rise: 30	
	(2) Apartment dwelling, low-rise: 40				
	(3) Retirement home: 75	(2) Townhouse dwelling: 5 per dwelling unit	(2) Other uses: 10 per dwelling unit	(2) Other uses: 12	
	(4) Rooming house: 35				
	(5) Other uses: 35	(3) Other uses: 30			
(iii) Minimum front yard setback (m)	7	7.5	9	9	
(iv) Minimum interior side yard setback (m)	2	3.5	(1) Apartment dwelling, low-rise: 9	(1) Apartment dwelling, low-rise: 6	
			(2) Other uses: 5	(2) Other uses: 1.2	
(v) Minimum exterior side yard setback (m)	4.5	7.5	9	(1) Apartment dwelling, low-rise: 9	
				(2) Other uses: 6	
(vi) Minimum rear yard setback (m)	7.5	10.5	9	(1) Apartment dwelling, low-rise: 9	
				(2) Other uses: 7.5	
(vii) Maximum building height (m)	11	11	11	11	
(viii) Minimum landscaped area (%)	No minimum	35	30	30	
(ix) Maximum lot coverage (%)	25	No maximum	30	30	
(x) Maximum density (units per hectare)	(1) Townhouse dwelling: No maximum	No maximum	No maximum	No maximum	

	(2) Apartment dwelling, low-rise: 16			
	(3) Retirement home: 25			
	(4) Rooming house: No maximum			
	(5) Other uses: No maximum			



# Section ~~1316~~1313 – Village Residential ~~5~~Third Density Zone (~~V5~~V3)

Provisions	Notes						
<p><b>Purpose</b></p> <p>The purpose of the Village Residential <del>5</del><u>Third Density</u> Zone is to:</p> <ul style="list-style-type: none"> <li>• <del>Permit a range of low and medium density housing types in areas designated as Village in the Official Plan.</del></li> <li>• <del>Regulate development in a manner that <i>accounts for servicing constraints and respects existing land use patterns</i> in Villages.</del></li> </ul>	<p><u>The Village Residential 5 zone replaces the V3E, V3G and V3I subzones in the current Zoning By-law 2008-250. These subzones permitted densities up to low-rise apartment buildings.</u></p> <p><u>The current V3F and V3H subzones are proposed to be converted to exceptions as they only applied to unserviced multi-unit developments and are very uncommon. The V3 zone has been carried forward for the first draft of the new Zoning By-law, but it will be changed to a form-based approach in the second draft.</u></p>						
<p><b>Permitted Uses</b></p> <p>(1) In the Village Residential <del>5</del><u>Third Density</u> Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• <del>detached dwelling</del></li> <li>• <del>duplex dwelling</del></li> <li>• <del>linked detached dwelling</del></li> <li>• <del>rooming house</del></li> <li>• <del>semi-detached dwelling</del></li> <li>• <del>three unit dwelling</del></li> <li>• <del>townhouse dwelling</del></li> </ul>	<p><b>Subsection (1) –</b> <u>Revised</u><del>Carried forward</del> from Section 235(1) <u>in</u><del>of</del> the current Zoning By-law <u>to convert</u><del>2008-250 for the previous typology-based approach to first draft. The only change is no longer listing generally permitted uses that are permitted wherever residential uses</del> <u>to a form-based approach.</u> <del>are allowed as with other rural zones.</del></p>						
<p><b>Conditional Uses</b></p> <p>(2) The following conditional use is permitted in the Village Residential <del>5</del><u>Third Density</u> Zone:</p> <ul style="list-style-type: none"> <li>• planned unit development</li> </ul> <p>Subject to the following:</p> <p>(a) where on a lot in the Villages of Carp, Richmond, or Manotick.</p> <p><del>(3) The following conditional uses are permitted in the Village Residential Third Density Zone:</del></p> <ul style="list-style-type: none"> <li>• <del>apartment dwelling, low rise</del></li> <li>• <del>retirement home</del></li> </ul> <p>Subject to the following:</p> <p><del>(a) where on a lot located in the V3E, V3F, V3G, V3H, or V3I subzones.</del></p>	<p><b>Subsection (2) –</b> Carried forward from Section 235(2) in the current Zoning By-law.</p> <p><b>Subsection (3) –</b> Carried forward from Section 235(3) in the current Zoning By-law.</p>						
<p><b>Zone Provisions</b></p> <p><del>(34)</del> In the Village Residential <del>5</del><u>Third Density</u> Zone, <u>development</u><del>the following provisions apply:</del></p> <p><del>(a) Development</del> is permitted on a lot existing as of [the date of passage of this by-law] that is legally non-complying with respect to lot width or lot area provided that:</p> <p>(a) <del>thei)</del> <u>The</u> proposed use is permitted in the zone in which the lot is located; and,</p> <p>(b) <del>theii)</del> <u>The</u> proposed use does not contravene any other provisions of this by-law.</p> <p><del>(45)</del> Table <del>1316</del><u>1313</u> applies in <u>V5AV3A</u> to <u>V5CV3I</u>:</p> <table border="1" data-bbox="90 2728 1346 2874"> <thead> <tr> <th colspan="2" data-bbox="90 2728 1346 2790"><u>Table 1316 – Provisions for V5A to V5C</u></th> </tr> <tr> <th data-bbox="90 2790 352 2874"><u>Zoning Mechanism</u></th> <th data-bbox="352 2790 1346 2874"><u>Provisions</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="90 2874 352 2874"></td> <td data-bbox="352 2874 1346 2874"></td> </tr> </tbody> </table>	<u>Table 1316 – Provisions for V5A to V5C</u>		<u>Zoning Mechanism</u>	<u>Provisions</u>			<p><b>Subsections (3)</b></p> <p><b>Subsection (4)(a) and (b) –</b> New <u>provisions</u><del>provision</del> that permits development on existing lots.</p> <p><b>Subsection (5) –</b> <u>Table 1316 – Revised</u><del>1313</del> – Carried forward from Section 236 <u>in</u><del>of</del> the current Zoning</p>
<u>Table 1316 – Provisions for V5A to V5C</u>							
<u>Zoning Mechanism</u>	<u>Provisions</u>						

