

Subject: Zoning Omnibus Amendments – Q4 2025

File Number: ACS2024-PDB-PS-0068

Report to Planning and Housing Committee on 5 November 2025

Report to Agriculture and Rural Affairs Committee on 6 November 2025

and Council 12 November 2025

**Submitted on October 27, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services Department**

Contact Person: Mitchell LeSage, Planner III (T), Policy Planning

613-580-2424 ext. 13902, Mitchell.LeSage@ottawa.ca

Ward: City Wide

Objet : Modifications de zonage d'ordre général – T4 2025

Dossier : ACS2024-PDB-PS-0068

Rapport au Comité de la planification et du logement le 5 novembre 2025

Rapport au Comité de l'agriculture et des affaires rurales le 6 novembre 2025

et au Conseil le 12 novembre 2025

**Soumis le 27 octobre 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l'aménagement et du bâtiment**

Personne ressource : Mitchell LeSage, Urbaniste III, Politiques de la planification

613-323-6045 poste 13092, Mitchell.LeSage@Ottawa.ca

Quartier : À l'échelle de la ville

REPORT RECOMMENDATIONS

1. That Planning and Housing Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1, and detailed in Document 2.
2. That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1 and detailed in Document 2.
3. That Planning and Housing and Agriculture and Rural Affairs Committees approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting November 12, 2025" subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil d'approuver les modifications du *Règlement de zonage* (n° 2008-250) indiquées dans le document 1 et exposées en détail dans le document 2.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications du *Règlement de zonage* (n° 2008-250) indiquées dans le document 1 et exposées en détail dans le document 2.
3. Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales donnent leur approbation pour que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux "exigences d'explication" aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 12 novembre, 2025 »,

à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.

EXECUTIVE SUMMARY

This report recommends amendments be made to the City of Ottawa Zoning By-law to fix errors and improve clarity of certain provisions.

Staff Recommendation

Planning staff recommend approval of the omnibus amendments to the City of Ottawa Zoning By-law 2008-250.

The amendments modify certain provisions and correct minor errors in the City of Ottawa Zoning By-law to align the by-law's intent and effect. These amendments have been combined in an Omnibus Zoning By-law report as a means of efficiently modifying the by-law.

Public Consultation

Public consultation was undertaken in accordance with the *Planning Act* and the Official Plan.

RÉSUMÉ

Le présent rapport recommande des modifications du Règlement de zonage de la Ville d'Ottawa en vue de corriger des erreurs et de clarifier certaines dispositions.

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver les modifications générales du Règlement de zonage (n° 2008-250) de la Ville d'Ottawa.

Ces modifications visent à changer certaines dispositions et à corriger des erreurs mineures dans le *Règlement de zonage* de la Ville afin d'en clarifier le sens et l'objet. Ces modifications ont été réunies sous forme de rapport intitulé Modifications générales apportées au Règlement de zonage afin de modifier efficacement le Règlement.

Consultation publique

La consultation publique s'est déroulée conformément à la *Loi sur l'aménagement du territoire* et au Plan officiel.

BACKGROUND

This report addresses a variety of topics that will result in multiple amendments to the City of Ottawa Zoning By-law. These amendments include changes to general provisions and site-specific exceptions. The report will modify the intent of certain provisions and correct minor errors.

DISCUSSION

Items for review by both Planning and Housing Committee and Agricultural and Rural Affairs Committee are summarized in the table below. Zoning and location maps are included for reference in Document 1. Zoning details are included for reference in Document 2.

Amendments for review by Planning and Housing Committee and Agricultural and Rural Affairs Committee	
I Item	II Summary of Amendment
Development Reserve amendment to recognizing existing dwellings	There are a number of lots that are zoned DR-Development Reserve Zone where detached dwellings exist. An amendment is needed to recognize the existing dwellings. These dwellings are currently legal non-conforming uses and would require Committee of Adjustment permission for any sort of addition.
Development Reserve amendment to add accessory agriculture provisions.	An amendment is needed to allow accessory chickens on DR-Development Reserve lots that are of adequate size. This is consistent with the permissions for similarly sized lots in RR-Rural Residential Zones.
Utility Installation inclusion of private powerlines and relay stations.	An amendment is needed to clarify that private powerlines and relay stations, such as those that connect to non-public utility battery energy storage systems (BESS), are recognized as part of a Utility Installation. Public utility BESS are also recognized as a Utility Installation.