<b>Subzone</b>	<b>(a) V5A</b>	<b>(b) V5B</b>	<b>(c) V5C</b>
<b>(i) Minimum lot area (m<sup>2</sup>)</b>	<b>1. 220 per vertically attached dwelling</b>	<b>1. 228 per vertically attached dwelling</b>	<b>1. 220 per vertically attached dwelling</b>
	<b>2. 900 for other uses</b>	<b>2. 2,000 for other uses</b>	<b>2. 135 per dwelling unit for a building containing more than six dwellings</b> <b>3. 360 for other uses</b>
<b>(ii) Minimum lot width (m)</b>	<b>1. 6 per vertically attached dwelling</b>	<b>1. 6 per vertically attached dwelling</b>	<b>1. 6 per vertically attached dwelling</b>
	<b>2. 24 for other uses</b>	<b>2.30 for other uses</b>	<b>2. 30 for a building containing more than six dwellings</b> <b>3. 12 for other uses</b>
<b>(iii) Minimum front yard setback (m)</b>	<b>9</b>	<b>7.5</b>	<b>9</b>
<b>(iv) Minimum interior side yard setback (m)</b>	<b>3.5</b>	<b>3.5</b>	<b>1. 1.2 for other uses and for vertically attached dwellings</b> <b>2. 6 for a building containing more than six dwellings</b>
<b>(v) Minimum exterior side yard setback (m)</b>	<b>9</b>	<b>7.5</b>	<b>9</b>
<b>(vi) Minimum rear yard setback (m)</b>	<b>11</b>	<b>10.5</b>	<b>7.5</b>
<b>(vii) Maximum building height (m)</b>	<b>15</b>	<b>11</b>	<b>11</b>
<b>(viii) Minimum landscaped area (%)</b>	<b>25</b>	<b>35</b>	<b>30</b>
<b>(ix) Maximum lot coverage (%)</b>	<b>25</b>	<b>No maximum</b>	<b>30</b>
<b>(x) Maximum density (units per hectare)</b>	<b>99</b>	<b>No maximum</b>	<b>No maximum</b>

By-law. [The V5A subzone replaces for the current V3E subzone. The V5B subzones replaces the current V3G subzone. The V5C subzone replaces the current V3I subzone.](#)

[The current Village Residential Third Density zone permitted a wide range of residential uses first draft, but did not have applicable provisions in a number further review and consolidation will be undertaken for the second draft of cases. The New provisions have been introduced where needed to ensure a range of development is feasible. Zoning By-law.](#)

<b>Table 1313 – Provisions for V3A to V3E</b>					
<b>Zoning Mechanism</b>	<b>Provisions</b>				
<b>Subzone</b>	<b>(a) V3A</b>	<b>(b) V3B</b>	<b>(c) V3C</b>	<b>(d) V3D</b>	<b>(e) V3E</b>
<b>(i) Minimum lot area (m<sup>2</sup>)</b>	<b>200 per dwelling unit or oversize dwelling unit</b>	<b>240 per dwelling unit or oversize dwelling unit</b>	<b>1,000</b>	<b>230 per dwelling unit or oversize dwelling unit</b>	<b>900</b>
<b>(ii) Minimum lot width (m)</b>	<b>6.5 per dwelling unit or oversize dwelling unit</b>	<b>6 per dwelling unit or oversize dwelling unit</b>	<b>10</b>	<b>15</b>	<b>24</b>
<b>(iii) Minimum front yard setback (m)</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>9</b>	<b>9</b>
<b>(iv) Minimum interior side</b>	<b>2</b>	<b>3</b>	<b>6</b>	<b>6</b>	<b>3.5</b>

yard-setback (m)					
(v) Minimum exterior-side yard-setback (m)	4.5	6	6	9	9
(vi) Minimum rear-yard setback (m)	7.5	7.5	6	10	11
(vii) Maximum building-height (m)	11	11	11	11	15
(viii) Minimum landscaped area (%)	30	30	No minimum	30	25
(ix) Maximum lot-coverage (%)	40	40	No maximum	40	25
(x) Maximum density (units per hectare)	40	No maximum	40	35	99