Items for review by Planning and Housing Committee are summarized in the table below. Zoning and location maps are included for reference in Document 1. Zoning details are included for reference in Document 2.

Amendments for review by Planning and Housing Committee	
I Item	II Summary of Amendment
214 Somerset Street East Ward 12	Clarification is needed with regard to the location of the garbage and recycling area associated with this lot. The zoning details inadvertently refer to an interior lot line, when they should refer to both the interior side lot line and rear lot line.
1810 St-Laurent Boulevard Ward 18	A parcel of land was rezoned in error. The lands will be zoned back to what they were prior to this error. By-law 2022-365, that implemented the recommendations of Report ACS2022-PIE-PS-0138 1802 and 1804 St-Laurent Boulevard, accidentally included a portion of 1810 St-Laurent Boulevard. The site-specific exception that applies to 1802 and 1804 St-Laurent Boulevard was not meant to apply to 1810 St-Laurent Boulevard.
225 McClellan Road Recognizing an existing Place of Worship Ward 9	An amendment is needed to add an exception to recognize an existing place of worship.
710 Mikinak Road rezone allow for a fieldhouse Ward 13	An amendment is needed to change the zoning of Eugene Martineau Park to an L1- Community Leisure Facility Zone to allow for a fieldhouse for community uses.
Table 164A Subzone E	A correction is needed for the R5E – Residential Fifth Density subzone to clarify where endnote five (5) applies. Endnote five (5) intends to establish the rear yard and interior side yard setbacks to both low-rise apartment

	dwelling and stacked dwelling but is not currently listed as an endnote for stacked dwellings.
Urban Exception 2406 Ward 18	Clarification is needed for a holding symbol. The provisions relating to the hold in exception 2406 was to apply to the overall redevelopment of the site, not to capture a change of use within an existing building. An amendment is needed to clarify that the hold does not apply to changes of permitted uses within an existing building.

Items for review by Agriculture and Rural Affairs Committee are summarized in the table below. Zoning and location maps are included in Document 1. Zoning details are included for reference in Document 2.

Amendments for review by Agriculture and Rural Affairs Committee	
I Item	II Summary of Amendment
3270 Moodie Drive Ward 21	The zone code applies a hold suffix to this property, however the provisions relating to the hold are missing. The amendment adds the applicable hold provisions to the existing exceptions.

Official Plan

The City of Ottawa Zoning By-law provides a means of implementing the land use policies in the Official Plan. The proposed City of Ottawa Zoning By-law amendments conform to the Official Plan, ensuring consistency between zoning provisions and land use policies in the Official Plan, and correct errors and omissions to ensure the effective implementation of the Official Plan through the City of Ottawa Zoning By-law.

Planning rationale

These amendments ensure effective and consistent application of the Zoning By-law.

Provincial Planning Statement

The proposed amendments are consistent with the Provincial Planning Statement 2024, promoting efficient development and land use patterns while undertaking a coordinated, integrated and comprehensive approach for planning matters within the municipality.

RURAL IMPLICATIONS

Rural implications are explained in Document 2.

COMMENTS BY THE WARD COUNCILLOR(S)

Not applicable – citywide report.

LEGAL IMPLICATIONS

There are no legal implications associated with implementing the report recommendations.

RISK MANAGEMENT IMPLICATIONS

There are no risk management implications with the recommendations of this report.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no accessibility impacts with the recommendations of this report.

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-25-0068) was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

SUPPORTING DOCUMENTATION

Document 1 Zoning Key Maps:

Document 1A - 710 Mikinak Road

Document 1B - 1810 St-Laurent Boulevard

Document 1C - 255 McClellan Road.

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

CONCLUSION

Staff recommend the approval of this report to ensure the intent of the Zoning By-law is met and to remedy errors as efficiently as possible.

DISPOSITION

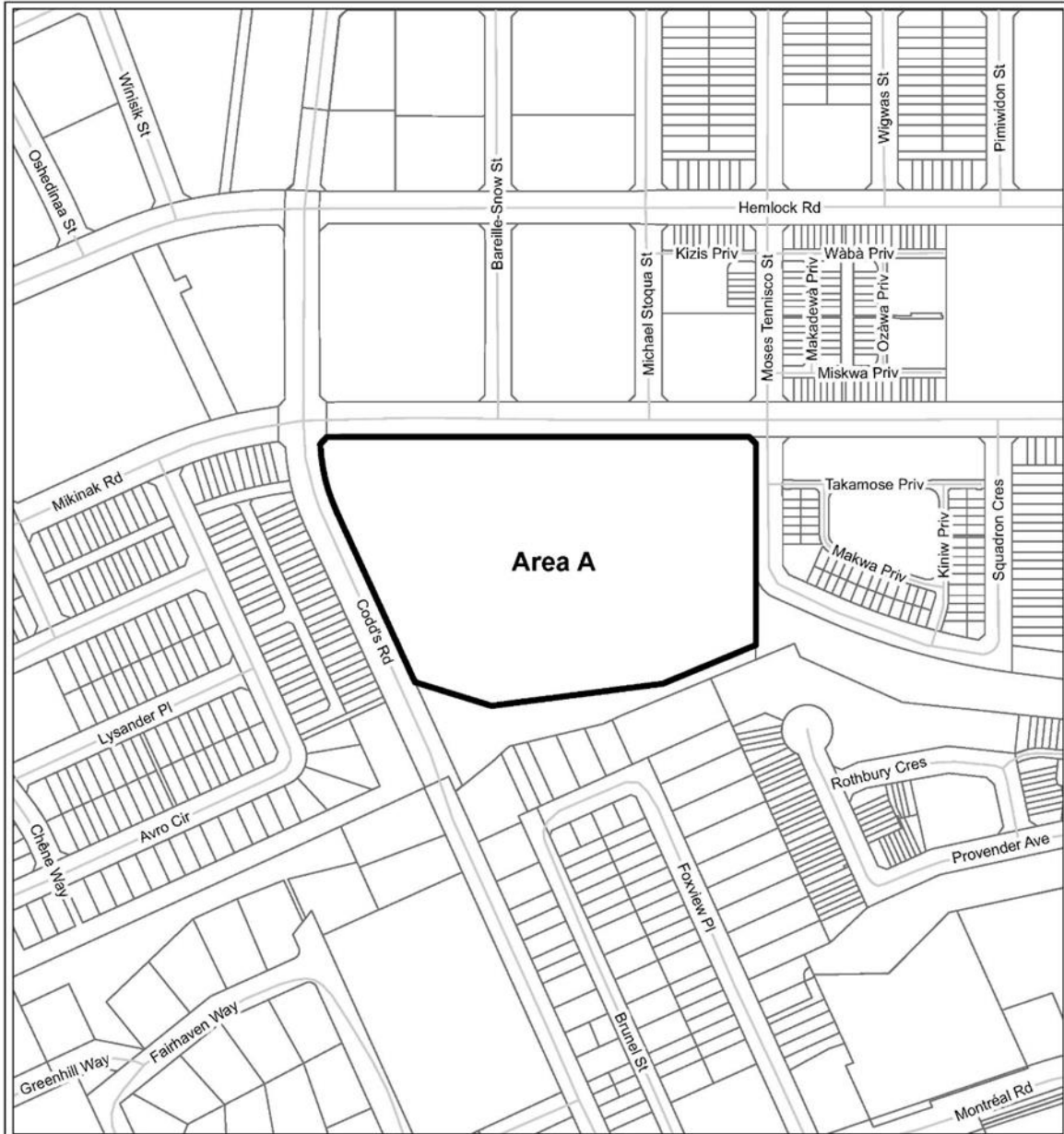
Office of the City Clerk, Council and Committee Services to Krista O'Brien, Program Manager, Tax Billing & Control, Finance Services Department (Mail Code: 26-76) of City Council's decision.



Zoning and Interpretations Section, Policy and Community Planning Branch, Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Innovative Client Services Department to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.