**Table 1313 — Provisions for V3F to V3I**

Zoning Mechanism	Provisions			
	(f) V3F	(g) V3G	(h) V3H	(i) V3I
(i) Minimum lot area (m <sup>2</sup> )	(1) Townhouse dwelling: 5,000	2,000 plus 270 per dwelling over 6	(1) Apartment dwelling, low-rise: 3,000 plus 90 per dwelling over 3	(1) Apartment dwelling, low-rise: 135 per dwelling-unit
	(2) Apartment dwelling, low-rise: 7,500			
	(3) Retirement home: 10,000			
	(4) Rooming house: 2,000			
	(5) Other uses: 4,000			
(ii) Minimum lot width (m)	(1) Townhouse dwelling: 40	(1) Semi-detached, linked detached or duplex dwelling: 40	(1) Apartment dwelling, low-rise: 10	(1) Apartment dwelling, low-rise: 30
	(2) Apartment dwelling, low-rise: 40			
	(3) Retirement home: 75			
	(4) Rooming house: 35			
	(5) Other uses: 35			
(iii) Minimum front yard setback (m)	7	7.5	9	9
(iv) Minimum interior side yard setback (m)	2	3.5	(1) Apartment dwelling, low-rise: 9	(1) Apartment dwelling, low-rise: 6
			(2) Other uses: 5	(2) Other uses: 1.2

(v) Minimum exterior side yard setback (m)	4.5	7.5	9	(1) Apartment dwelling, low-rise: 9
				(2) Other uses: 6
(vi) Minimum rear yard setback (m)	7.5	10.5	9	(1) Apartment dwelling, low-rise: 9
				(2) Other uses: 7.5
(vii) Maximum building height (m)	11	11	11	11
(viii) Minimum landscaped area (%)	No minimum	35	30	30
(ix) Maximum lot coverage (%)	25	No maximum	30	30
(x) Maximum density (units per hectare)	(1) Townhouse dwelling: No maximum	No maximum	No maximum	No maximum
	(2) Apartment dwelling, low-rise: 16			
	(3) Retirement home: 25			
	(4) Rooming house: No maximum			
	(5) Other uses: No maximum			



# Section 1317-805 – ~~Neighbourhood~~ Mobile Home Park (MHNM) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the <del>MH-NM-Neighbourhood</del> Mobile Home Park Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Permit the development of and recognize existing mobile home parks in areas designated as Village, Rural Countryside or Neighbourhood in the Official Plan.</i></li> <li>• <i>Allow a range of ancillary uses to serve the residents of the mobile home park.</i></li> <li>• <i>Regulate development to ensure the orderly placement of mobile homes and service buildings within the mobile home park.</i></li> </ul>	<p><b>Section 1317805</b> – Carried <u>forward from Section 806 in the current Zoning By-law 2008-250.</u> <del>Forward</del> The provisions in this section are carried forward from the RM – Mobile Home Park zone.</p> <p><b>Section 1317</b> – For the second draft, <u>this zone has been relocated into Part 13 as almost all mobile home parks are located in the Rural Transect. Neighbourhood has been removed from the zone name and the zone code has been changed to MH. The provisions for each subzone have been carried forward with minor changes from the current Zoning By-law 2008-250. in the current Zoning By-law 2008-250.</u></p>
<p><b>Permitted Uses</b></p> <p>(1) In the <del>MH-NM-Neighbourhood</del> Mobile Home Park Zone, the following residential uses are permitted:</p> <ul style="list-style-type: none"> <li>• mobile home</li> <li>• mobile home park</li> <li>• one dwelling unit</li> </ul>	<p><b>Subsection (1)</b> – Permitted uses are carried forward from Section 167 of the current Zoning By-law. It is proposed to list both mobile home and mobile home park as permitted uses, so that one or multiple mobile homes can be permitted in accordance with the zone provisions.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following conditional uses are also permitted in the <del>MH-NM-Neighbourhood</del> Mobile Home Park zone, subject to the following:</p> <p>(a) conditional uses must be located on the same lot as a mobile home park; and</p> <p>(b) the cumulative total gross floor area of all conditional uses must not exceed 150 square metres;</p> <ul style="list-style-type: none"> <li>• community centre</li> <li>• day care</li> <li>• personal service business</li> <li>• retail store</li> </ul>	<p><b>Subsection (2)</b> – Conditional uses are carried forward from Section 167 of the current Zoning By-law.</p> <p>The provisions in Section 167 of the current Zoning By-law limit a personal service business to a laundromat and a retail store to a convenience store. It is proposed to permit personal service and retail store generally.</p>

## Zone Provisions

(3) Table [1317805](#) applies in the ~~MH –NM –Neighbourhood~~ Mobile Home Park Zone:

Table <a href="#">1317805</a> – Provisions for <a href="#">MH1 to MH5NM</a> Subzones						
Zoning Mechanism	Provisions					
Subzone	(a) <a href="#">MH1NM</a> 1	(b) <a href="#">MH2NM</a> 2	(c) <a href="#">MH3NM</a> 3	(d) <a href="#">MH4NM</a> 4	<del>(e)</del> -NM5	(e) <a href="#">MH5f</a> NM6
(i) Minimum lot area (ha)	4	0.2	13	23	<del>3</del>	4
(ii) Minimum lot width (m)	60	30	250	400	<del>92</del>	45
(iii) Minimum front yard setback (m)	7	5	15	15	<del>15</del>	9
(iv) Minimum interior side yard setback (m)	7	1.2	10	10	<del>3</del>	9
(v) Minimum exterior side yard setback (m)	7	5	25	15	<del>3</del>	9
(vi) Minimum rear yard setback (m)	7	7	10	10	<del>3</del>	9
(vii) Maximum building height (m)	10	10	5	10	<del>10</del>	10
(viii) Minimum landscaped area (%)	10	n/a	5	5	<del>30</del>	50
(ix) Maximum number of mobile homes in a mobile home park	No maximum	No maximum	As per applicable exception	95	<del>No maximum</del>	5 per hectare

**Subsection (3)** – Carried forward from Section 168, Table 168A of the current Zoning By-law, except that the RM5 subzone has been deleted as it was not in use. The RM6 subzone has become the MH5 subzone.

# Section 1401 – Development Reserve (DR) Zone

Provisions	Notes																				
<p><b>Purpose</b></p> <p>The purpose of the Development Reserve Zone is to:</p> <ul style="list-style-type: none"> <li>Recognize lands that are set aside for future urban development in the Official Plan.</li> </ul>	<p>The intent of these provisions has been carried forward from the DR-Development Reserve Zone provisions in Sections 237 and 238 of the current Zoning By-law 2008-250.</p>																				
<p><b>Permitted Uses</b></p> <p>(1) In the Development Reserve Zone, the following uses are permitted:</p> <p><del>(a) Non-residential uses:</del></p> <ul style="list-style-type: none"> <li>agricultural use</li> <li>agriculture-related use</li> <li>emergency service</li> <li>environmental preserve and education area</li> <li>forestry operation</li> <li>marine facility</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 237(1) of the current Zoning By-law, except home-based business, park, food production and additional dwelling unit were removed because they are generally permitted through other provisions in the draft Zoning By-law.</p>																				
<p><b>Conditional Uses</b></p> <p>(2) On a lot existing as of [the date of passing of this By-law], a dwelling unit is also permitted in the Development Reserve Zone, provided:</p> <p>(a) it must be located on the same lot as one or more of the uses listed in Subsection (1);</p> <p>(b) when located on full municipal services:</p> <p>(i) a maximum of three dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in Subsection (2)(b)(i);</p> <p>(c) for all other servicing types:</p> <p>(i) a maximum of two dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in Subsection (2)(c)(i).</p> <p>(3) An on-farm diversified use is also permitted in the Development Reserve Zone, provided:</p> <p>(a) no new buildings are established for that use; and</p> <p>(b) uses are limited to conversions and temporary structures.</p>	<p><b>Subsection (2)</b> – Carried forward from Section 237(1) of the current Zoning By-law with minor word changes to improve clarity.</p> <p><b>Subsection (3)</b> – Carried forward from Section 237(1) of the current Zoning By-law with minor word changes to improve clarity.</p>																				
<p><b>Zone Provisions</b></p> <p>(4) The provisions in Table 1401 apply in the DR zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="background-color: #e0f2f7;">Table 1401 – Development Reserve Zone Provisions</th> </tr> <tr> <th style="background-color: #e0f2f7;">Zoning Mechanism</th> <th style="background-color: #e0f2f7;">Provisions</th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td>No minimum</td> </tr> <tr> <td>(c) Minimum front yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(d) Minimum interior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(e) Minimum exterior side yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(f) Minimum rear yard setback (m)</td> <td>7.5</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td>11</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td>30</td> </tr> </tbody> </table>	Table 1401 – Development Reserve Zone Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m <sup>2</sup> )	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	30	<p><b>Subsection (4)</b> – Carried forward from Section 237(2), Table 237 of the current Zoning By-law.</p>
Table 1401 – Development Reserve Zone Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m <sup>2</sup> )	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	30																				

# Sections 1401-1 to 1401-3 – Development Reserve (DR) Subzones

Section 1401-1 – Development Reserve Subzone 1 (DR-1)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) A dwelling unit is permitted in Development Reserve Subzone 1 on a lot existing as of [the date of passing of this By-law], provided:</p> <p>(a) when located on full municipal services:</p> <p>(i) a maximum of three dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(a)(i);</p> <p>(b) for all other servicing types:</p> <p>(i) a maximum of two dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(b)(i).</p>	<p><b>Subsection (1)</b> – Revised from Section 238(1) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.</p>

Section 1401-2 – Development Reserve Subzone 2 (DR-2)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In addition to the uses listed in Subsection 1401(1), any building or use operated by the City of Ottawa, the Government of Canada, or the Government of Ontario or any agency thereof is permitted.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 238(2) of the current Zoning By-law.</p>

Section 1401-3 – Development Reserve Subzone 3 (DR-3)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) A dwelling unit is permitted in Development Reserve Subzone 3 on a lot existing as of [the date of passing of this By-law], provided:</p> <p><u>(a) it must be located on a lot abutting a public street existing as of June 25, 2008;</u></p> <p><u>(ba)</u> when located on full municipal services:</p> <p>(i) a maximum of three dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(a)(i);</p> <p><u>(cb)</u> for all other servicing types:</p> <p>(i) a maximum of two dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(b)(i).</p>	<p><b>Subsection (1)</b> – Carried forward from Section 238(3) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.</p>

## Zone Provisions

(2) The provisions in Table 1401-3 apply in the DR-3 subzone:

<b>Zoning Mechanism</b>	<b>Provisions</b>
(a) Minimum lot area (m <sup>2</sup> )	4000
(b) Minimum lot width (m)	20
(c) Minimum front yard setback (m)	7.5
(d) Minimum interior side yard setback (m)	3
(e) Minimum exterior side yard setback (m)	7.5
(f) Minimum rear yard setback (m)	7.5
(g) Maximum building height (m)	11

**Subsection (2)** – Carried forward from Section 238(3), Table 238A of the current Zoning By-law.

# Section 1402 – Environmental Protection (EP) Zone

Provisions	Notes																																						
<p><b>Purpose</b></p> <p>The purpose of the Environmental Protection Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Recognize lands which are designated in the Official Plan as Significant Wetlands, Natural Environment Areas and Urban Natural Features that contain important environmental resources which must be protected for ecological, educational and recreational reasons.</i></li> <li>• <i>Permit only those uses which are compatible with and assist in the protection of the environmental attributes of these lands, or are in keeping with applicable Official Plan policies.</i></li> <li>• <i>Regulate development to minimize the impact of any buildings or structures within these environmental areas.</i></li> </ul>	<p>These sections have been carried forward from Sections 183 and 184 of the current Zoning By-law 2008-250.</p>																																						
<p><b>Permitted Uses</b></p> <p>(1) In the Environmental Protection Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• environmental preserve and education area</li> <li>• forestry operation</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 183(1) of the current Zoning By-law.</p>																																						
<p><b>Zone Provisions</b></p> <p>(2) The provisions in Table 1402 apply in the EP zone:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e1f5fe;"> <th colspan="3">Table 1402 – Environmental Protection Zone Provisions</th> </tr> <tr style="background-color: #e1f5fe;"> <th style="width: 30%;">Zoning Mechanism</th> <th style="width: 30%;">Provisions</th> <th style="width: 40%;"></th> </tr> </thead> <tbody> <tr> <td>(a) Minimum lot area (m<sup>2</sup>)</td> <td></td> <td>No minimum</td> </tr> <tr> <td>(b) Minimum lot width (m)</td> <td></td> <td>No minimum</td> </tr> <tr> <td rowspan="2">(c) Minimum front yard setback (m)</td> <td>(i) For a dwelling unit and/or agricultural use buildings and structures</td> <td>10</td> </tr> <tr> <td>(ii) Other uses</td> <td>No minimum</td> </tr> <tr> <td rowspan="2">(d) Minimum interior side yard setback (m)</td> <td>(i) For a dwelling unit and/or agricultural use buildings and structures</td> <td>5</td> </tr> <tr> <td>(ii) Other uses</td> <td>No minimum</td> </tr> <tr> <td rowspan="2">(e) Minimum exterior side yard setback (m)</td> <td>(i) For a dwelling unit and/or agricultural use buildings and structures</td> <td>10</td> </tr> <tr> <td>(ii) Other uses</td> <td>No minimum</td> </tr> <tr> <td rowspan="2">(f) Minimum rear yard setback (m)</td> <td>(i) For a dwelling unit and/or agricultural use buildings and structures</td> <td>10</td> </tr> <tr> <td>(ii) Other uses</td> <td>No minimum</td> </tr> <tr> <td>(g) Maximum building height (m)</td> <td></td> <td>11</td> </tr> <tr> <td>(h) Maximum lot coverage (%)</td> <td></td> <td>15</td> </tr> </tbody> </table>	Table 1402 – Environmental Protection Zone Provisions			Zoning Mechanism	Provisions		(a) Minimum lot area (m <sup>2</sup> )		No minimum	(b) Minimum lot width (m)		No minimum	(c) Minimum front yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	10	(ii) Other uses	No minimum	(d) Minimum interior side yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	5	(ii) Other uses	No minimum	(e) Minimum exterior side yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	10	(ii) Other uses	No minimum	(f) Minimum rear yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	10	(ii) Other uses	No minimum	(g) Maximum building height (m)		11	(h) Maximum lot coverage (%)		15	<p><b>Subsection (2)</b> – Revised from Section 183(2), Table 183 of the current Zoning By-law. The revision to this table was adding the provision from Section 184(2)(b) of the current Zoning By-law to centralize this information.</p>
Table 1402 – Environmental Protection Zone Provisions																																							
Zoning Mechanism	Provisions																																						
(a) Minimum lot area (m <sup>2</sup> )		No minimum																																					
(b) Minimum lot width (m)		No minimum																																					
(c) Minimum front yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	10																																					
	(ii) Other uses	No minimum																																					
(d) Minimum interior side yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	5																																					
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(f) Minimum rear yard setback (m)	(i) For a dwelling unit and/or agricultural use buildings and structures	10																																					
	(ii) Other uses	No minimum																																					
(g) Maximum building height (m)		11																																					
(h) Maximum lot coverage (%)		15																																					

# Sections 1402-1 to 1402-3 – Environmental Protection (EP) Subzones

Section 1402-1 – Environmental Protection Subzone 1 (EP-1)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the Environmental Protection Subzone 1, a utility installation is also permitted.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 184(1) of the current Zoning By-law.</p>
Section 1402-2 – Environmental Protection Subzone 2 (EP-2)	
Provisions	Notes
<p><b>Permitted Uses</b></p> <p>(1) In the Environmental Protection Subzone 2, an agricultural use is also permitted.</p>	<p><b>Subsection (1)</b> – Carried forward from Section 184(2)(a) of the current Zoning By-law</p>
<p><b>Conditional Uses</b></p> <p>(2) On a lot existing as of [the date of the passage of the By-law], a dwelling unit is also permitted in Environmental Protection Subzone 2, provided:</p> <p>(a) when located on full municipal services:</p> <p>(i) a maximum of three dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(a)(i);</p> <p>(b) for all other servicing types:</p> <p>(i) a maximum of two dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(b)(i).</p>	<p><b>Subsection (2)</b> – Revised from Section 184(2)(a) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.</p>
Section 1402-3 – Environmental Protection Subzone 3 (EP-3)	
Provisions	Notes
<p><b>Conditional Uses</b></p> <p>(1) On a lot existing as of [the date of the passage of the By-law], a dwelling unit is also permitted in Environmental Protection Subzone 3, provided:</p> <p>(a) an accessory building or structure may be located no further than 60 metres from a building containing a dwelling unit;</p> <p>(b) when located on full municipal services:</p> <p>(i) a maximum of three dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(b)(i);</p> <p>(c) for all other servicing types:</p> <p>(i) a maximum of two dwelling units are permitted; and</p> <p>(ii) a dwelling unit located in a coach house counts towards the total in subsection (2)(c)(i).</p>	<p><b>Subsection (1)</b> – Carried forward from Section 184(3) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.</p>

# Section 1403 – Greenbelt Facility (GBF) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Greenbelt Facility Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Protect the natural features of the National Capital Commission Greenbelt by limiting development to strategic areas as identified in the Official Plan; and</i></li> <li>• <i>Permit institutional, cultural, creative, recreation, tourism, office and research uses as outlined in the Official Plan.</i></li> </ul>	<p>The Greenbelt Facility Zone is a new section for lands designated Greenbelt Facility on <a href="#">Schedule B4</a> of the Official Plan. The provisions are revised from the current Rural Commercial Subzone 10 (RC10) in the current Zoning By-law 2008-250.</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Greenbelt Facility Zone, the following uses are permitted:</p> <ul style="list-style-type: none"> <li>• agriculture use</li> <li>• agriculture-related use</li> <li>• broadcasting and production studio</li> <li>• environmental preserve and education area</li> <li>• forestry operation</li> <li>• instructional facility</li> <li>• market</li> <li>• office</li> <li>• <a href="#">recreation and athletic facility</a></li> <li>• research and development centre</li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 218(9) of the current Zoning By-law; all the current permitted uses have been included. Some of these uses, being generally permitted, need not be listed here.</p> <p>Broadcasting and production studio, instructional facility, <del>and office</del> <a href="#">and recreation and athletic facility</a> are newly permitted uses to address <a href="#">Policy 8.4(3)(a)</a> of the Official Plan.</p>
<p><b>Conditional Uses</b></p> <p>(2) The following uses are also permitted in the Greenbelt Facility Zone:</p> <ul style="list-style-type: none"> <li>• day care</li> <li>• personal service business</li> <li>• restaurant</li> <li>• retail store</li> </ul> <p>Subject to:</p> <p>(a) must be located on the same lot as one or more of the following uses: instructional facility, office, and research and development centre;</p> <p>(b) except day care, each use is limited to a maximum gross floor area of 300 square metres; and</p> <p>(c) the uses must not exceed a cumulative gross floor area of 3,000 square metres.</p>	<p><b>Subsection (2)</b> – Personal service business, restaurant, and retail store are new conditional uses to provide more service options in the Greenbelt.</p> <p><b>Subsection (2)(a)</b> – The location requirement in this provision is proposed to ensure the conditional use supports the employment use(s).</p> <p><b>Subsections (2)(b) and (2)(c)</b> – These provisions are based on provisions from industrial zones in Sections 199, 201, 203, 205 of the current Zoning By-law, which permit similar uses conditional on the same gross floor area maximums.</p>

## Zone Provisions

(3) In the Greenbelt Facility Zone:

- (a) a required front yard and exterior side yard must be landscaped, excluding driveways crossing the front yard or exterior side yard leading to a parking area; and
- (b) accessory outdoor storage is only permitted in an interior side yard or rear yard and must be screened or concealed from view to a minimum height of 1.8 metres from abutting streets and from lands zoned RR – Rural Residential or RU – Rural Countryside.

(4) The provisions in Table 1403 apply in the GBF zone:

Table 1403 – Greenbelt Facility Zone Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (ha)	1
(b) Minimum lot width (m)	75
(c) Minimum front yard setback (m)	10
(d) Minimum interior side yard setback (m)	10
(e) Minimum exterior side yard setback (m)	10
(f) Minimum rear yard setback (m)	10
(g) Maximum building height (m)	20
(h) Maximum lot coverage (%)	25

**Subsection (3)(a)** – Carried forward from Section 218(9)(c), Table 218B(i) of the current Zoning By-law.

**Subsection (3)(b)** – Revised from Section 218(9)(c), Table 218B(j) of the current Zoning By-law with the minor change to specify lands zoned RR – Rural Residential or RU – Rural Countryside instead of “non-commercial or non-industrial zones”.

**Subsection (4)** – Carried forward from Section 218(9)(c), Table 218B of the current Zoning By-law. Exceptions will be applied where needed to accommodate lot widths and lot areas that are currently lower than those in the table.

# Section 1404 – Greenbelt Rural (GBR) Zone

Provisions	Notes
<p><b>Purpose</b></p> <p>The purpose of the Greenbelt Rural Zone is to:</p> <ul style="list-style-type: none"> <li>• <i>Protect the natural features of the National Capital Commission Greenbelt by limiting development to strategic areas as identified in the Official Plan.</i></li> <li>• <i>Permit residential, forestry, recreation, agriculture, tourism and small-scale commercial uses as outlined in the Official Plan.</i></li> </ul>	<p>The Greenbelt Rural Zone is a new section for lands designated Greenbelt Rural on <a href="#">Schedule B4</a> of the Official Plan. The provisions are carried forward from the current Rural Countryside Zone (RU).</p>
<p><b>Permitted Uses</b></p> <p>(1) In the Greenbelt Rural Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• group home</li> <li>• retirement home</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• agriculture use</li> <li>• agriculture-related use</li> <li>• animal care establishment</li> <li>• artist studio</li> <li>• cannabis production facility, outdoors</li> <li>• cemetery</li> <li>• environmental preserve and education area</li> <li>• equestrian establishment</li> <li>• forestry operation</li> <li>• kennel</li> <li>• <del>short-term rental</del></li> </ul>	<p><b>Subsection (1)</b> – Carried forward from Section 227(1) of the current Zoning By-law 2008-250, except home-based business and additional dwelling unit were removed because they are generally permitted.</p> <p><b><u>Subsection (1)(b) – Short-term rental has been removed as a permitted use as it is permitted in any location where a dwelling unit is permitted.</u></b></p>
<p><b>Conditional Uses</b></p> <p>(2) A dwelling unit is also permitted in the Greenbelt Rural Zone, subject to:</p> <p>(a) a maximum of two dwelling units are permitted; and</p> <p>(b) a dwelling unit located in a coach house counts towards the total in subsection (2)(a).</p>	<p><b>Subsection (2)</b> – Carried forward from Section 227(1) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.</p>

## Zone Provisions

- (3) Despite subsection (5), agricultural uses limited to a stable and the keeping of horses and the keeping of a maximum of 10 hens are also permitted as accessory when a dwelling unit is on a lot with an area of 0.8 hectares or greater.
- (4) Despite subsection (5), there is no minimum lot width and minimum lot area provisions for an agricultural use that excludes livestock-related food production.
- (5) The zone provisions in Table 1404 apply in the GBR zone:

Table 1404 – Greenbelt Rural Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (ha)	(i) Agriculture use and equestrian establishment	2
	(ii) All other uses	0.8
(b) Minimum lot width (m)	(i) Agriculture use and equestrian establishment	60
	(ii) All other uses	50
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)		5
(e) Minimum exterior side yard setback (m)		10
(f) Minimum rear yard setback (m)		10
(g) Maximum building height (m)		12
(h) Maximum lot coverage (%)		20

**Subsection (3)** – Carried forward from Section 227(4) of the current Zoning By-law.

**Subsection (4)** – Carried forward from Section 227(7) of the current Zoning By-law.

**Subsection (5)** – Carried forward from Section 227(2), Table 227 of the current Zoning By-law.

# Sections 1404-1 – Greenbelt Rural Subzones

Section 1404-1 – Greenbelt Rural Subzone 1 (GBR-1)																																					
Provisions		Notes																																			
<p><b>Permitted Uses</b></p> <p>(1) Despite Subsection 1404(1) in the Greenbelt Rural Subzone 1, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none"> <li>• group home</li> <li>• residential care facility</li> <li>• retirement home</li> <li>• rooming house</li> <li>• shelter</li> </ul> <p>(b) Non-residential uses:</p> <ul style="list-style-type: none"> <li>• agricultural use</li> <li>• agricultural-related use</li> <li>• community centre</li> <li>• emergency service</li> <li>• environmental preserve and education area</li> <li>• forestry operation</li> <li>• <u>government service centre</u></li> <li>• library</li> <li>• market</li> <li>• <del>municipal service centre</del></li> <li>• museum</li> <li>• place of assembly</li> <li>• place of worship</li> <li>• research and development centre</li> <li>• school</li> </ul>		<p><b>New Subzone</b> The Greenbelt Rural Subzone-1 is a new subzone for lands designated Greenbelt Rural on <a href="#">Schedule B4</a> of the Official Plan that are currently zoned Rural Commercial (RC) or Rural Institutional (RI).</p> <p><b>Subsection (1)</b> – Carried forward uses from Section 217(1) and Section 223(1) of the current Zoning By-law to maintain permissions for current uses.</p> <p><b>Subsection (1)(b)</b> – Agricultural use, agricultural-related use, forestry operation, and on-farm diversified use are included to address <a href="#">Policy 8.4(2)</a> of the Official Plan.</p> <p><u>Municipal service centre has been deleted and replaced with government service centre.</u></p>																																			
<p><b>Conditional Uses</b></p> <p>(2) A maximum of one dwelling unit is also permitted in the Greenbelt Rural Subzone 1, provided it is located on the same lot as one or more of the uses listed in subsection (1).</p>		<p><b>Subsection (2)</b> – Revised to combine provisions from Section 217(1)(d) and Section 223(1)(b) of the current Zoning By-law.</p>																																			
<p><b>Zone Provisions</b></p> <p>(3) The provisions in Table 1404-1 apply in the GBR-1 subzone:</p> <table border="1"> <thead> <tr> <th colspan="3">Table 1404-1 – Greenbelt Rural Subzone 1 Provisions</th> </tr> <tr> <th colspan="2">Zoning Mechanism</th> <th>Provisions</th> </tr> </thead> <tbody> <tr> <td colspan="2">(a) Minimum lot area (m<sup>2</sup>)</td> <td>2000</td> </tr> <tr> <td colspan="2">(b) Minimum lot width (m)</td> <td>30</td> </tr> <tr> <td colspan="2">(c) Minimum front yard setback (m)</td> <td>6</td> </tr> <tr> <td colspan="2">(d) Minimum interior side yard setback (m)</td> <td>6</td> </tr> <tr> <td colspan="2">(e) Minimum exterior side yard setback (m)</td> <td>6</td> </tr> <tr> <td rowspan="2">(f) Minimum rear yard setback (m)</td> <td>(i) Abutting a residential use building or lands zoned RR – Rural Residential or RU – Rural Countryside</td> <td>10</td> </tr> <tr> <td>(ii) All other cases</td> <td>7.5</td> </tr> <tr> <td colspan="2">(g) Maximum building height (m)</td> <td>10</td> </tr> <tr> <td colspan="2">(h) Maximum lot coverage (%)</td> <td>50</td> </tr> <tr> <td colspan="2">(i) Minimum landscaped area (%)</td> <td>20</td> </tr> </tbody> </table>		Table 1404-1 – Greenbelt Rural Subzone 1 Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m <sup>2</sup> )		2000	(b) Minimum lot width (m)		30	(c) Minimum front yard setback (m)		6	(d) Minimum interior side yard setback (m)		6	(e) Minimum exterior side yard setback (m)		6	(f) Minimum rear yard setback (m)	(i) Abutting a residential use building or lands zoned RR – Rural Residential or RU – Rural Countryside	10	(ii) All other cases	7.5	(g) Maximum building height (m)		10	(h) Maximum lot coverage (%)		50	(i) Minimum landscaped area (%)		20	<p><b>Subsection (3)</b> – Carried forward from Section 223(2), Table 223 of the current Zoning By-law.</p>
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