Document 1 - Zoning Key Maps
 Document 1A – 710 Mikinak Road



		This is Attachment 1 to By-law Number _____, passed _____, 2025	
Lands Affected by By-law		Area A to be rezoned from O1 to L1	
D02-02-25-0068	25-1269-X		
I:\CO\2025\Lands\Mikinak_710			
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LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250			




Document 1B – 1810 St-Laurent Boulevard



		<p>This is Attachment 1 to By-law Number _____, passed _____, 2025</p> <p>Lands Affected by By-law</p> <p>Area A to be rezoned from AM10[2838] S469 to AM10</p> 
D02-02-2x-0000	25-1225-X	
I:\CO\2025\Lands\St_Laurent_1810		
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LANDS AFFECTED PART OF THE ZONING MAP OF BY-LAW NO. 2008-250		

Document 1C – 255 McClellan Road



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0068	25-0xxx-X	225 chemin McClellan Road	
I:\CO\2025\ZKP\McClellan_225		 Area A to be rezoned from L1 to L1[XXXX] Le zonage du secteur A sera modifié de L1 à L1[XXXX]	
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REVISION / RÉVISION - 2025 / 10 / 02			

Document 2 – Details of Recommended Zoning

Amendments are proposed with the general intention of the following:

Zoning details for review by Planning and Housing Committee and Agricultural and Rural Affairs Committee	
I Item	II Zoning details
Development Reserve amendment to recognizing existing dwellings	Amend Subsection 237(1) as follows: By adding the text, “or as it existed on the date of passing of this by-law” following the text, “one detached dwelling accessory to a permitted use”
Development Reserve amendment to add accessory agriculture provisions.	Amend Section 237 by adding a new subsection as follows: (x) Despite subsection 237(1), an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or larger in area.
Utility Installation inclusion of private powerlines and relay stations.	Amend Section 54 by replacing the definition of Utility Installation with the following: 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 battery energy storage systems provided by a public utility. Utility Installations may also include a storm water management facility, transmission lines and switching stations serving energy generation or storage systems provided by an entity which is not a public utility but excludes antenna systems and renewable energy generation facility.

Amendments are proposed with the general intention of the following:

Zoning details for review by Planning and Housing Committee	
I Item	II Zoning details
214 Somerset Street East Ward 12	Amend Column V of Urban Exception 3010 by replacing, “A garbage and recycling accessory structure is permitted to be located 0.0 metres from the principal building and be set back 0.0 metres from the westerly interior side lot line.” with the text, “A garbage and recycling accessory structure is permitted to be located 0.0 metres from the principal building and be set back 0.0 metres from the interior side and rear lot line.”
1810 St-Laurent Boulevard Ward 18	Rezone as shown in Document 1B.
225 McClellan Road Recognizing an existing Place of Worship Ward 9	Rezone as shown in Document 1C. Add an exception [XXXX] to the property and add “place of worship” to column III, Additional Land Uses Permitted.
710 Mikinak Road rezone allow for a fieldhouse Ward 13	Rezone as shown in Document 1A.
Table 164A Subzone E	Amend Columns X and XI of Subzone E, as it applies to Stacked Dwellings, by replacing the superscript “3” with a superscript “5”. Amend Column XII of Subzone E, as it applies to Stacked Dwellings by replacing the text, “3” with “5”.
Urban Exception 2406 Ward 18	Amend Column V of Urban Exception 2406 by adding the following text: “The holding symbol does not apply to a change of permitted uses within existing buildings”

Amendments are proposed with the general intention of the following:

Zoning details for review by Agriculture and Rural Affairs Committee	
I Item	II Zoning details
3270 Moodie Drive Ward 21	<p>Amend Column V of Rural Exception 485r by adding the following provisions:</p> <ul style="list-style-type: none"> • The holding symbol applies only to the permitted use mineral extraction operation • The holding symbol may only be removed by amendment to this by-law upon compliance with the following: <ol style="list-style-type: none"> 1. A completed application has been made to the Province for a license to extract mineral aggregates; 2. The City has approved an Environmental Impact Statement submitted when the proposed mineral extraction operation is adjacent to lands zoned EP3 - Environmental Protection or lands designated Rural Natural Feature in the Official Plan.

Document 3 – Consultation Details

Notification and Consultation Process

Notification and public consultation were undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments.