Document 1A

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Section 101 – Title

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

Section 102 – Compliance with the 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.	**Subsection (1)** – Carried forward from Section 2 of the current Zoning By-law 2008-250.

Section 103 – Continuation Provisions

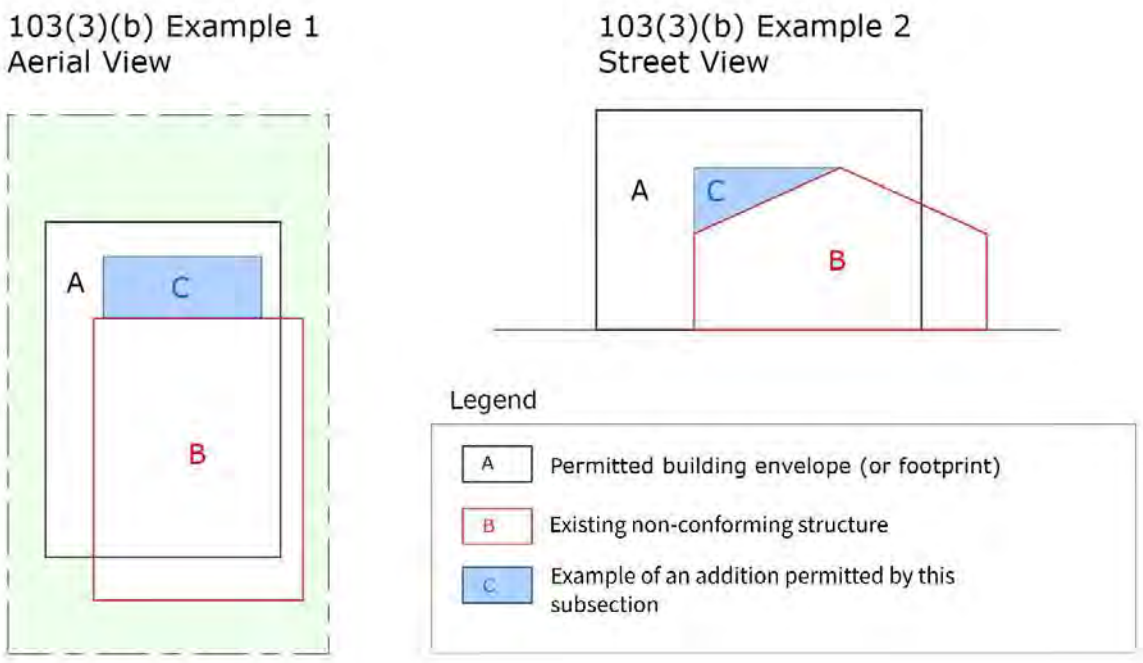
Provisions	Notes
The following applies to land or buildings that are legally non-conforming with this By-law: (1) A person may build an addition to an existing principal building, a new accessory building, or an addition to an accessory building on land that is legally non-conforming with respect to lot width or lot area if the addition or new accessory building conforms to all other provisions of this By-law. (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. (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: (a) where compliance of certain provisions has been met with the existing building, compliance must be maintained; (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; *Figure 103-1*  *Figure 103-1 illustrates two examples of additions (area C) to buildings that are legally non-conforming (area B). A new addition must conform with the provisions of this By-law (area A), even if the existing building does not.* (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;	**Subsections (1) to (3)** – Carried forward from Section 3 of the current Zoning By-law 2008-250.

Figure 103-2

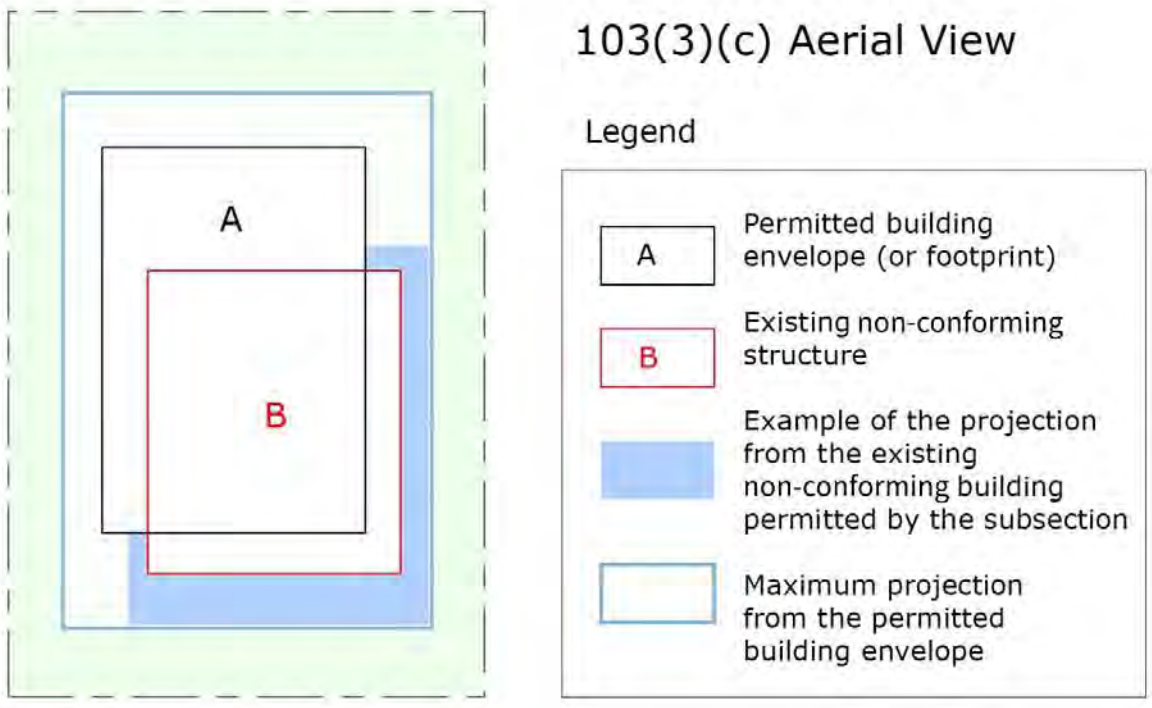


Figure 103-2 illustrates the area where a new projection on an existing legally non-conforming building is permitted to be located. The blue area represents the permitted size and location of a new projection, which must conform with the relevant provisions in Section 204 – Projections into Yards.

(d) where clause (3)(b) or (c) do not apply, any addition or a permitted projection that proposes to expand the existing non-conforming building envelope must move towards conformance with the zoning regulations such that the extent of the proposed addition falls at least halfway between the required provision and existing non-conforming situation; and

Figure 103-3

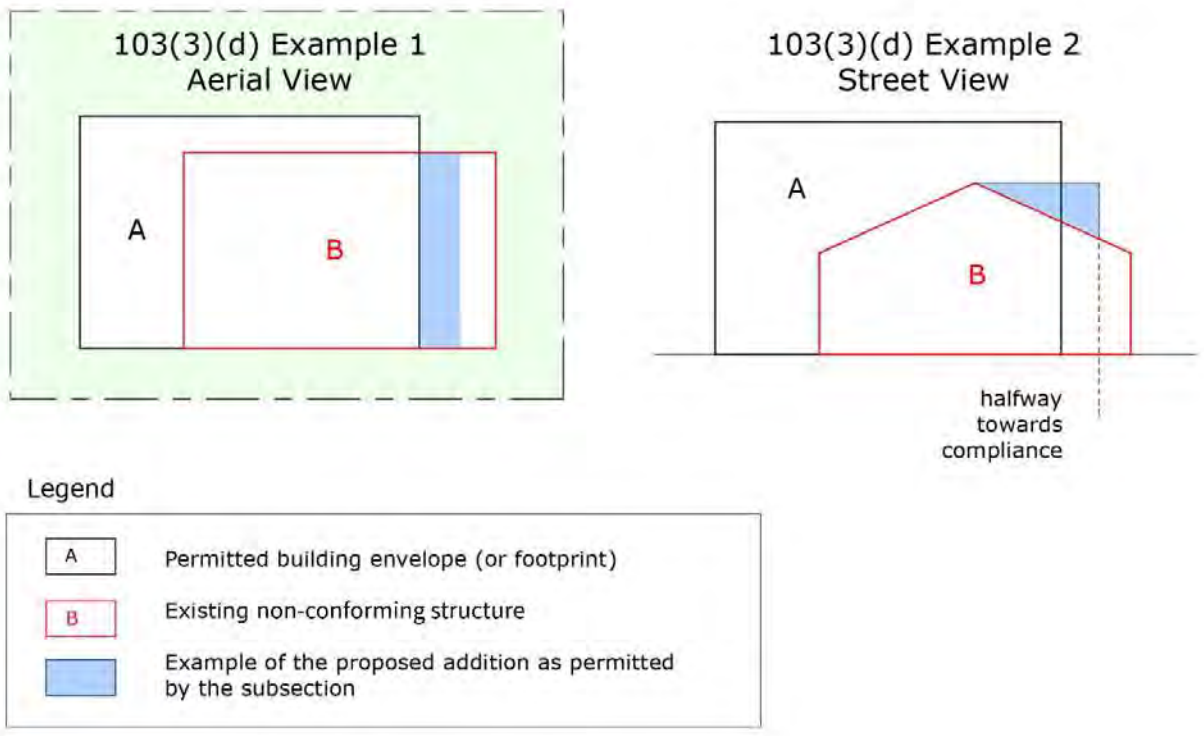


Figure 103-3 illustrates examples of a new addition or permitted projection moving towards conformance with this By-law.

(e) any non-conformity with required visitor parking is not increased.

(4) 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 Zone, RR – Rural Residential Zone, V1, V2, V3, V4 and V5 - Village Residential 1 to 5 Zones, VM – Village Mixed-Use Zone, RIL – Rural Industrial and Logistics Zone, IL – Industrial and Logistics Zone, IH – Heavy Industrial Zone or IM – Mixed Industrial Zone and which is legally non-complying with respect to lot width or lot area provided:

(a) the proposed use is a use 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.

Subsection (4) – 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.

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. Draft 3 – added in permissions for industrial zones as these zones contain lots that do not meet current standards, but could still be redeveloped. In Draft 3, diagrams were added to illustrate examples of the permissions afforded by subsection 103(3).

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

Provisions	Notes
(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. (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.	**Subsections (1) and (2)** – Carried forward from Section 4 of the current Zoning By-law 2008-250.

Section 105 – Penalties

Provisions	Notes
(1) The following penalties apply: (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: (i) on a first conviction, to a fine of not more than $25,000.00; and (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. (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: (i) on a first conviction, a fine of not more than $50,000.00; and (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). (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.	**Subsections (1) and (2)** – Carried forward from Section 5 of the current Zoning By-law 2008-250.

Section 106 – Technical Revisions to the Zoning By-law

Provisions	Notes
(1) Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases: (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; (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; (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; and (d) changes to the titles of referred to Acts, Codes, By-laws and other legislation, as amended, and their successors.	**Subsection (1)** – 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.

Section 107 – Commencement

Provisions	Notes
(1) Where one or more appeals are filed under subsection 34(19) of the *Planning Act*, 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. (2) By-law 2008-250, as amended, except for Part 19, is repealed upon the coming into force of this By-law.	**Subsections (1) and (2)** – Revised from Section 7 of the current Zoning By-law 2008-250 with the following modifications: • 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. • 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. • 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 *Planning Act*.

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.	**Subsection (1)** – Carried forward from Section 8 of the current Zoning By-law 2008-250.

Section 109 – Transition for Complete Applications

Provisions	Notes
Complete applications for a building permit (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 prior to [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 Zoning By-law 2008-250 as it read immediately prior to [the date of passing of this By-law]. **Complete *Planning Act* applications** (2) Where a complete application was received by the City on or prior to [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 Zoning By-law 2008-250 as it read immediately prior to [the date of passing of this By-law], for one or more of the following applications where they are consistent with the intent of the complete application: (a) any application under Section 45 of the *Planning Act*; (b) Site Plan Control application under Section 41 of the *Planning Act*; (c) Zoning By-law Amendment application under Section 34 of the *Planning Act*; (d) consent pursuant to Section 53 of the *Planning Act*; (e) Draft Plan of Subdivision pursuant to Section 51 of the *Planning Act* or a description under the *Condominium Act*; or (f) Part Lot Control exemption pursuant to Section 50 of the *Planning Act*. (3) For the purpose of subsection (2), complete application: (a) means an application which could have been approved or granted on the date immediately prior to [the date of passing of this By-law], had it been processed or disposed of on that day; and (b) does not include documents submitted for the purpose of consultation with city staff under Section 41(3.1) of the *Planning Act*, or its successor, as amended. **Building permits may be issued** (4) Where the development or use of a lot of one or more buildings qualifies under subsection (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 Zoning By-law 2008-250 as it read immediately prior to [the date of passing of this By-law]. **Expiration of Transition** (5) Nothing in this By-law applies to continue an exemption provided by subsections (1) and (2) beyond the issuance of the final building permit upon which the exemptions are founded. **Repeal** (6) Section 109 is repealed in its entirety five years after [the date of passing of this By-law]. **Interpretation of Exceptions and Schedules** (7) Subsections 110(2) through 110(6) apply to the interpretation of Exceptions and Schedules resulting from the approval of complete applications received prior to [the date of passing of this By-law].	**Subsections (1) to (5)** – New provisions that revise Section 9 of the current Zoning By-law 2008-250 for Building Permits and *Planning Act* applications. **Subsection (6)** – New provision that introduces a five-year transition period for projects meeting the criteria of this section. **Subsection (7)** – was added to clarify that in-process applications are subject to the interpretation provisions in Section 110, Subsection (2) through (5).

Section 110 – Continuation of Approved Applications, Exceptions and Schedules

Provisions	Notes
Approved Applications (1) Nothing in this By-law prevents the issuance of a building permit, or in the case of a prior approval under Section 34, an approval under Section 41, for a use on a lot or a building for which one or more approvals under Section 34, 41, 45, 51 or 53 of the *Planning Act* were issued on or after June 25, 2008 and on or prior to [the date of passing of this By-law], if the development or use complies, or is amended to comply, with the provisions of Zoning By-law 2008-250 as it read immediately prior to [the date of passing of this By-law]. **Interpretation of Exceptions and Schedules from Zoning By-law 2008-250 that are carried forward in Parts 15 and 17 of this By-law (Zoning By-law 2026-50)** (2) Despite subsection (1), where an Exception or Schedule applies and that Exception or Schedule is identified in Part 15 or 17 as being carried forward from Zoning By-law 2008-250, whether or not that Exception or Schedule was introduced under Zoning By-law 2008-250, approval under section 41 of the *Planning Act,* if needed, and the issuance of building permits will only occur if the development or use complies, or is revised to comply, with the provisions of Zoning By-law 2008-250 as it read immediately prior to [the date of passing this By-law], subject to subsections (3), (4) and (5). (3) The following provisions of this By-law apply in addition to the provisions in an Exception or Schedule, or prevail over the uses permitted in an Exception or Schedule: (a) Section 201 – Adequate Services and Stormwater Management; (b) Part 4 – General Setbacks; and (c) Permitted Uses and Conditionally Permitted Uses under Section 1001 – Heavy Industrial Zone, Section 1002 – Industrial and Logistics Zone, and Section 1308 – Rural Industrial and Logistics Zone. (4) Where an Exception or Schedule does not permit a use that is permitted in the underlying zone in this By-law, the uses permitted in the underlying zone in this By-law will prevail over the uses permitted in the Exception or Schedule, except in: (a) an area shown in Area A in Schedule A13; and (b) an AG – Agricultural Zone or Me – Mineral Aggregate Extraction Zone. (5) Where an Exception or Schedule requires Minimum Parking Space Rates, those rates do not apply, except Minimum Visitor Parking Space Rates and Maximum Parking Space Rates continue to apply in Exceptions and Schedules. (6) The most restrictive provisions for maximum building height, in an exception, schedule, or height suffix prevail. **Repeal** (7) Section 110 is repealed in its entirety three years after [the date of passing of this by-law].	Sections 109 and 110 of the draft Zoning By-law provide for *Planning Act* applications that were approved or commenced during the time Zoning By-law 2008-250 was in effect, to continue through to issuance of building permit despite Zoning By-law 2008-250 being repealed when the new Zoning By-law is approved by Council. These provisions allow in-process and approved applications to be carried forward, and also amended if needed, subsequent to passage of the new Zoning By-law. Development may proceed to issuance of a building permit, as if Zoning By-law 2008-250 remains in effect. Under Section 109, in-process *Planning Act* applications that are complete at the time the new Zoning By-law is approved will have five years from the date the new Zoning By-law is approved to obtain a building permit. Under Section 110, approved *Planning Act* applications obtained during the time Zoning By-law 2008-250 was in effect will have three years to obtain a building permit. **Revisions in Draft 3:** **Subsection (1)** has been amended to clarify that an approval under Sections 34, 41, 45, 51 or 53 of the *Planning Act* must have also been issued on or after June 25, 2008, during the life of Zoning By-law 2008-250. New continuation provisions have been added to the final draft of the new Zoning By-law to allow orderly continuation of in-process and approved *Planning Act* applications under Zoning By-law 2008-250 following approval of the new Zoning By-law. Section 109 has been modified to clarify that in-process applications are subject to the interpretation provisions in Section 110(2) through 110(6). The objective of the new subsections is to move towards meeting the intent of the Official Plan and new Zoning By-law regarding requirements for: stormwater management, general setbacks, permitted uses in Industrial Zones that are *areas of employment* for the purposes of the *Planning Act*, broader permissions for land uses when not limited by policies in the Official Plan or secondary plans, and parking provisions. Further details about the new continuation provisions are below. **Subsection (2):** Continuation

provisions have been included concerning interpretation of exceptions and schedules brought forward from Zoning By-law 2008-250. The exceptions and schedules were brought forward unchanged from Zoning By-law 2008-250. As such, the provisions do not align with the terminology and section numbers in the new Zoning By-law. Continuation provisions are needed to ensure exceptions and schedules carried forward from the current Zoning By-law 2008-250 remain operational.

Review of each exception and schedule to align the provisions, terminology and section numbers, with the intent of the Official Plan and the intent of the new Zoning By-law, will occur following approval of the new Zoning By-law in 2026. Aligning the exceptions and schedules with the terminology, provisions and section numbers in the new Zoning By-law is not possible, given all provisions in Parts 1 through 14 of the new Zoning By-law are subject to change until they are finally approved by Council in January 2026.

Subsection (3) establishes that requirements for stormwater management in Section 201, general setbacks in Part 4, and uses permitted in Section 1001 – Heavy Industrial Zone, Section 1002 – Industrial and Logistics Zone, and Section 1308 – Rural Industrial and Logistics Zone will apply or prevail over provisions in exceptions or schedules.

Subsection (4) establishes that the permitted uses in the underlying zone will prevail over restrictions on uses in exceptions, except for exceptions that apply in secondary plan areas and Agricultural Zones.

Subsection (4) was added to “undo” provisions in exceptions that restrict the range of land uses that are permitted when there is no policy basis for limiting the range of uses. Secondary plan areas are excluded from this broader permission for land uses, as exceptions in secondary plan areas may be implementing limitations on land uses resulting from secondary plan policies. Work to review exceptions in secondary plans areas will occur in 2026 as part of the review of all exceptions, to determine if there is a policy basis in a secondary plan area that requires a limited range of permitted uses in an exception.

Clauses (4)(a) and (4)(b): Exceptions that limit land uses in AG-Agricultural and ME-Mineral Extraction Zones were also excluded from the broader permissions for land uses in the continuation provisions as there are policies in the *Provincial Planning Statement, 2024*, and the Official Plan that limit the range of uses permitted in these zones, and those restrictions

must prevail.

Subsection (5): A further provision has been added to “undo” requirements for minimum parking space rates to accord with the intent of the new Zoning By-law. However, the provisions provide for requirements in exceptions concerning Minimum Visitor Parking Spaces and Maximum Parking Space rates to continue to be required.

Subsection (6): This subsection establishes that the most restrictive provisions, in an exception, schedule, or height suffix prevail. Zone codes have been modified to implement secondary plan policies relating to maximum building height through height suffixes. Subsection (6) is needed as an interim step until staff can align exceptions and schedules with the intent of height policies in secondary plans.

Subsection (7): The continuation provisions may be extended longer than three years or repealed earlier than three years after the date of passing of the new Zoning By-law to accommodate the time needed to align exceptions and schedules with the new Zoning By-law, or to allow a complete or in-process application, such as for issuance of a building permit for a dwelling in a plan of subdivision, to proceed to issuance of a building permit.

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.	**Subsection (1)** – Carried forward from Section 10 of the current Zoning By-law 2008-250.

Section 112 – Language

Provisions	Notes
(1) The following rules apply to this By-law: (a) this By-law is written in plain language; and (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.	**Subsection (1)** – Carried forward from subsections 11(1) and (2) of the current Zoning By-law 2008-250. The reference to “definitions” was deleted in subsection (1), as Section 116 includes provisions relating to definitions.

Section 113 – By-law Division

Provisions	Notes
(1) The system of division of the provisions of this By-law is as follows: 1. section [Arabic numeral]; (1) subsection [bracketed Arabic numeral]; (a) clause [bracketed lower-case letter]; (i) sub clause [bracketed lower-case Roman numeral]; and 1. paragraph [Arabic numeral]. (2) Despite subsection (1), a reference to or citation of any of the above divisions as a "section" or “subsection” does not invalidate that reference or citation, if the reference or citation is otherwise correct.	**Subsections (1) and (2)** – Carried forward from Section 12 of the current Zoning By-law 2008-250.

Section 114 – *Legislation Act*

Provisions	Notes
(1) The *Legislation Act* applies to this By-law.	**Subsection (1)** – Carried forward from Section 13 of the current Zoning By-law 2008-250.

Section 115 – Tense

Provisions	Notes
(1) Despite the tense used in a provision: (a) every provision of this By-law is to be applied to the circumstances as they exist at the time in question; and (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.	**Subsection (1)** – Carried forward from Section 14 in the current Zoning By-law 2008-250.

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. (2) Definitions are given in this By-law to aid in the understanding and implementation of the true spirit, intent and meaning of the By-law. They are not to be used to avoid an obligation imposed by the By-law or any requirement enacted in a substantive provision of the By-law.	**Subsection (1)** – Carried forward from Section 16 of the current Zoning By-law 2008-250. Subsection (2) – Carried forward from Section 15 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.	**Subsection (1)** – 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 applicable provisions, the most restrictive provisions must be complied with.	**Subsection (1)** – 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 this By-law.	**Subsection (1)** – 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 this By-law is implemented.	**Subsection (1)** – 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.	**Subsection (1)** – 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.	**Subsection (1)** – 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.	**Subsection (1)** – Carried forward from Section 23 in the current Zoning By-law 2008-250.

Section 124 – Former Typology Interpretation

Provisions	Notes
(1) For the purposes of Parts 15, 17, and Section 145, 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: **Apartment Dwelling, Low-Rise** 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. (*un immeuble d'appartements de faible hauteur*) **Apartment Dwelling, Mid-Rise** 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. (*un immeuble d'appartements de moyenne hauteur*) **Apartment Dwelling, High-Rise** 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. (*un immeuble d'appartements de grande hauteur*) **Bunk House Dwelling** means a seasonal dwelling for the housing of temporary farm workers and includes a kitchen, bathroom and communal sleeping facilities. (*pavillon-dortoir*) **Coach House** 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. (*annexe résidentielle*) **Detached Dwelling** means a residential use building that contains only one principal dwelling unit or oversize dwelling unit. (*une habitation isolée*) **Duplex Dwelling** means a residential use building containing two principal dwelling units that are divided horizontally. (*un duplex*) **Linked-detached Dwelling** 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. (*une habitation isolée à fondations reliées*) **Oversize Dwelling Unit** means a residential unit that: (a) is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and (b) contains more than four, but no more than eight bedrooms. (*logement surdimensionné*) **Townhouse Dwelling** means a residential use building containing three or more attached principal dwelling units divided vertically. (*une habitation en rangée*) **Semi-detached Dwelling** 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, 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. (*une habitation jumelée*). **Stacked Dwelling** 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. (*une habitation superposée*) **Secondary Dwelling Unit** 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. (*un logement secondaire)* **Three-unit Dwelling** means a residential use building containing three principal dwelling units divided horizontally or a combination of horizontally and vertically. (*un triplex*)	**Subsection (1)** – 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. 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. Subsection (1) modified by adding reference to Part 17 – Area-specific schedules to provide interpretation of land use terms in schedules. Definition for semi-detached dwelling modified by adding the definition of a long semi-detached dwelling.

Section 125 – Elements Not Part of By-law

Provisions	Notes
(1) Appendices, purpose statements, footnotes, headings, indices, margin notes, tables of contents, illustrations, diagrams, three-dimensional mapping on schedules, references to former enactments or enabling legislation do not form part of this By-law and are editorially inserted for convenience of reference only.	**Subsection (1)** – Carried forward from Section 26 of the current Zoning By-law 2008-250 with the addition of three-dimensional mapping.

Section 126 – Tables

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

Section 127 – Abbreviations

Provisions	Notes
(1) The abbreviations “ha”, “m” and “m^2” are used in the Zoning By-law text and mean “hectares”, “metres” and “square metres”, respectively.	**Subsection (1)** – 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. (2) A reference Zoning Map is provided as a single electronic consolidation for the entire city.	**Subsection (1)** – Carried forward from Section 29 of the current Zoning By-law 2008-250 **Subsection (2)** – New provision that refers to the electronic Zoning Map.

Section 129 – Zone Codes

Provisions	Notes
(1) The zones are designated by a zone code that is formed from one or more of the following parts: (a) the primary zone symbol; (b) the subzone symbol; (c) the exception symbol; and (d) the suffixes and schedules.	**Subsection (1)** – Carried forward from Section 30 of the current Zoning By-law 2008-250.

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

Provisions	Notes
(1) Despite 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 Section 37 of the *Planning Act*. 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 Zoning By-law 2008-250 shall prevail.	**Subsection (1)** – New provision that recognizes provisions and agreements made under former Section 37 of the *Planning Act*.

Section 131 – Zone Boundaries

Provisions	Notes
(1) Where the boundary of any zone shown on the Zoning Map: (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; (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; (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 (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.	**Subsection (1)** – Carried forward from Section 32 in the current Zoning By-law 2008-250.
(2) For greater clarity, despite clause (1)(a), a public street is not subject to this By-law.	**Subsection (2)** – New provision to clarify that this By-law does not apply to public streets.

Section 132 – Split Zoning

Provisions	Notes
(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, the most restrictive provision applies, in accordance with Section 118. (2) Where two zone codes are applied to a vacant school site, shown on the Zoning Map separated by a diagonal line (example: INZ/N2A), 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.	**Subsections (1) and (2)** – Carried forward from Section 33 of the current Zoning By-law 2008-250.

Section 133 – Purpose Statements

Provisions	Notes
(1) Purpose statements are included in each zone and: (a) 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; (b) reflect a prime objective of the By-law to implement the land-use related policies of the Official Plan; (c) contain three basic elements: (i) land use designation; (ii) the link to the policy of the Official Plan; (iii) the planning objective that links the zone to the policy; and (d) assist in the understanding of subzones and exception zones. (2) Statements of planning intent may also be included within other provisions.	**Subsection (1)** – Carried forward from Section 34 of the current Zoning By-law 2008-250.

Section 134 – By-law Organization

Provisions	Notes

(1) The organization and structure of this By-law is set out in Table 134A, below:

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 over 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 symbol “-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.	Exacts 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	Parts 16 and 17; Indicated by an “S” followed by the applicable schedule number, e.g. S3.

Subsection (1) – Table 134A – Revised from Section 35 in the current Zoning By-law 2008-250 with modifications to reflect new zones and formatting conventions.

		meant to apply to specific lands.	

(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
	2. Neighbourhood Unserviced Zone	NU
(ii) Mixed Use Zones	1. Hub Zones	H1, H2, H3
	2. Mainstreet Zones	MS1, MS2
	3. Minor Corridor Zones	CM1, CM2
	4. Neighbourhood Mixed-Use Zone	NMU
(iii) 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
(iv) Institutional, Recreation and Greenspace Zones	1. Institutional Zone	INZ
	2. Recreation Zone	REC
	3. Large-Scale Institutional and Recreation Zone	LGZ
	4. Greenspace Zone	GRN
	5. Open Space Facility Zone	FAC
(v) Special District Zones	1. Parliament and Confederation Boulevard	SDP
	2. ByWard Market	SDB
	3. Rideau Canal	SDC
	4. Ottawa River Islands	SDR
	5. Lansdowne	SDL
	6. Ottawa Airport	EDA
	7. Kanata North	EDK
(vi) Rural Zones	1. Agricultural Zone	AG
	2. Rural Countryside Zone	RU
	3. Rural Commercial Zone	RC
	4. Mineral Aggregate Extraction Zone	ME
	5. Mineral Aggregate Reserve Zone	MR
	6. Rural General Industrial Zone	RG
	7. Rural Heavy Industrial Zone	RH
	8. Rural Industrial and Logistics	RIL
	9. Rural Institutional Zone	RI
	10. Rural Residential Zone	RR
	11. Village Mixed-Use Zone	VM
	12. Village Residential Zones	V1, V2, V3, V4, V5
	13. Mobile Home Park Zone	MH
(vii) 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.	**Subsection (1)** – Carried forward from Section 36 in the current Zoning By-law 2008-250.

Section 136 – Exceptions

Provisions	Notes
(1) Exceptions are created by adding a code in square brackets, e.g. [1] or [1r], to the zone code on the Zoning Map, that have the effect of: (a) allowing a use that would not be permitted otherwise; (b) prohibiting a use that would be permitted otherwise; or (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.	**Subsection (1)** – Carried forward from Section 37 in the current Zoning By-law 2008-250.

Section 137 – Suffixes

Provisions	Notes
(1) The following suffixes may be used in the By-law: (a) Height Suffix - Height limits are created by adding to the zone code on the zoning maps: (i) an upper-case "H"; (ii) followed by a number in parentheses, e.g. (15), and that have the effect of limiting the building height, 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; (iii) height limits may also be specified in a zone, subzone, exception, or provision; and (iv) the height imposed by the H suffix in (1)(a) does not prevail over Section 202 or zone provisions that limit building height based on distances from a lot line that abut a Neighbourhood Zone.	This section consolidates four sections on suffixes into one section. **Subsection (1)(a)** – Carried forward from Section 39 in the current Zoning By-law 2008-250.
(b) Neighbourhood Commercial Suffix – Indicated in the zone code by “-c” means that regulations in Section 804 apply;	**Subsection (1)(b)** – Carried forward from Section 46 in the current Zoning By-law 2008-250.
(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; and	**Subsection (1)(c)** – Carried forward from Section 40 in the current Zoning By-law 2008-250.
(d) Holding symbol - Holding symbols are created by adding a lower-case "h" to the zone code on the Zoning Map, and that have the effect of allowing the uses set out in the corresponding text of this By-law at some time in the future, when the holding symbol is removed by an amendment to this 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).	**Subsection (1)(d)** – Carried forward from Section 38 in the current Zoning By-law 2008-250.

Section 138 – Schedules

Provisions	Notes
(1) Schedules in Part 16 include provisions that affect certain geographic regions within the city. (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.	**Subsections (1) and (2)** – 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.

Section 139 – Overlays

Provisions	Notes
(1) Flood Plain Overlay implements provisions in Section 501. (2) Mineral Aggregate Separation 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.	**Subsections (1) to (4)** – 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 this By-law.	**Subsection (1)** – 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 draft new Zoning By-law.

Section 141 – Pending Amendments

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

Section 142 – Holding Symbols – Additions

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

Section 143 – Multiple Buildings

Provisions	Notes
(1) Where buildings are connected only below grade, they are considered separate buildings for the purposes of applying the provisions of this By-law. (2) Except where otherwise stated, separation distances required by this By-law between buildings do not apply to those portions of the building below grade. (3) Buildings connected above the ground floor by features such as pedways, bridges, or other connections 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 this By-law.	**Subsections (1) to (3)** – Carried forward from Section 74 in the current Zoning By-law 2008-250.

Section 144 – One Lot for Zoning Purposes

Provisions	Notes
(1) A group of occupancies located in a: H – Hub Zone, MS – Mainstreet Zone, CM – Minor Corridor Zone, NMU – Neighbourhood 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 Logistics Zone, IM – Mixed Industrial Zone, RIL – Rural Industrial and Logistics, RG – Rural General Industrial, RH – Rural Heavy Industrial, RC – Rural Commercial Zone, 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: (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 (b) made up entirely of uses permitted or legally non-complying on the site, and has either: (i) a common parking lot or parking garage or a combination thereof; or (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 (1)(a) above, and are on the same lot or lots as the occupancies required in clause (1)(a) above. (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. (3) A planned unit development is considered one lot for zoning purposes. (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.	**Subsections (1) and (2)** – Carried forward from Section 93 in the current Zoning By-law 2008-250 with new zone codes. **Subsections (3) and (4)** – 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.

Section 145 – Part Lot Control

Provisions	Notes
(1) Lands shown as a lot on a plan for which application has been made for approval under subsection 50(7) of the *Planning Act* 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, as defined in Section 124. (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 *Planning Act*.	**Subsections (1) and (2)** – Carried forward from Section 63 in the current Zoning By-law 2008-250.

Section 146 – Dwelling Equivalency

Provisions	Notes
(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 *Planning Act*, the following uses are included and considered equivalent to one dwelling unit: (a) one dwelling unit; (b) one coach house; (c) two rooming units; (d) one additional dwelling unit; (e) one oversize dwelling unit; and (f) one group home.	**Subsection (1)** – 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 *Planning Act*.

Section 147 – Referenced Legislation

Provisions	Notes
(1) The following legislation is referenced throughout the by-law. Where these references are made, they are meant to refer to the full legal title of their respective legislation, as amended, as follows: *Accessibility for Ontarians with Disabilities* Act means Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11 *Aeronautics Act* means Aeronautics Act R.S.C., 1985, c. A-2 *Building Code Act* means Building Code Act, 1992, S.O. 1992, c. 23 Building Code means 2024 Ontario Building Code O. Reg. 163/24: BUILDING CODE *Canada Post Corporation Act* means Canada Post Corporation Act (R.S.C., 1985, c. C-10) *Childcare and Early Years Act* means Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1 *Condominium Act* means Condominium Act, 1998, S.O. 1998, c. 19 *Conservation Authorities Act* means Conservation Authorities Act, R.S.O. 1990, c. C.27 *Education Act* means Education Act, R.S.O. 1990, c. E.2 *Electricity Act* means Electricity Act, 1998, S.O. 1998, c. 15, Sched. A *Environmental Protection Act* means Environmental Protection Act, R.S.O. 1990, c. E.19 *Funeral, Burial and Cremation Services Act* means Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c. 33 *Heritage Act* means Ontario Heritage Act, R.S.O. 1990, c. O.18 *Highway Traffic Act* means Highway Traffic Act, R.S.O. 1990, c. H.8 *Legislation Act* means Legislation Act, 2006, S.O. 2006, c. 21, Sched. F *Payday Loans Act* means Payday Loans Act, 2008, S.O. 2008, c. 9 *Planning Act* mean Planning Act, R.S.O. 1990, c. P.13an amendment *Public Hospitals Act* means Public Hospitals Act, R.S.O. 1990, c. P.40	New Section.

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
Abut means to share a common lot line, and abutting has a corresponding meaning. *(contigu)* **Access** means entrance to and exit from. (*accès*) **Accessory** means aiding or contributing in a secondary way to a principal use to carry out its function, as follows: 1. an accessory use is a land use that is accessory to a principal use; 2. an accessory building is a building that contains an accessory use; 3. an accessory structure is a structure that is accessory to a principal use (*accessoire*) **Active Entrance** means 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; 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; 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. (*entrée active*) **Additional Dwelling Unit** means: 1. a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit in accordance with the reference to residential units in Section 35.1(1) of the *Planning Act*; and 2. a coach house. (unité d'habitation supplémentaire) **Adult Entertainment Establishment** 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. (*salon de divertissement pour adultes*) **Adverse Effect:** as defined in the *Environmental Protection Act*, means one or more of: 1. impairment of the quality of the natural environment for any use that can be made of it; 2. injury or damage to property or plant or animal life; 3. harm or material discomfort to any person; 4. an adverse effect on the health of any person; 5. impairment of the safety of any person; 6. rendering any property or plant or animal life unfit for human use; 7. loss of enjoyment of normal use of property; and 8. interference with normal conduct of business. (*effet négatif*) **Agricultural Use** means the cultivation of the soil to produce crops and the raising of farm animals, and without limiting the generality of the foregoing includes: 1. the growing of crops;	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. **New** *Airport* *Adverse Effect* **Merged** *Animal Care Establishment;* includes the definitions for Animal Hospital and Animal Care Establishment in the current Zoning By-law 2008-250. **Deleted** Additional parking. Amusement Centre; see *Indoor Entertainment Facility.* Animal Hospital; see *Animal Care Establishment.* 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.

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 that are intended to provide direct products 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 places used for the transportation of people or goods by air, including the maintenance, repair and storage of aircraft. (*aéroport*)

Definition of airport revised in coordination with Ottawa International Airport.

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, locker facilities or accessory guest suites. (*aire d'agrément*)

Draft 2: Amenity area definition updated to exclude guest suites as amenity area.

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 and 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 craftspeople, 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 are 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 Automobile Body Shop. (*station-service*)

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*)

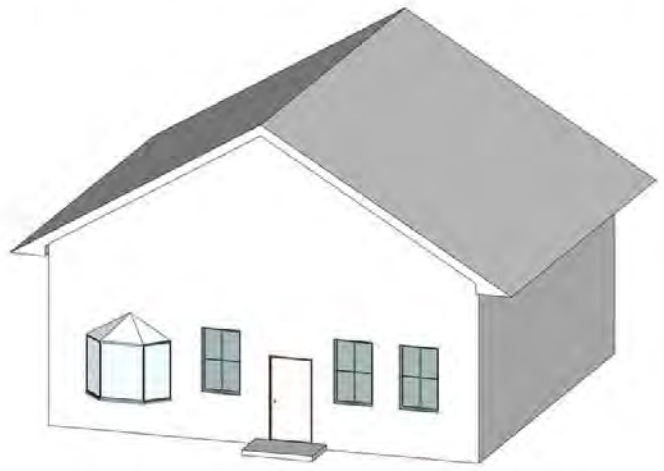
Battery Energy Storage System (BESS) means a stationary rechargeable energy storage system consisting of batteries, battery chargers, controls, power conditioning systems and associated electrical equipment, and includes:

New
Basement; this definition has been simplified to have one definition that applies city-wide.
Battery Energy Storage System (BESS); added to implement By-law 2025-072.
Bicycle Parking, Long-term.
Bicycle Parking, Short-term.

1. **Principal BESS** that stores electricity from the transmissionor distribution grid during periods where supply exceeds demand, and solely discharges back to the transmission or distribution grid;
2. **Accessory BESS** stores electricity from the distribution grid and may discharge to one or more uses on the same lot and may also discharge back to the distribution grid during periods of high electricity demand. Accessory BESS may also be associated with a renewable energy generation facility.

Bay Window means a window with at least three panels of similar heights 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 a larger bicycle parking space 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*)

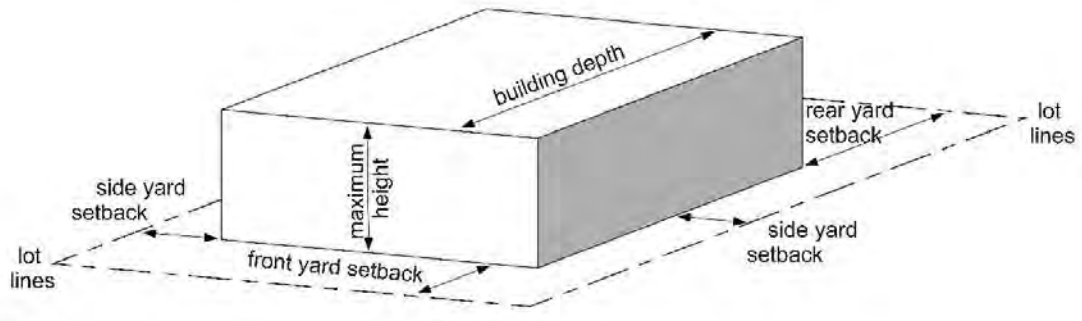
Bicycle Parking Space, Short-Term means an area for parking a bicycle that is set aside for visitors, customers or patrons of a building that is not located in a secure enclosure, but can be sheltered, and is publicly accessible. (*place de stationnement pour vélos à court terme*)

Broadcasting and Production Studio means a radio or television studio, or any place 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 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 grade 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 excluding dormers permitted by Section 203; or

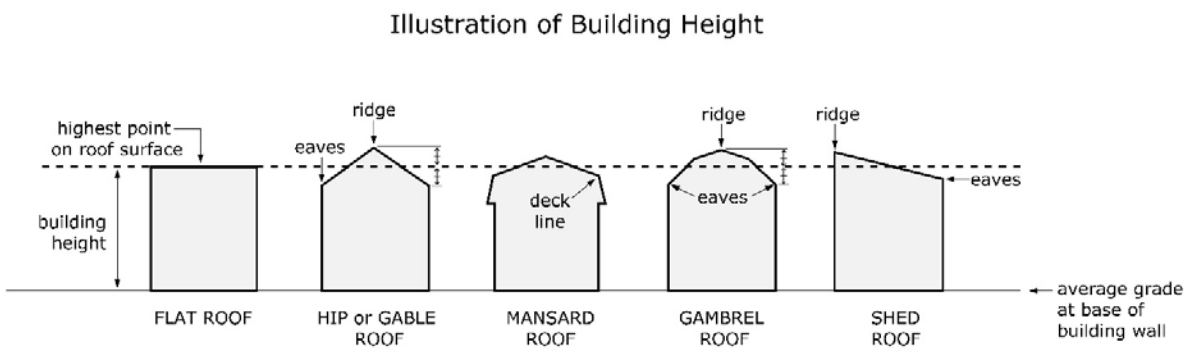
Bus Depot.

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

Deleted
Bank Machine.
Bar; see *Restaurant.*
Bed and Breakfast; see *Short-term rental.*

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*)



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

Bus Depot means a place used for boarding and alighting 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*)

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, Indoor means an indoor facility used for the cultivation, production, processing, testing, destruction, packaging, or shipping of cannabis and cannabis-based products. (*installation de production de cannabis, en intérieur*)

Cannabis Production Facility, Outdoor means the cultivation of cannabis outdoors or in a greenhouse and may include ancillary processing. (*installation de production de cannabis, en extérieur*)

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 or interior of motor vehicles other than heavy vehicles are washed, and includes a conveyor-type car wash, a drive-through automatic car wash and 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*)

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*)

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

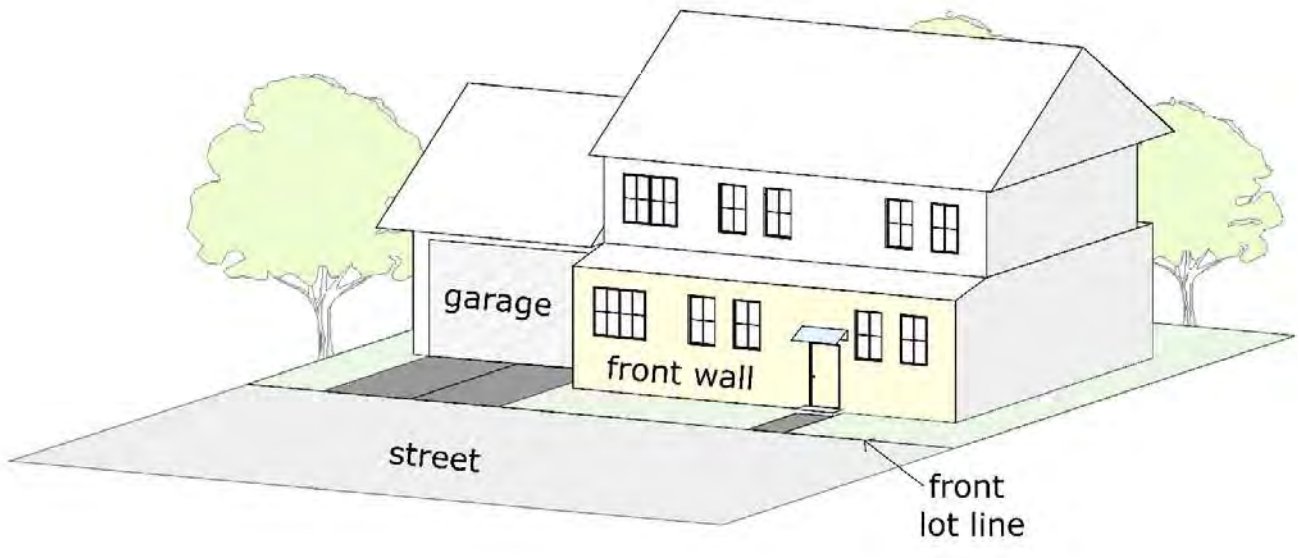
New
Car-Share Service replaces Car Sharing Service in the current Zoning By-law 2008-250.
Car-Share Space replaces Car-Sharing Space in the current Zoning By-law.

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.*

Crematorium means a building where the remains of deceased humans or household pets are cremated. (*crematorium*)	
D	
Data Centre means a networked computer server facility primarily used for the remote storage, processing, and distribution of data, but excludes a utility installation. **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 buildings or structures or the making of an addition or alteration to a building or structure, and includes re-development; and develop and developing have corresponding meanings. (*aménagement*) **Diplomatic Residence** means the dwelling unit or oversize 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: accessory to a permitted use in that building; primarily used for the display of samples, patterns or other goods; and 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 *Diplomatic Mission; 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 parking space for a motor vehicle which is designed and constructed to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment. (*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 shower and a changing area provided for bicycle users. (*facilité de fin de voyage*) **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	**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. **Draft 3 –** Electric Vehicle Ready Parking Space revised to simplify definition.

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 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 or that area where flood depths or velocities are considered to be such that they pose a potential threat to life 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 the cultivation of crops in soil outdoors or in a greenhouse and the cultivation of crops in a controlled environment and using artificial inputs within a building or structure, but 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 electric vehicle charging and accessory retail. (*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. (*centre de service du gouvernement*

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, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building;
- common hallways, corridors, stairwells, elevator shafts and other voids; steps and landings;
- bicycle parking, motor vehicle parking or loading facilities;
- common laundry, storage or washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building;
- common amenity area and play areas accessory to a principal use on the lot; and
- 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:

- floor area occupied by mechanical, service and electrical equipment that serve the building;

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.

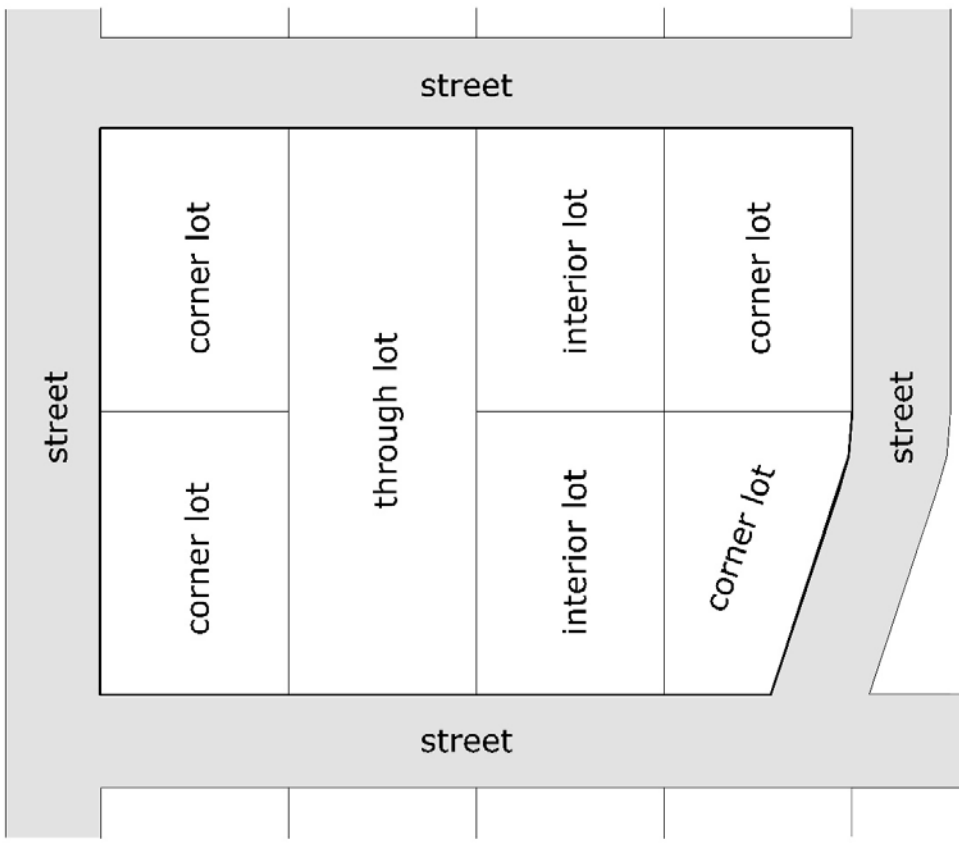
The definition of *Ground Floor* is amended to include reference to "storey" to clarify that the ground floor is measured from the floor to the ceiling or roof, as the case may

• hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; • pedestrian malls serving as a common area between stores; • administration or management offices; • bicycle parking, motor vehicle parking or loading facilities; • common washroom facilities that serve the building or tenants; • storage areas that are accessory to the principal use of the building; and • living quarters for a caretaker of the building. (*superficie brute de location*) **Ground Floor** means that storey at or nearest to grade. (*rez-de-chaussée*) **Ground-Oriented Unit** means a residential unit that has its own entrance on the ground floor of a building. (*unité orientée vers le sol*) **Ground-Oriented Building Form** means a residential or mixed-use building where all residential units have their own entrances on the ground floor of the building. (*forme de bâtiment orientée vers le sol*) **Group Home** 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. (*foyer de groupe*)	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 area.
H	
Heavy Equipment and Vehicle Sales, Rental and Servicing means a place used for the sale, rental, servicing, including refueling, and accessory storage of heavy vehicles including farm vehicles or equipment, transport trucks, or trailers, and does not include a gas bar. (*vente, location et entretien de matériel et de poids lourds*) **Heavy Industrial Use** means: 1. the manufacture or processing of products from raw materials; or 2. the production or use of flammable, explosive or other hazardous materials; or 3. the storage of these products and materials. (*utilisation d'industrie lourde*) **Heavy Vehicle** means: 1. a commercial motor vehicle as defined in the *Highway Traffic Act*, 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 2. all other types of construction equipment, and includes a utility trailer, but excludes a motor vehicle. (*véhicule poids lourd*) **Home-based Business** means one or more businesses operated by a resident as a secondary and subordinate use to a residence or farm and may include a day care. (*entreprise à domicile*) **Hospital** 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* and may include research and educational uses. (*hôpital*) **Hotel** means a commercial use that provides transient accommodation within a set of units or suites accessed by contiguous common space, all of which are under a single ownership or management, and: 1. includes a hostel, motel, a motor hotel, and an apartment hotel; and 2. may include desk service or accessory amenities such as but not limited to a restaurant or meeting rooms. (*hôtel*) **Household** means a person or group of people who: 1. may or may not be related; 2. live together as a single housekeeping establishment; and 3. exercise a meaningful degree of collective decision-making and responsibility for the management of the interior of the residential unit. (*ménage*) **Hydronic Heater** 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. (*chauffage hydronique*)	**New** *Hospital.* *Hotel;* definition updated. The definition of Heavy Equipment and Vehicle Sales, Rental and Servicing is amended to clarify that refueling of construction vehicles as part of servicing is permitted, and that such refueling does not constitute a gas bar.
I	

Indoor Entertainment Facility means premises providing for amusement, 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. (*installations de divertissement intérieures*) **Indoor Food Production** means the cultivation of crops grown in a controlled environment using artificial inputs, and does not include a greenhouse or a cannabis production facility. (*production alimentaire en intérieur*) **Instructional Facility** 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 an art, skill, hobby, trade or business, and includes tutoring businesses. (*établissement d'instruction*)	**New** *Indoor Entertainment Facility*; replaces Amusement Centre. *Indoor Food Production.*
J	
Reserved for future use.	
K	
Kennel 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. (*chenil*)	**Deleted** Karaoke Bar; see *Restaurant.* Kennel Structure.
L	
Land includes land under water. (*bien-fonds*) **Landscaped Area** means that part of a lot located outdoors that is used for the placement of one or more of the following: 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 and excludes non-organic surfaces including artificial grass; and "soft-landscaped area" has the corresponding meaning; 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; 3. **Architectural Elements** means decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features in a landscaped area. **Landscaped Buffer** 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. (*zone tampon paysagée*) **Legal Non-Conforming** means a use that is not permitted or does not comply with the provisions of this by-law, but which has a right to exist through subsection 34(9) of the *Planning Act*, as amended.(*légalement non conforme*) **Library** means a public, lending library. (*bibliothèque*) **Light Industrial Use** means 1. the manufacture from previously prepared materials of finished parts or finished products and includes food and alcohol 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; 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)* **Lot** means all contiguous land under one ownership and includes:	**New** *Legal Non-Conforming.* *Lot Line - Interior Side Lot Line*; replaces Side Lot Line. *Lot Line - Corner Sight Triangle Lot Line;* replaces Corner Lot Line. *Lot Line - Exterior Side Lot Line*; replaces Side Lot Line to clariy these terms. For Draft 3 the definition of soft landscaping has been revised to clarify the intent of accessory ground cover. The definition of legal non-complying was deleted to avoid unintentionally limiting rights under Section 34(9) of the Planning Act.

1. **Corner Lot** 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 135 degrees;
2. **Through Lot** means a lot whose rear lot line abuts a public street, provided that if any lot qualifies both as a through lot and a corner lot, such lot is considered to be a corner lot for the purposes of applying this By-law; and
3. **Interior Lot** means a lot other than a corner lot or a through lot. (*lot*)

ILLUSTRATION OF LOT TYPES



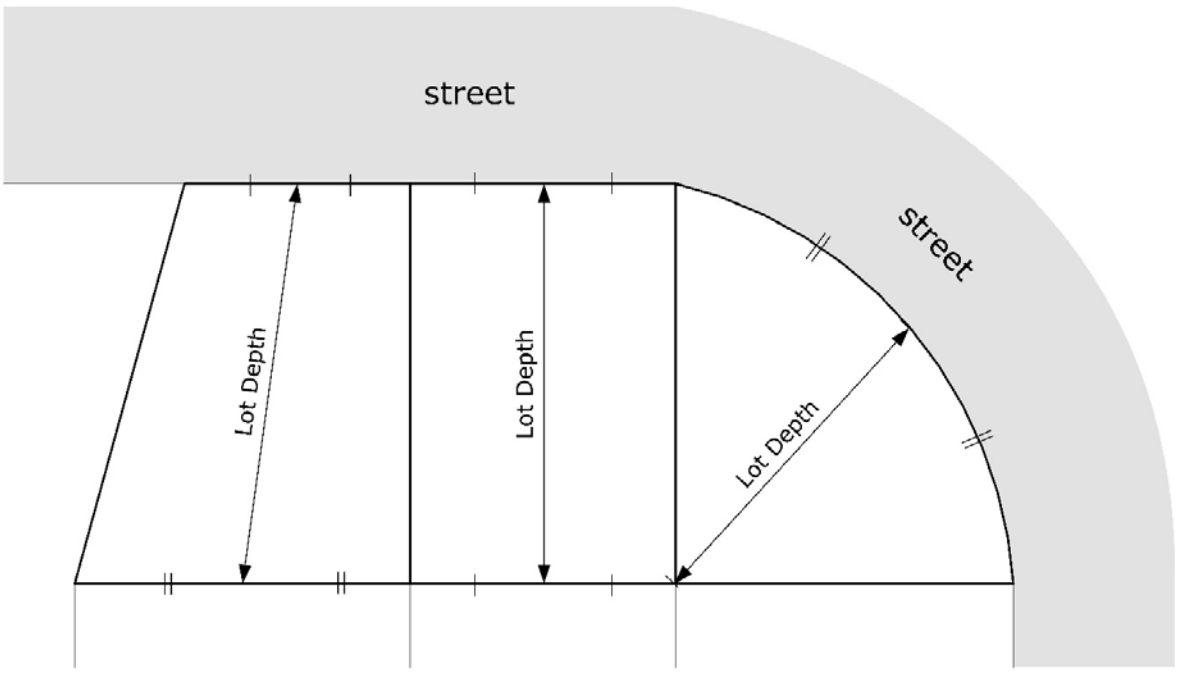
Lot Coverage means that part of a lot covered by buildings, including accessory and ancillary buildings, but does not include:

1. an eaves or eavestrough 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*)

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

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*)

ILLUSTRATION OF LOT DEPTH

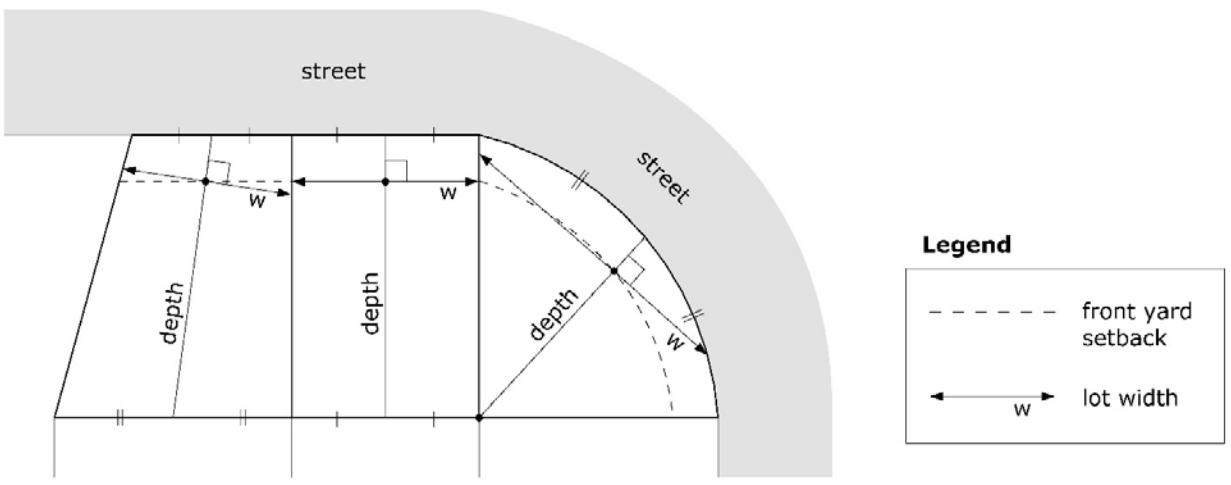


Lot Line means the boundary of a lot, and includes:

1. **Front Lot Line** 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** 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. **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. **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. **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 places used for a farmers', crafts, or makers' market. (*marché*)

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. (*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 and may include an asphalt plant and a concrete batching plant. (*entreprise d'extraction de minerai*)

Mixed-Use Building means a building composed of both residential and non-residential uses, and mixed-use 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.

New
Market replaces "retail store, farmers' market" and broadens the meaning of the term.
Micro-Distribution Facility replaces Click and Collect Facility and includes a Post Office which was not 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"

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*) **Museum** means places used for the exhibition, collection or preservation of objects of cultural, historical or scientific interest for public viewing. (*musée*)	
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.* Non-conforming; see *legal non-conforming.* Normal High Water Mark; see *top of bank.*
O	
Office means a building used by an agency, business, organization, embassy or consulate 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, energy storage system, including battery storage, and agriculture-related uses. (*utilisation diverse d'exploitation agricole)* **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 or other applicable authorities and is in good working order without deficiencies of concern. (*opérationnel*) **Outdoor Commercial Patio** means an outdoor seating area, operated as part of a restaurant, place of assembly or nightclub. (*terrasse commerciale*) **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*)	Added "energy storage system, including battery storage" to On-Farm Diversified Use to implement By-law 2025-072. **Deleted** Owner Office was modified to clarify that embassies and consulates are offices.
P	
Park means a place where a public amenity is provided for recreation and includes a public playground, sports field, botanical garden, outdoor public swimming pool or parkway and other similar amenities, and may include accessory buildings or structures such as a maintenance building, washroom, canteen, restaurant, outdoor rink 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, 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*)	**Deleted** 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. The wording for the definition 'park' is proposed to be changed for Draft 3 to address comments received from Parks staff.

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. *(brassage 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*)

Place of Worship means a place 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. a mobile home park; and
4. accessory buildings. (*complexe immobilier*)

Post-Secondary Educational Institution means:

1. a university, which means a place that offers instruction at the undergraduate or post-graduate levels; or
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. (*approbation préliminaire*)

Principal means the primary use of land, buildings, or structures. (*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 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 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 alighting 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 or used to provide instruction in such activities, and equipped with facilities such as a swimming pool, squash or tennis courts, sports arena, gymnasia, 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: 1. ancillary wind energy generation facility 2. ancillary solar energy generation facility 3. solar energy generation facility 4. wind energy generation facility (*installation de production de l'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, 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 oversize dwelling unit; 3. an additional dwelling unit; 4. a vertically attached dwelling unit; and 5. 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, NU), Village Residential Zones (V1, V2, V3, V4, V5), Rural Residential Zone (RR) and Mobile Home Park Zone (MH). **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, and can include live music or games, and may also 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 sold or rented directly to the public for the purchaser's own use or consumption, and includes a grocery store, convenience	**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.

store, garden centre, home sales display court, 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 of dwelling units or rooming units, or a combination thereof, designed for the needs of senior citizens who require little to no assistance with daily living and:

1. where at least two care services such as ancillary health, personal service, and recreational services are available to the residents of the home;
2. 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
3. does not include a residential care facility. (*maison de retraite*)

Rooming House means a residential 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 more than eight 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:

- AG – Agricultural Zone;
- ME – Mineral Aggregate Extraction Zone;
- MH – Mobile Home Park Zone;
- MR – Mineral Aggregate Reserve Zone;
- RC – Rural Commercial Zone;
- RG – Rural General Industrial Zone;
- RH – Rural Heavy Industrial Zone;
- RI – Rural Institutional Zone;
- RIL – Rural Industrial and Logistics;
- RR – Rural Residential Zone;
- RU – Rural Countryside Zone;
- VM – Village Mixed-Use Zone; and
- V1, V2, V3, V4 and V5 – Village Residential 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*)

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.

Sports Arena means an indoor or outdoor rink, arena, track, stadium, field or similar with dedicated viewing space. (*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 rack 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*)

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; or
4. heavy vehicles or construction equipment, and includes an accessory maintenance garage 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 or storage of:

1. food or beverages; 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 such goods may be sold or distributed wholesale to off-site users or resellers. (*industrie ouverte au public*)

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, 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. (*infrastructure des eaux pluviales*)

Stormwater Management Facility means a facility designed for the treatment, retention, infiltration or control or 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, such as a standalone deck, pergola, or shelter for motor vehicle and bicycle parking spaces, but does not include projections or architectural elements. (*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*)

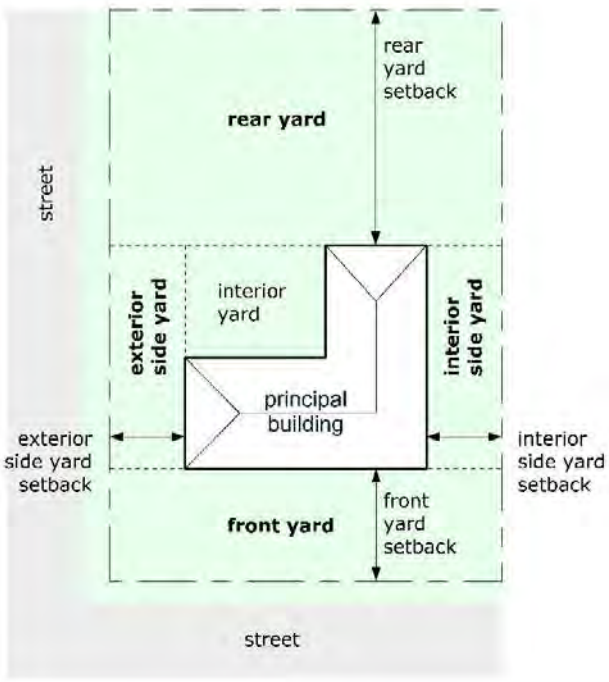
Trailer, Travel means any vehicle constructed to be attached to and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping, working or eating, even if the vehicle is jacked-up or its running gear is removed. (*caravane*)

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

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 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 spaces 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*)	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" 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, wastewater, 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 battery energy storage systems and a storm water management facility, but excludes antenna systems and renewable energy generation facility. (*installation de services publics*)	Added "and may also include battery energy storage systems" to Utility Installation to implement By-law 2025-072. **Deleted** Urban Agriculture; see *Food Production.* Utility Line.
V	
Vertically Attached Dwelling means a building type where the principal dwelling units, and any associated additional dwelling units, are divided along a vertical plane(s) via a continuous party wall that is not interrupted by a common corridor at any level of the building 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*)	**New** *Vertically Attached Dwelling*
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 recycling operation or 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 a principal building, and includes a:	**New** *Yard - Exterior Side Yard*; replaces Corner Side Yard.

1. **Front Yard** means that yard that extends across the full width of the lot between a front lot line and the nearest point of a principal building; 2. **Rear Yard** means that yard that extends across the full width of the lot between a rear lot line and the nearest point of a principal building; 3. **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 a principal building; 4. **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 a principal building; and 5. **Interior Yard** means a yard other than a front yard, rear yard exterior side yard or interior side yard. (*cour*) (See Schedule A8 for examples of yard locations on irregularly-shaped lots). **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 a 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; and 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*) ILLUSTRATION OF YARDS AND YARD SETBACKS  	*Yard - Exterior Side Yard Setback*; replaces Corner Side Yard Setback.
Z	
Zone means a primary zone, subzone, and exception. (*zone*)	

Section 201 – Adequate Services and Stormwater Management

Provisions	Notes
Available Storm Services (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. (2) For the purposes of subsections (1) and (3): (a) for existing or proposed residential uses not otherwise exempt pursuant to subsection (4), stormwater infrastructure is available when the following requirements are met: (i) the stormwater infrastructure is operational; and (ii) any proposed uses or structures, associated hard landscaping or driveways identified in subsection (1): 1. do not contribute to an increase in peak stormwater run-off rates; and 2. do not result in any adverse effects to stormwater infrastructure, public or private properties. (b) for all other existing or proposed uses, stormwater infrastructure is available when: (i) receiving stormwater infrastructure has been constructed, is operational, and has received preliminary approval from the City; and (ii) any proposed uses or structures, associated hard landscaping or driveways identified in subsection (1) do not result in adverse effects to receiving stormwater infrastructure, or public or private properties. **Requirement for Stormwater Reports and Studies** (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. **Exemptions, Stormwater Management** (4) Despite 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): (a) development of a residential use building in any Rural Zones and except the VM – Village Mixed-Use Zone, V1, V2, V3, V4 and V5 – Village Residential Zones, where said development does not require a *Planning Act* approval; (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; (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 (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. **Available Public Water and Wastewater Services** (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. (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:	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. 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. 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. The words “adverse impacts” in subsection (2) were revised to “adverse effects”, to refer to the *Environmental Protection Act*, and a definition for “adverse effect” was added to Section 199 to establish a specific meaning from that act. 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. 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

(a) the proposed uses structures, associated hard landscaping or driveways will not cause adverse effects 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.

(11) A maximum of five dwelling units are permitted on a lot not served by both municipal water and wastewater services.

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
(1) For the purpose of this section the following are not considered accessory buildings or structures: (a) satellite dishes or tower antennas, see Section 213; (b) coach houses, see Section 701; (c) hydronic heaters, see Section 321; (d) unmodified shipping containers, except as subject to Section 211 in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones; and (e) battery energy storage systems, see Section 213. (2) In the event of a conflict between this section and the following sections, the provisions of the following sections prevail: (a) Section 404, which outlines the minimum required setbacks from surface water features; and (b) for a lot subject to Section 702, which deems a 0 metre setback between two vertically attached dwelling units, the same setback applies to accessory uses, buildings and structures. (3) Accessory uses, buildings and structures are permitted in any zone provided: (a) they are located on the same lot as the principal use to which they are accessory; and (b) they exist to aid and contribute to the principal use and its functions. (4) An accessory building may not be used for human habitation. (5) The zone provisions for the lot apply to accessory buildings, except as specified in this section. (6) Despite anything to the contrary, security huts for a diplomatic residence or located on federally-owned or operated lands are permitted in any yard. (7) For lands zoned NU – Neighbourhood Unserviced the provisions that apply in this section are the same as: (a) the N1 – Neighbourhood Zone 1, where the lot area is less than 0.8 hectares; or (b) the RR – Rural Residential Zone, where the lot area is greater than 0.8 hectares.	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. **Subsection (1)** – 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. For Draft 3, clause (1)(e) has been added to implement By-law 2025-072. **Subsection (2)** – New provision to list all sections that prevail over this section. **Subsection (2)(a)** – Included to maintain consistency between this section and Section 204 – Projections into Yards. **Subsection (2)(b)** – Carried forward from Section 55(7) of the current Zoning By-law and listed with the other section that prevails. **Subsection (3)** – Revised from Section 55(1) of the current Zoning By-law with minor word changes to improve clarity. **Subsection (4)** – Revised from Section 55(2) of the current Zoning By-law to remove the exception provided for the MD zone and redundant language. **Subsection (5)** – 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. **Subsection (6)** – Added permissions for security huts for diplomatic residences and uses on federally owned lands. **Subsection (7)** –This is a new provision for Draft 3 to specify the provisions that apply in this section for lands zoned NU – Neighbourhood Unserviced.
Urban Transects **Maximum Number of Accessory Buildings** (8) The maximum number of accessory buildings permitted on a lot:	**Subsection (8)** – Revised from

(a) In the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is two; and

(b) In all other zones located in Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects there is no maximum.

Section 55, Table 55(7) of the current Zoning By-law.

Minimum Required Separation Distance for an Accessory Building or Structure

(9) 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.

Subsection (9) – Revised from Section 55, Table 55(4) of the current Zoning By-law.

(10) The minimum required separation distance for an accessory building or structure from any other building located on the same lot:

(a) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones or EP – Environmental Protection Zone is 1.2 metres; and

(b) in all other zones located in Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects is 0 metres.

Subsection (10) – Revised from Section 55, Table 55(4) of the current Zoning By-law.

Maximum Permitted Height

(11) The maximum permitted height:

(a) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones :

(i) for a landing to an above-ground pool is as tall as needed to access the pool;

(ii) for a solar parking canopy is 5 metres; and

(iii) for all other accessory buildings and structures:

1. 3.6 metres; and

2. 3.2 metres for the exterior walls.

(b) in all other zones located Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects is 6 metres.

Subsection (11) – Revised from Section 55, Table 55(5) and (6a) of the current Zoning By-law.

Subsection (11)(a)(ii) – New addition for Draft 3 to permit a height for solar parking canopies that would accommodate for parking underneath.

(12) Despite subsection (10) an amenity area is permitted on the rooftop of an accessory building provided:

(a) The setbacks for the amenity area on the rooftop of the accessory building are the same or greater than required for the principal building;

(b) Where the exterior walls of the accessory building are within 3 metres of any interior lot line or rear lot line abutting a Residential zone the amenity area must:

(i) be setback 1.5 metres from the exterior walls of the accessory building; or

(ii) have a minimum 1.5 metre opaque screen.

(c) The maximum height of the accessory building, including railing, siding, screening, and other similar features is 4.5 metres.

Subsection (12) – New provision to allow a rooftop amenity area on an accessory building, regulated to match the permitted building envelope.

Maximum Permitted Size

(13) The maximum permitted size:

(a) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones :

(i) for a landing to an above-ground pool is 2.3 square metres;

Subsection (13) – Revised from Section 55, Table 55(6) and (6a) of the current Zoning By-law.

Subsection (13)(a)(ii) – New addition

(ii) for ancillary solar energy generation facilities, there is no maximum, provided ground mounted devices:

1. are located in the rear yard; and

2. the area under the device is soft landscaped.

(iii) 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) in the EP – Environmental Protection Zone:

(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.

(c) in all other zones located in Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects there is no maximum.

for Draft 3 to specify ground mounted ancillary solar energy generation facilities have no maximum permitted size when located in the rear year with soft landscaping underneath.

Minimum Required Setback from a Lot Line

(14) 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) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is 1.2 metres; and

(b) in all other zones, except EP – Environmental Protection Zone, located in Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects is 0 metres.

Subsection (14) – Revised from Section 55, Table 55(2) of the current Zoning By-law.

(15) 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 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 Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects:

(i) in the EP – Environmental Protection Zone or abutting lands N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is a distance equal to the height of the structure; or

(ii) not abutting lands zoned N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones 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) in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in a rear yard is 0.6 metres;

(ii) in the EP – Environmental Protection Zone in a rear yard is 1 metre;

(iii) in the DR – Development Reserve Zone is 0 metres; and

(iv) in all other zones located in Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D –

Subsection (15) – Revised from Section 55, Table 55(3) of the current Zoning By-law.

Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects :

1. abutting lands zoned N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is 0.6 metres; or

2. not abutting lands zoned N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones is 0 metres.

(16) Where a detached garage existing as of the date of passing of this By-law] is subsequently connected to a building existing as of [the date of passing of this By-law] in N1, N2, N3 and N4 – Neighbourhood Zones the location of the garage is considered to comply with this By-law.

Subsection (16) – New provision to allow a detached garage to be connected to a building without the detached garage being subject to the building setbacks. This would only apply once, at the time the detached garage is connected to the building, following that time the building setbacks would apply.

Rural Transect

Maximum Number of Accessory Buildings

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

(a) in the V1, V2, V3, V4 and V5 –Village Residential Zones is two;

(b) in the MH – Mobile Home Park Zone is one 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.

Subsection (17) – Revised from Section 55, Table 55(7) of the current Zoning By-law.

Minimum Required Separation Distance for an Accessory Building or Structure

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

(19) The minimum required separation distance for an accessory building or structure from any other building located on the same lot:

(a) in the VM – Village Mixed-Use Zone is 0 metres; and

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

Subsection (18) – Revised from Section 55, Table 55(4) of the current Zoning By-law.

Subsection (19) – Revised from Section 55, Table 55(4) of the current Zoning By-law.

Maximum Permitted Height

(20) The maximum permitted height for accessory buildings and structures:

(a) in the V1, V2, V3, V4 and V5 –Village Residential Zones

(i) for a solar parking canopy is 5 metres; and

(ii) in all other cases is 4.5 metres;

(b) in the AG – Agricultural Zone and RU – Rural Countryside, excluding the RU1, RU2, RU3 and RU4 subzones is 12 metres; and

(c) in all other zones located in Area F – Rural Transect on Schedule A1 – Transects is 6 metres.

Subsection (20) – Revised from Section 55, Table 55(5) of the current Zoning By-law.

Subsection (20)(a)(i) – New addition for Draft 3 to permit a height for solar parking canopies that would accommodate for parking underneath.

Maximum Permitted Size

(21) The maximum permitted size for accessory buildings:

(a) in the V1, V2, V3, V4 and V5 –Village Residential Zones:

(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) in the EP – Environmental Protection Zone:

(i) for accessory buildings accessory to a residential use building the aggregate of all accessory buildings must not exceed 55 square metres; and

Subsection (21) – Revised from Section 55, Table 55(6) of the current Zoning By-law.

(ii) for accessory buildings accessory to all other buildings the aggregate of all accessory buildings must not exceed 150 square metres.

(c) in the AG – Agricultural Zone, RU – Rural Countryside Zone, ME – Mineral Extraction Zone, RIL – Rural Industrial and Logistics Zone, RG – Rural General Industrial Zone, RH – Rural Heavy Industrial Zone, RI – Rural Institutional Zone, RC – Rural Commercial Zone, and RR – Rural Residential Zone:

(i) 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) in the MH – Mobile Home Park:

(i) per mobile home site is 10 square metres as measured from the exterior walls of the building; and

(ii) 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.

(e) in all other zones located in Areas F – Rural Transect on Schedule A1 – Transects there is no maximum.

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

(a) in the V1, V2, V3, V4 and V5 –Village Residential Zones 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.

Subsection (22) – New provision to regulate the maximum permitted size for enclosed structures with a roof.

(23) Despite subsection (21) for ancillary solar energy generation facilities, there is no maximum, provided ground mounted devices:

(a) are located in the rear yard; and

(b) the area under the device is soft landscaped

Subsection (23) – New provision for Draft 3 to specify ground mounted ancillary solar energy generation facilities have no maximum permitted size when located in the rear year with soft landscaping underneath.

Minimum Required Setback from a Lot Line

(24) 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) in the V1, V2, V3, V4 and V5 –Village Residential Zones is 1.2 metres; and

(b) in the VM – Village Mixed-Use Zone and DR – Development Reserve Zone is 0 metres.

Subsection (24) – Revised from Section 55, Table 55(2) of the current Zoning By-law.

(25) 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 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:

(i) in the V1, V2, V3, V4 and V5 –Village Residential Zones:

1. abutting lands zoned V1, V2, V3, V4 and V5 –Village Residential Zones, and RR – Rural Residential Zone is a distance equal to the height of the structure; or

2. not abutting lands zoned V1, V2, V3, V4 and V5 –Village Residential Zones, and RR – Rural Residential Zone is 0.6 metres; and

(ii) 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;

Subsection (25) – Revised from Section 55, Table 55(3) of the current Zoning By-law.

(e) for all other accessory buildings and structures:

(i) in the V1, V2, V3, V4 and V5 –Village Residential Zones in a rear yard is 0.6 metres;

(ii) in the VM – Village Mixed-Use Zone and DR – Development Reserve Zone:

1. abutting lands zoned V1, V2, V3, V4 and V5 –Village Residential Zones, and RR – Rural Residential Zone is 0.6 metres; or

2. not abutting lands zoned V1, V2, V3, V4 and V5 – Village Residential Zones, and RR – Rural Residential Zone is 0 metres.

(iii) in all other zones located in Area F – Rural Transect on Schedule A1 – Transects in a rear yard is 1 metre.

Section 203 – Projections Above the Height Limit

Provisions	Notes
(1) This section does not apply to building or structures located within the areas shown on Schedules 11 to 88 – Central Area Height Schedules. (2) If no conditions for height, setbacks or area are specified for a feature in subsection (3) or (4) it may project only to such a height, setback or area that is necessary to operate effectively and safely. (3) The following features may project above the maximum building height subject to the listed conditions: (a) ancillary wind energy generation facility, minimum setback from any lot line is a distance equal to its height; (b) bridge; (c) chimney, smokestack, or stack; (d) church spire, steeple, or belfry; (e) clock tower; (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: (i) the maximum width of the feature is 2.5 metres; and (ii) must not span more than 50 per cent of the width or depth of a roofline. (g) elevator, mechanical and service equipment, or a stairway; (h) flagpole or sports equipment; (i) greenhouse, minimum setback from an exterior wall: 1.5 metres; (j) indoor amenity area on a building five storeys or higher: (i) maximum floor area: 50 per cent of the area of the roof, but in no case greater than 300 square metres; (ii) maximum projection: 5 metres above the height limit; and (iii) minimum setback from an exterior wall: 2 metres. (k) indoor food production in the IH – Heavy Industrial Zone, IL – Industrial and Logistics Zone, IM – Mixed Industrial Zone, H1, H2 and H3 – Hub Zones, MS2 – Mainstreet Zone 2, NMU – Neighbourhood Mixed-Use Zone the maximum projection above the height limit is 4.5 metres; (l) light post, or sports lighting as part of a park or sports arena; (m) ornamental dome, skylight, cupola or parapet; (n) rooftop access to a rooftop landscaped area, garden, or terrace for a building four storeys or less: (i) maximum projection above the height limit: 3 metres; (ii) minimum setback from an exterior front or rear wall: a distance equal to its height; (iii) maximum total area for the feature: 10.5 square metres, except in the case of an elevator; and (iv) maximum projection for eaves beyond the exterior walls of the feature: 0.6 metres. (o) rooftop landscaped area, garden, or terrace: (i) must be setback a minimum of 1.5 metres from any exterior wall of the building when the feature is located on the roof of the uppermost storey; and (ii) a 1.5 metre high opaque screen must be provided facing an interior side yard, or facing the interior side yard of an abutting lot.	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. **Relocated** Relocated “construction equipment during the construction process” from Section 64 of the current Zoning By-law 2008-250 to Section 211. 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. 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. **Subsections (1), (2), and (3)** – Revised from Section 64 of the current Zoning By-law, the paragraph was between split into this provision and (2) and (3). **Subsection (3)(a)** – New provision to permit ancillary wind energy generation facilities to project above the height limit. **Subsection (3)(c)** – Revised “chimney or smokestack” from Section 64 of the current Zoning By-law to include “stack”. **Subsection (3)(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. **Subsection (3)(f)** – Relocated from Section 146(6)(b) and (6)(c) of the current Zoning By-law to apply the provisions for dormers more widely. **Subsection (3)(g)** – Revised from Section 64 of the current Zoning By-law “mechanical and service equipment penthouse, elevator or stairway penthouses” to improve clarity. **Subsection (3)(i)** – In Draft 3, provisions concerning size for greenhouses were deleted, however the set back from the exterior wall was maintained.

(p) water tower.

(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 in 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) – New provision to permit indoor food production on the rooftops of buildings in the specified zones.

Subsection (3)(l) – New provision to account for lighting.

Subsection (3)(n) – 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)(o) – 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 (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.

Section 204 – Projections into Yards

Provisions	Notes
(1) Features are permitted to project from: (a) a principal building; or (b) a building containing a coach house. (2) In accordance with this section, features may project into the lesser of: (a) a required yard; or (b) a provided yard.	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. 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. **Subsection (1)** – Revised from Section 65(1) of the current Zoning By-law 2008-250, it was split into this provision and (2). **Subsection (2)** – Revised from Section 65(1) of the current Zoning By-law with minor word changes to improve clarity.

Figure 204-1

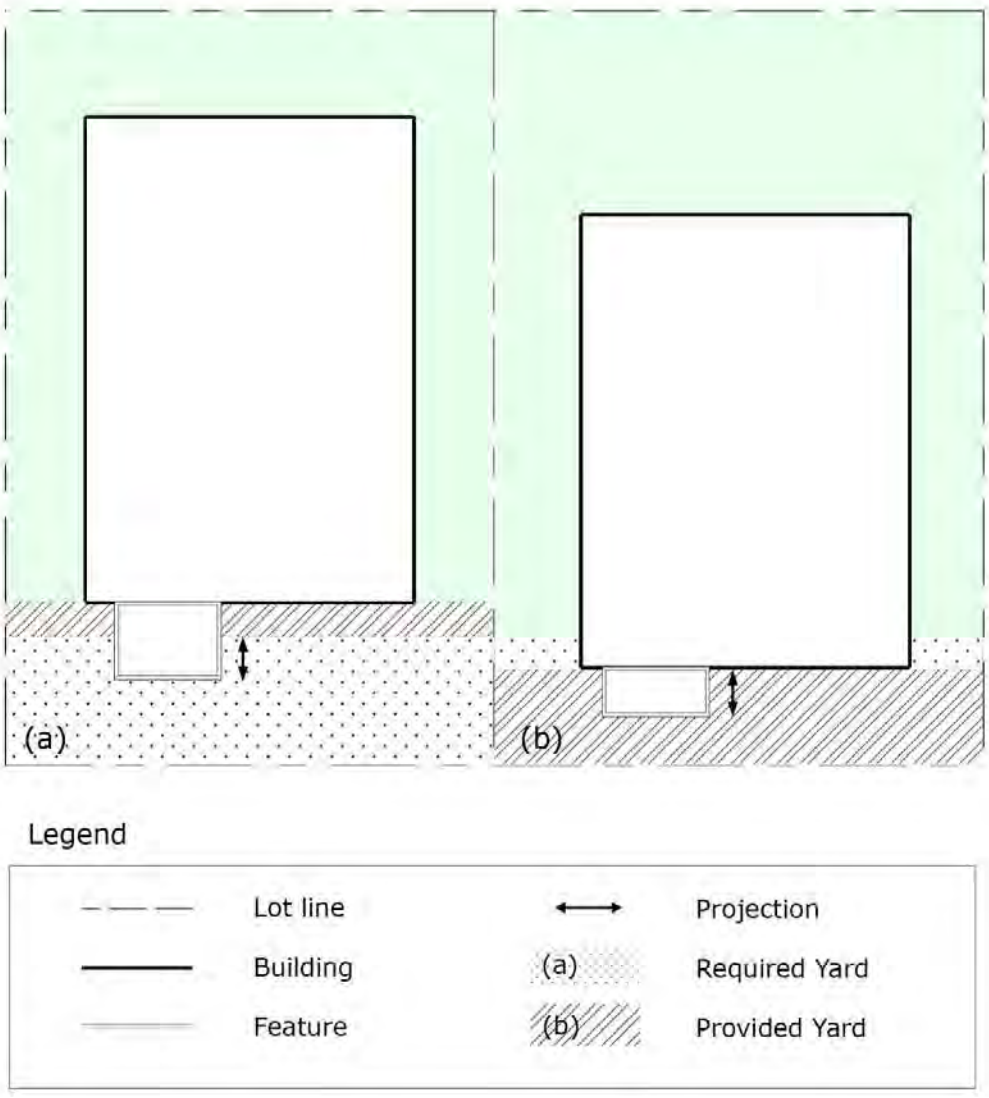


Figure 204-1 demonstrates a permitted projection projecting into a required yard on the left and a provided yard on the right.

(3) Accessibility structures and devices have no limit with respect to setback or projection.	
(4) Section 204 does not apply: (a) where the minimum required building setback from a lot line is less than the minimum setback outlined in this section; (b) to features in subsection (9) projecting into the minimum required setbacks from surface water features found in Section 404; (c) to development parcels within the interior of a planned unit development that are not adjacent to a required yard; or (d) to required separation areas between development parcels in a planned unit development.	**Subsection (4)** – Revised from Section 65(1)(b), (1)(c), (1)(d), and (1)(f) of the current Zoning By-law with minor word changes to improve clarity.
(5) Subsection 702(2), which deems a 0 metre setback between vertically attached dwelling units, applies.	**Subsection (5)** – Revised from Section 65(1)(e) of the current Zoning By-law with minor word changes to improve clarity.

Provisions for Specific Features

(6) For heating, ventilation and air conditioning systems or permanent generators: (a) for residential use buildings or any yard abutting a lot containing a residential use building:	**Subsection (6)** – 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

(i) permanent generators are limited to installations for emergency or blackout use;

(ii) the minimum setback from a lot line is 0.3 metres; and

(iii) the maximum projection is 1 metre;

(b) in all other cases, no minimum setback or maximum projection.

Figure 204-2

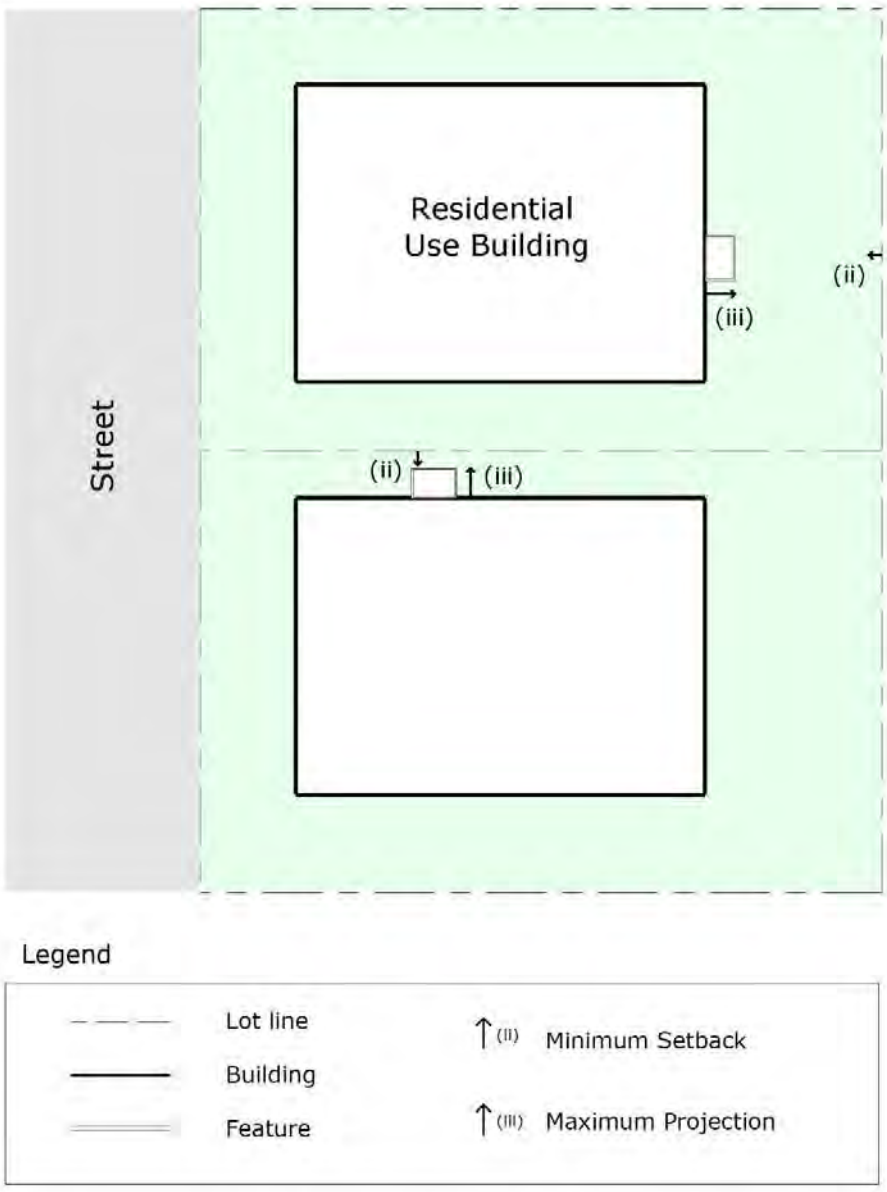


Figure 204-2 demonstrates the maximum permitted projection and the minimum required setback for heating and cooling systems and permanent generators for residential use buildings in the top image or in a yard abutting a residential use building in the bottom image.

(7) For awnings or canopies:

(a) the minimum setback from a lot line is 0.6 metres; and

(b) the maximum projection into:

(i) interior side yards is two metres; and

(ii) front, rear, or exterior side yards is half the depth of the yard.

conditioner condenser, heat pump or similar equipment" to heating, ventilation and air conditioning systems or permanent generators.

For Draft 3 new Subsection (6)(a)(i) is included to specify permanent generators are permitted for emergency or blackout use.

Subsection (6)(a)(i) from Draft 2 is proposed to be removed to permit these features to be located in a front or exterior side yard. In part this is to address where there is no interior side yard and rear yard due to 0 metre setbacks. An example of this would be back-to-back townhouses.

Subsection (7) – 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.

Figure 204-3

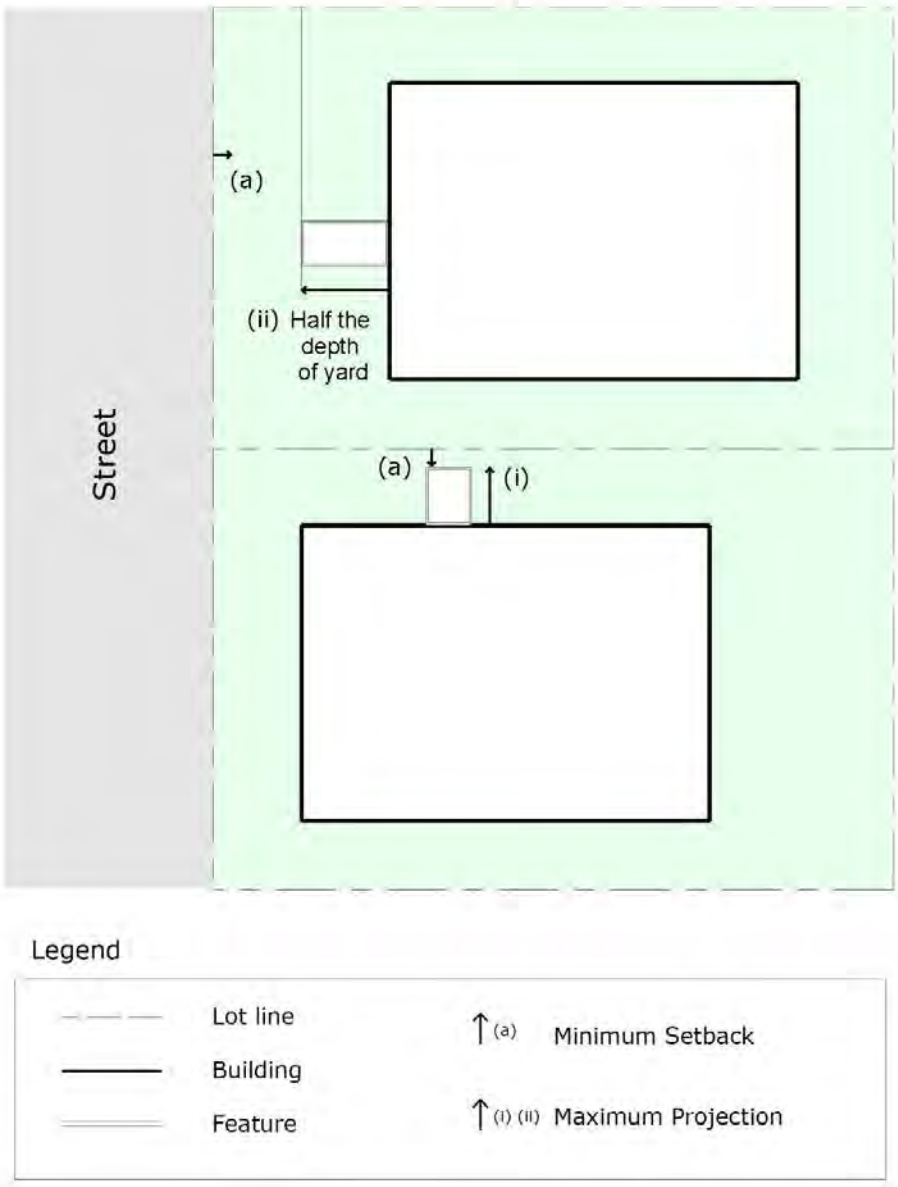


Figure 204-3 demonstrates the maximum permitted projection and the minimum setback for awnings and canopies. The top image shows an awning or canopy in the front yard, projecting halfway from the building to the front property line. The bottom image shows an awning or canopy projecting into the interior side yard to a maximum of two metres with a minimum 0.6-metre setback.

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

(a) when the feature projects into a yard with a depth of three metres or less it must be:

(i) cantilevered; and

(ii) located above grade; and

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

Subsection (8)(a) and (b)(i) – New provisions informed by the Bay Window Bulletin.

Figure 204-4

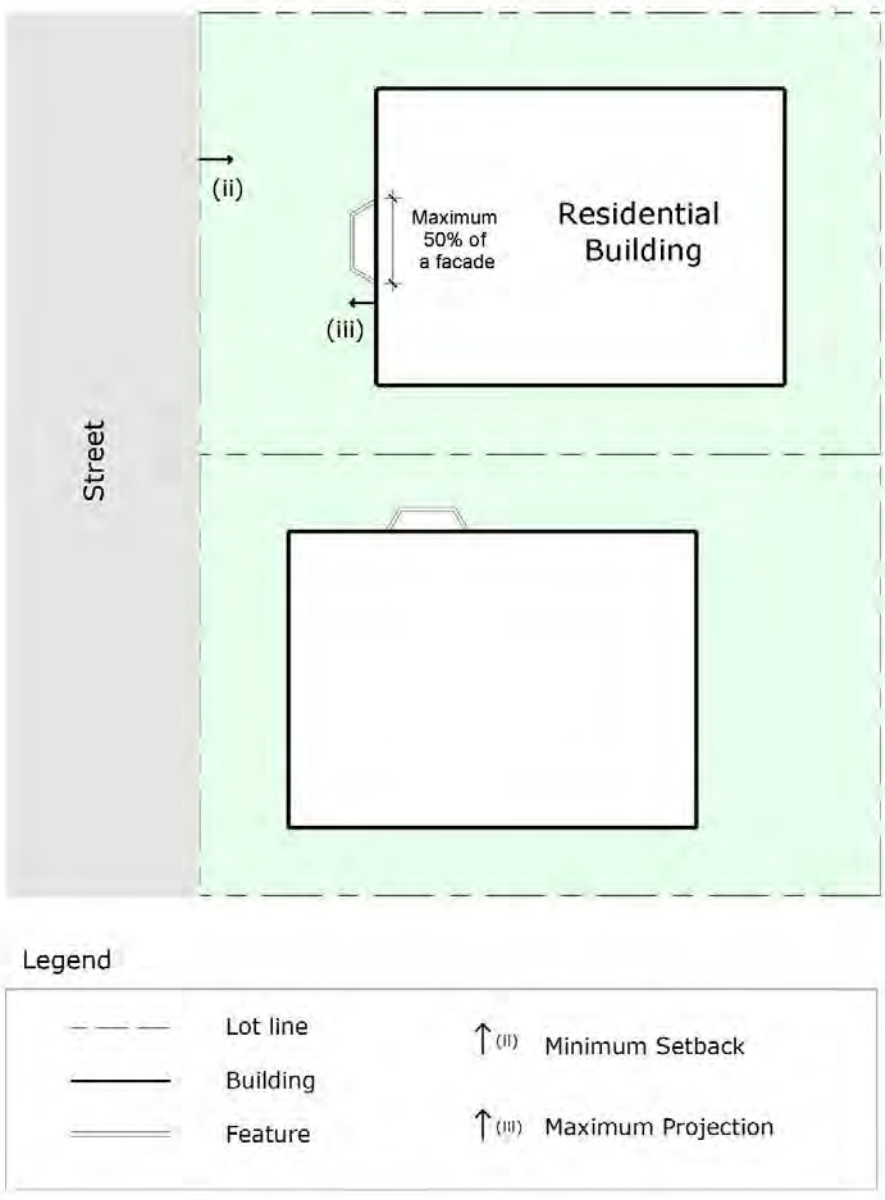


Figure 204-4 demonstrates the maximum permitted projection and the minimum setback for bay windows. The top image shows a bay window projecting into the front yard of a residential building.

(9) For balcony, deck, platform, porch, or 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;

Subsection (9) – Revised from Section 65, Table 65(6) of the current Zoning By-law with minor word and formatting changes to improve clarity.

Figure 204-5

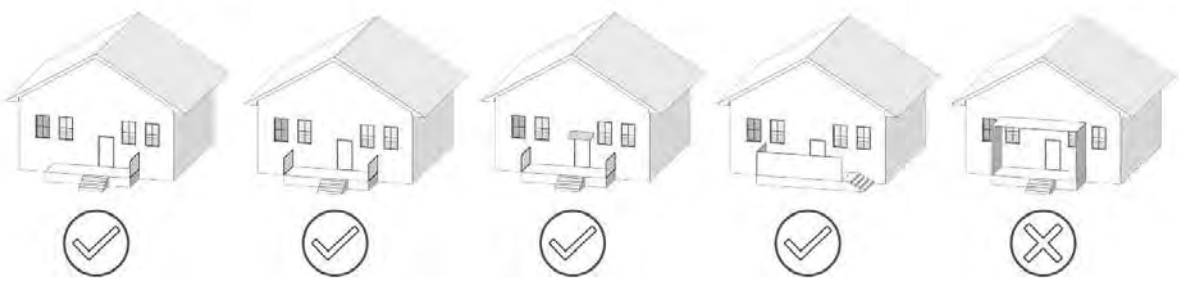


Figure 204-5 demonstrates four dwellings with front porches which have a maximum of two enclosed sides. The front porch on the fifth dwelling features three enclosed sides and does not comply with this By-law.

(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) 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;

Figure 204-6

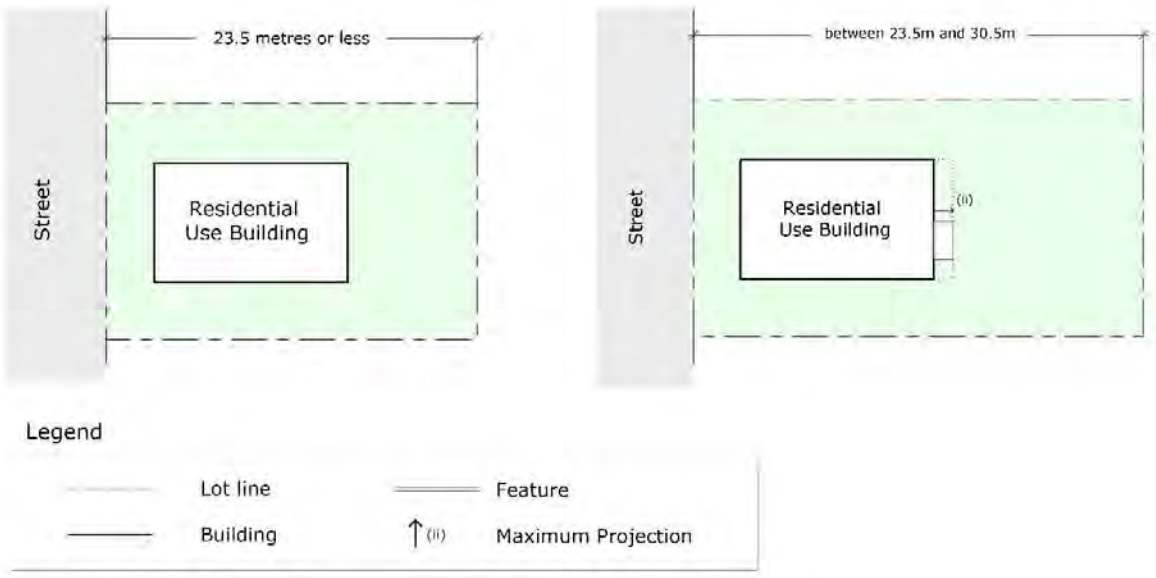


Figure 204-6 demonstrates the maximum projection from a residential use building for a deck, platform, porch, or verandah projecting into a rear yard above the first floor. The lot on the left is less than 23.5 metres deep, so a projection is not permitted. The lot on the right is between 23.5 and 30.5 metres, so a projection of 1.2 metres is permitted.

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

Figure 204-7

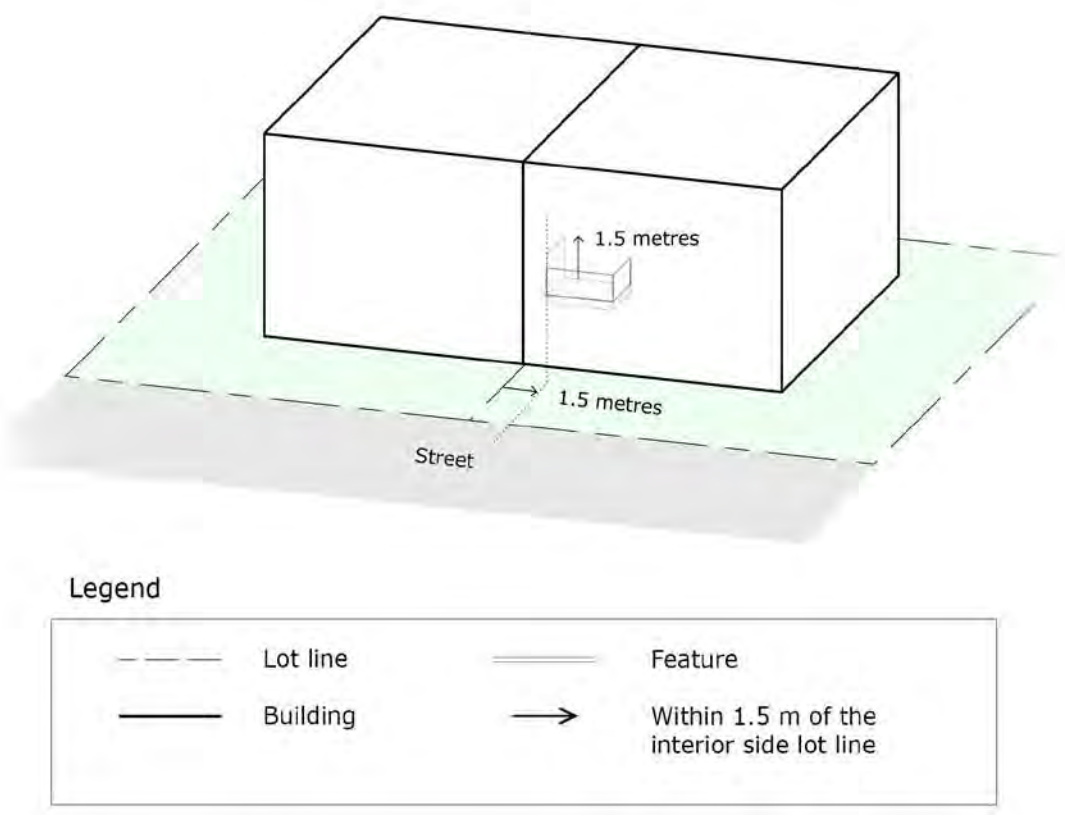


Figure 204-7 demonstrates the required 1.5 metre high opaque screen between a balcony and an interior side lot line in the rear yard of a residential building. This opaque screen is required when a deck or balcony in a rear yard is within 1.5 metres of an interior side lot line.

(d) for uncovered or unenclosed features where the walking surface is not higher than 0.6 metres above the adjacent ground:

(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.

(ii) in the rear and interior side yard there is no minimum setback or maximum projection.

For Draft 2 proposed deletion of sub clause 204(8)(b)(iii) to provide a more consistent approach to regulating balconies and decks.

Figure 204-8

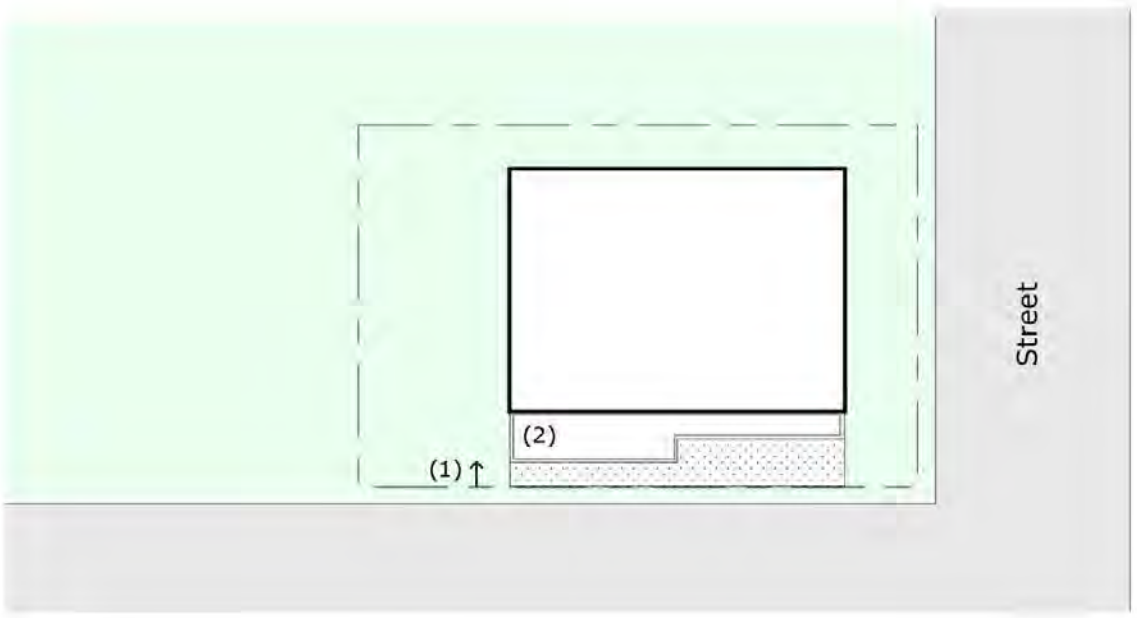


Figure 204-8 demonstrates the minimum setback of one metre and the maximum projection of two metres or 50 per cent of the required yard for a projection not higher than 0.6 metres in a front or exterior side yard.

(e) In all other cases:

(i) the minimum setback from a lot line is 1 metre; and

(ii) the maximum projection is 2 metres.

Figure 204-9

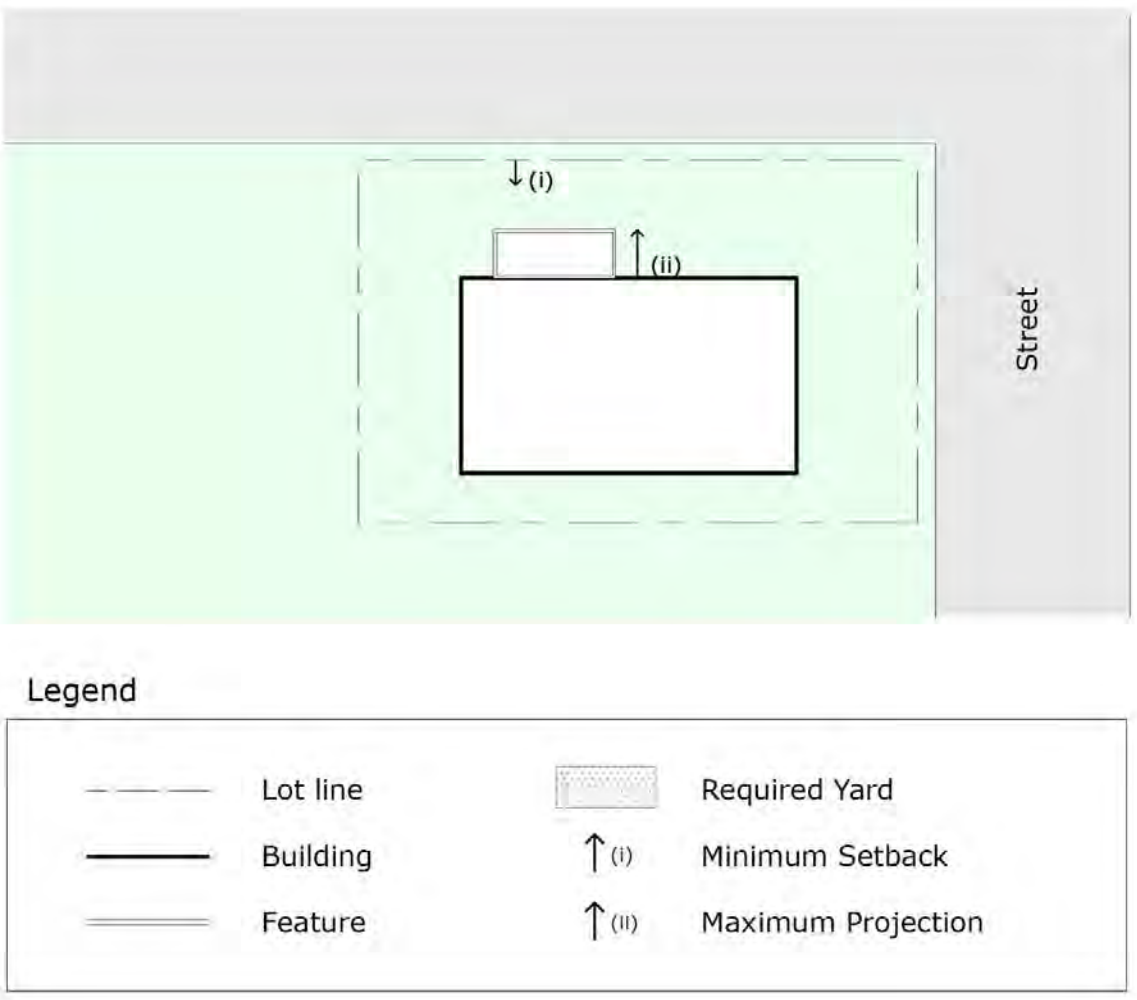


Figure 204-9 demonstrates the minimum setback of one metre and the maximum permitted projection of two metres for any other case of a balcony, deck, platform, porch, or verandah feature not described in 204 9(a) to 204 9(d).

(10) For eaves, eavestroughs, or 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 minimum setback from a lot line is 0.3 metres; and

(ii) the maximum projection is 2 metres.

Figure 204-10

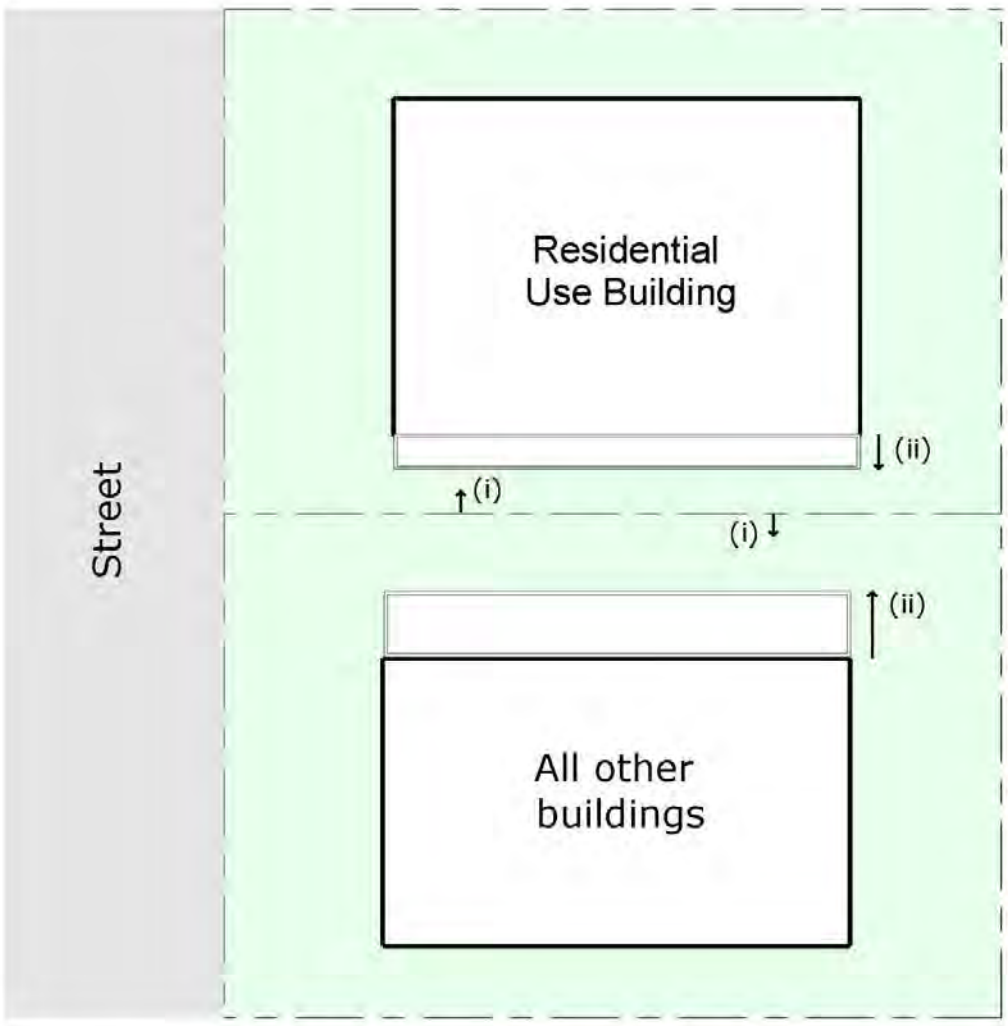


Figure 204-10 demonstrates the minimum setbacks and maximum projections for eaves, eavestroughs and gutters. The minimum setback and maximum projection for residential use buildings as described in 204 10(a) is shown in the top image and the minimum setback and maximum projection for all other buildings as described in 204 10(b) is shown in the bottom image.

Subsection (10) – Revised from Section 65, Table 65(2) of the current Zoning By-law with minor formatting changes to improve clarity.

(11) 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.

Figure 204-11

Subsection (11) – 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.

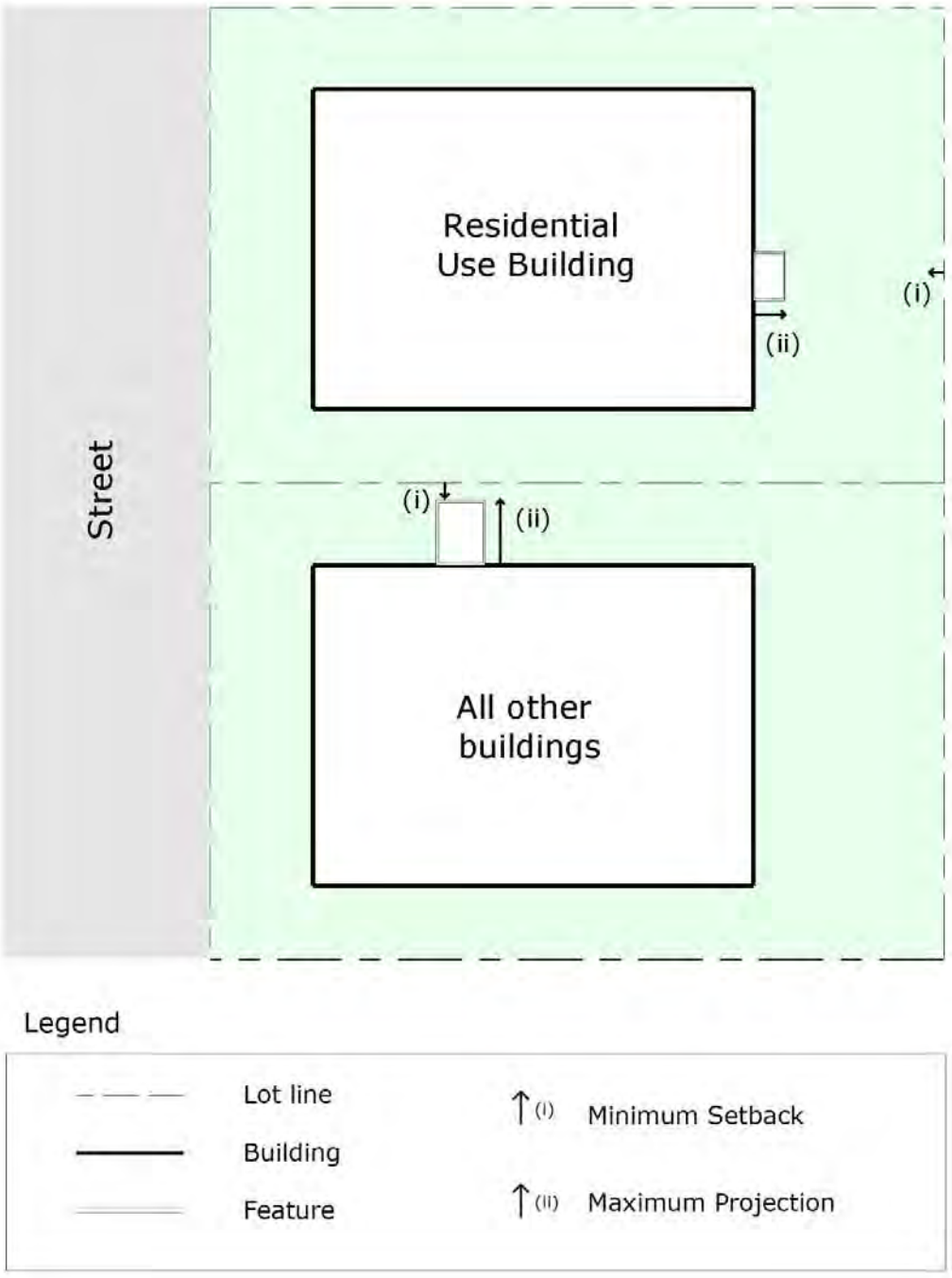


Figure 204-11 demonstrates the minimum setbacks and maximum projections for fireplace systems. The minimum setback and maximum projection for residential use buildings as described in 204 11(a) is shown in the top image and the minimum setback and maximum projection for all other buildings as described in 204 11(b) is shown in the bottom image.

(12) For fire escapes, landings, open stairways, steps or ramps:

(a) 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.

(b) 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

(ii) the maximum projection is 2.2 metres;

(c) in all other cases:

(i) the minimum setback from a lot line is 1 metre; and

(ii) the maximum projection is 1.5 metres.

Subsection (12) – Revised from Section 65, Table 65(5) of the current Zoning By-law with minor word and formatting changes to improve clarity.

Figure 204-12

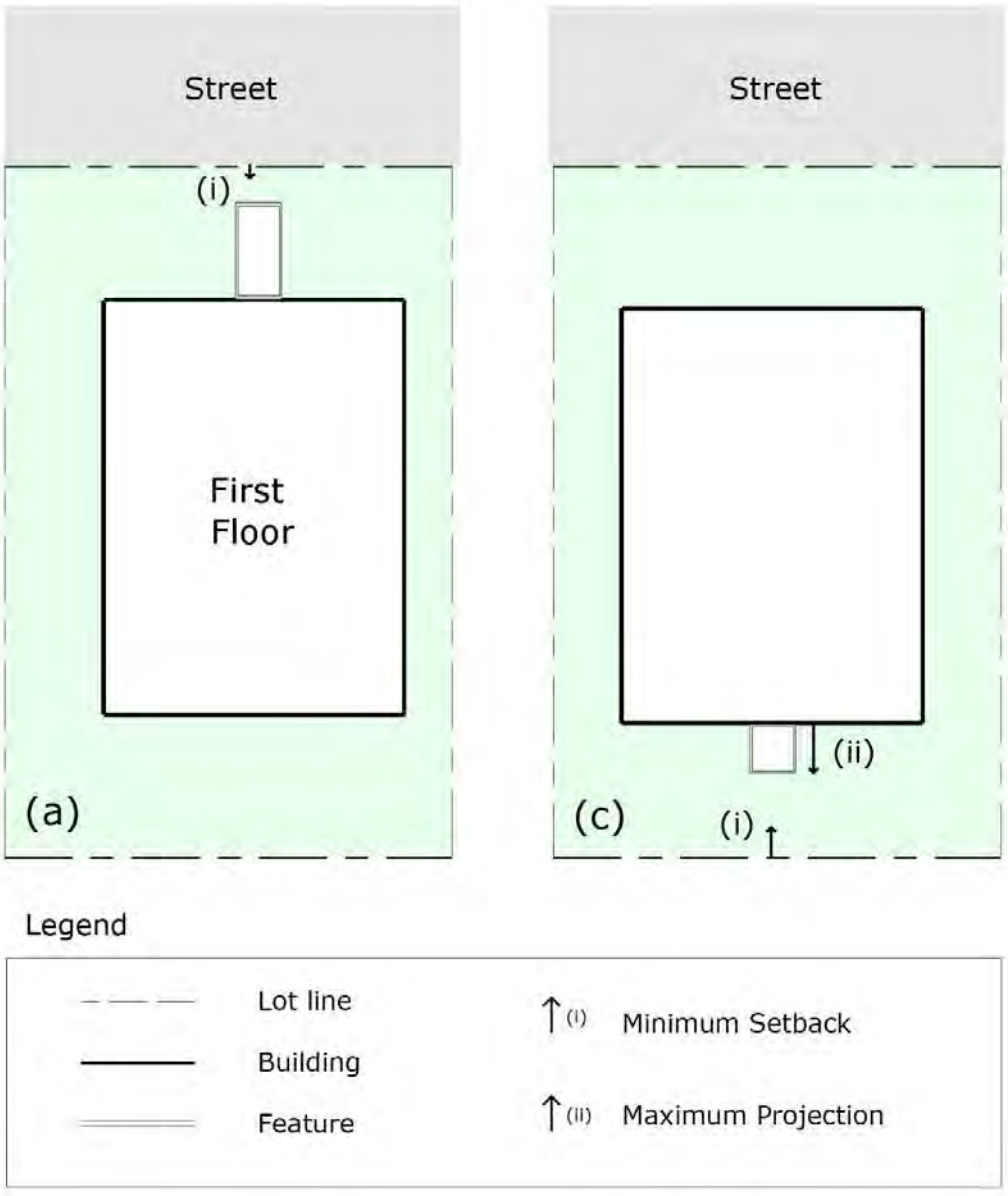


Figure 204-12 demonstrates the minimum setbacks and maximum projections for fire escapes, landings, open stairways, steps and ramps. Different minimum setbacks are set for projections at the first floor or above the second floor.

(13) 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.

Subsection (13) – Revised from Section 65, Table 65(3) of the current Zoning By-law with minor formatting changes to improve clarity.

Figure 204-13

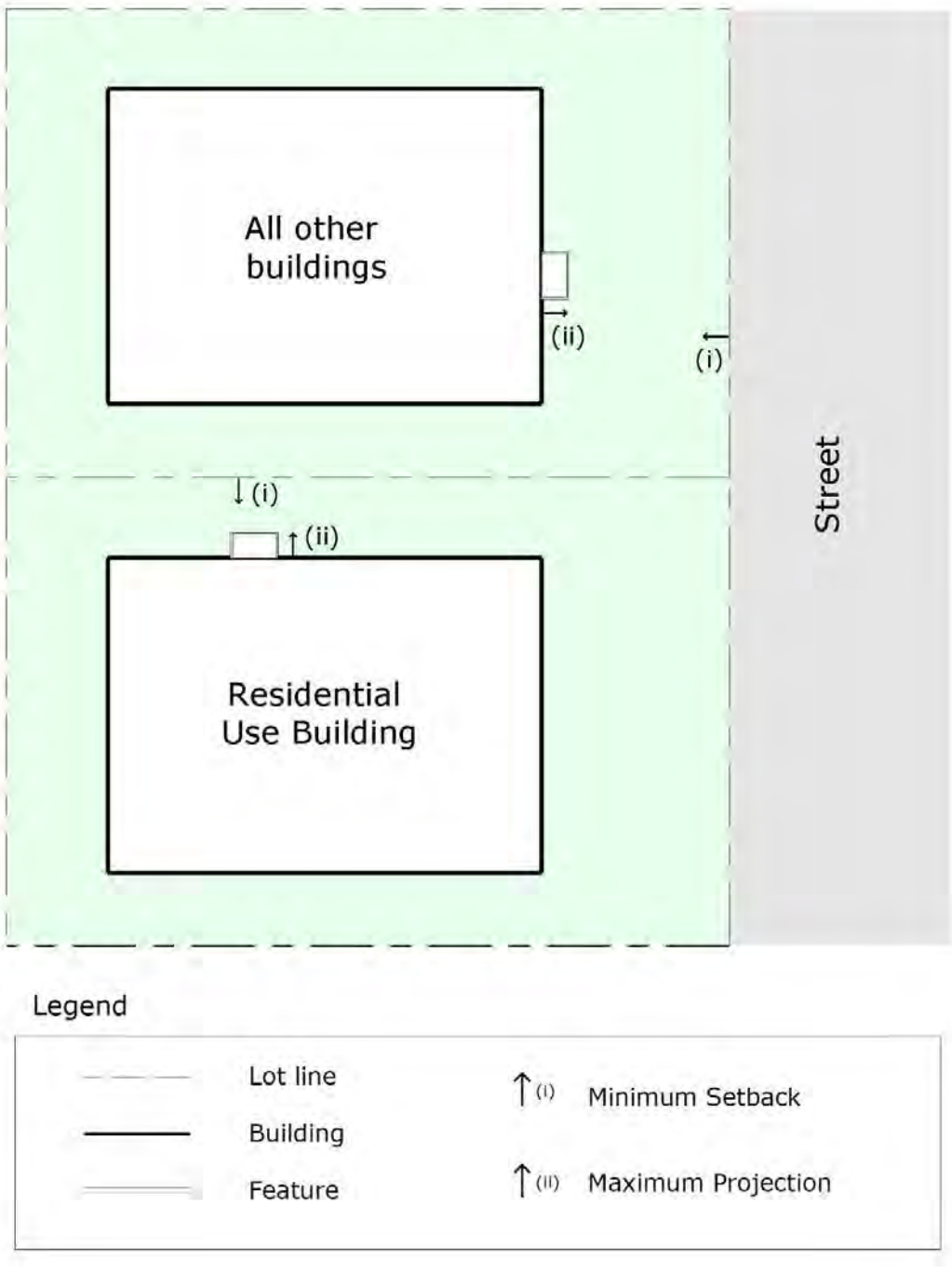


Figure 204-13 demonstrates the minimum setbacks and maximum projections of ornamental elements for residential use buildings and all other buildings. The top image shows a permitted projection as described in 13(b) and the bottom image shows a permitted projection as described in 13(a).

Section 205 – Frontage on a Public Street

Provisions	Notes
(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. (2) No person shall sever any land unless the severed lands and retained lands each abut a street in accordance with subsection (1). (3) Where a severance involves more than two lots, subsection (1) applies with all necessary modification to each lot involved. (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. (5) Despite subsections (1), (2) and (3), the following are deemed to be improved public streets for the purpose of this section: (a) a parkway; or (b) a private way within a planned unit development that complies with the planned unit development provisions. (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.	**Subsections (1) to (5)** – Carried forward from Section 59 in the current Zoning By-law 2008-250. **Subsection (6)** – New provision to clarify that a 30 cm reserve prevents the lot from abutting the street.

Section 206 – Office to Residential Conversions

Provisions	Notes
(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 Zone, IH – Heavy Industrial Zone, and IL – Industrial and Logistics Zone are deemed to comply with zoning, except for subsections 208(1), (2), (3), (4) and (5).	**Subsection (1)** – 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.

Section 207 – Provisions for High-Rise Buildings

Provisions	Notes
(1) For the purposes of subsections (3), (4), (5), (6), (7) and (8), 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. (2) For the purposes of subsections (3), (4), (5), (6), (7) and (8), 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. (3) Buildings that are 10 storeys and higher in Area A as shown on Schedule A12 – Provisions for High-Rise Buildings are subject to the following provisions: (a) the minimum required lot area for a corner lot is 900 square metres; (b) the minimum required lot area for an interior lot is 1,350 square metres; (c) the minimum interior side and rear yard setback for a tower is 7.5 metres; and (d) the minimum separation distance between towers on the same lot is 15 metres. (4) Buildings that are 10 storeys and higher in Area B as shown on Schedule A12 – Provisions for High-Rise Buildings are subject to the following provisions: (a) the minimum required lot area for a corner lot is 1,150 square metres; (b) the minimum required lot area for an interior lot is 1,350 square metres; (c) the minimum interior side and rear yard setback for a tower is 10 metres; and (d) the minimum separation distance between towers on the same lot is 20 metres. (5) Buildings that are 10 storeys and higher in Area C as shown on Schedule A12 – Provisions for High-Rise Buildings are subject to the following provisions: (a) the minimum required lot area for a corner lot is 1,350 square metres; (b) the minimum required lot area for an interior lot is 1,800 square metres; (c) the minimum interior side and rear yard setback for a tower is 11.5 metres; and (d) the minimum separation distance between towers on the same lot is 23 metres. (6) Buildings that are 10 storeys and higher in Area D as shown on Schedule A12 – Provisions for High-Rise Buildings are subject to the following provisions: (a) the minimum separation distance between non-residential towers is 12 metres; (b) the minimum separation distance between residential towers is 23 metres; and (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. (7) Buildings that are 10 storeys and higher in Area E as shown on Schedule A12 – Provisions for High-Rise Buildings are subject to the following provisions: (a) the minimum interior side and rear yar setback for a tower is 11.5 metres; (b) the minimum separation distance between residential towers is 23 metres; (c) the minimum separation distance between non-residential towers is 11.5 metres; and (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. (8) Buildings that are 10 storeys and higher in Area F as shown on Schedule A12 – Provisions for High-Rise Buildings are subject to the following provisions: (a) the minimum interior side and rear yard setback for a tower is 11.5 metres; and (b) the minimum separation distance between towers on the same lot is 23 metres.	The provisions in this section apply to high-rise buildings that are ten or more storeys. **Subsections (1) to (5)** – Revised from Section 77 and the MD-Mixed-Use Downtown Zone provisions (Table 193(j)) of the current Zoning By-law 2008-250. 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 A12 or through exceptions and schedules that apply to certain secondary plan areas. 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. 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. 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. A new Schedule A12 has been added to show where alternative separation distances apply. In the final draft, Schedule A12 shows the Areas of the city subject to the provisions in Section 207. Area A applies in the periphery of the downtown. The provisions for Area A are in subsection (3). Area B applies to the remaining areas in the Downtown transect, as well as the Inner Urban and Outer Urban transects. The provisions for Area B are in subsection (4). Area C applies

	to the Suburban transect. The provisions for Area C are in subsection (5). New subsections (6), (7) and (8) were added to implement policies for high-rise buildings in secondary plan areas shown as Areas D, E and F on Schedule A12, corresponding to the Tunney's Pasture, South Keys and LeBreton Flats areas, respectively.

Section 208 – Amenity Area

Provisions	Notes
(1) Amenity area must be provided for a residential use building or building containing dwelling units that is a permitted use in the zone in which it is located at a rate of 6 square metres per dwelling unit. (2) Despite subsection (1), no amenity area is required in the case of a lot containing eight or fewer dwelling units. (3) Amenity area must be located on the same lot as the use for which it is provided. (4) Amenity area provided outdoors must not be located in a front or exterior side yard. (5) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements. (6) Amenity area provided as communal amenity area is subject to the following: (a) where more than one communal amenity area is provided to meet minimum amenity area requirements, at least one communal area must be 54 square metres or more in size; and (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. (7) Areas provided as part of a privately-owned public space do not count toward the minimum amenity area required under subsection (1).	**Subsections (1) to (5)** – 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. 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. 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. **Subsection (6)** – 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. The following provisions in Section 137 of the current Zoning By-law are proposed to be removed: • 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. **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.

Section 209 – Heritage Provisions

Provisions	Notes
(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 *Ontario Heritage Act*. **Parking** (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. **Setbacks, Articulation, and Active Frontage** (3) 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 clause (a) or (b) below, where one of the following applies: (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 (b) in the case of a zone that provides a maximum front yard setback, an existing designated building exceeds the maximum front yard setback. (4) Despite subsection (3), the minimum rear yard setback may not be reduced below 6 metres. (5) Subsection (3) does not apply to properties located within the Rockcliffe Park or Briarcliffe Heritage Conservation Districts. (6) The following sections do not apply to an existing designated building: (a) Neighbourhood Form Provisions in subsections 802(13) and (14); (b) H1, H2 and H3 – Hub provisions in subsections 901(3) and (4), subsections 902(3) and (4), and subsections 903(3) and (4); (c) MS1 and MS2 – Mainstreet provisions in subsections 904(4) and (5) and subsections 905(4) and (5); (d) CM – Minor Corridor provisions in subsections 906(4) and (5); (e) SDP – Parliament and Confederation Boulevard Special District provisions in subsection 1201(3) and subsection 1201-1(1); (f) SDB – ByWard Market Special District provisions in subsections 1202(3), (4), (5), (6), (7), (8) and (9). *NOTE: Where a property or building is designated under the Heritage Act, a heritage permit is required for additions or alterations to the building.*	**Subsections (1) to (4)** – 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 *Ontario Heritage Act*. The Heritage Overlay on the Zoning Map will not be brought forward on the Zoning Map. Buildings and properties designated under Part IV or V of the *Heritage Act* are subject to a rigorous design review through the heritage permit process which includes public processes at the Built Heritage Committee and the Planning and Housing Committee. Given this rigorous design review process and the protections against demolition under the *Heritage Act*, 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. 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 (subsection (4)). Draft (3) has additionally been amended to clarify that this permission is not proposed to apply within the Rockcliffe Park or Briarcliffe Heritage Conservation Districts. Subsection (6) of the proposed new heritage provisions (formerly subsection (4) in Draft 1) 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. Staff note that individual HCDs may, in addition to this section, contain additional zoning provisions via

exceptions intended to implement policies of a HCD Plan, such as exceptions 1256 through 1262 applicable to the Rockcliffe Park Heritage Conservation District. Some HCDs that make reference to the height of existing buildings, in particular the New Edinburgh Heritage Conservation District, will also retain height suffixes in the applicable zoning designation to ensure these policies are addressed.

Staff further note that the *Heritage Act* states with respect to HCDs that in the event of a conflict between a by-law passed by a municipal council and a heritage conservation district plan, the plan prevails to the extent of the conflict.

As such, Staff are of the position that the draft Zoning By-law adequately implements relevant policies of current HCD plans, and do not conflict with existing heritage policies that apply to current HCDs.

Section 210 – Provisions for Underground Structures

Provisions	Notes
(1) Where the below-grade portion of a building projects into a rear yard, a minimum contiguous soft landscaped area must be provided in that yard as follows: (a) 30 square metres; and (b) on a lot 30 metres in width or greater, an additional 30 square metres for every full 15 metres increment of lot width. (2) The soft landscaped area required under subsection (1) must have a minimum horizontal dimension of 3 metres. (3) No below-grade portion of a building projecting into a rear yard may be located closer than the lesser of: (a) 3 metres from the rear lot line, or (b) the minimum rear yard setback in the underlying zone. (4) Buildings existing as of [the date of the passing of this By-law] are exempt from the provisions of this section.	**Section 210** – New 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. **Subsection (1) and (2)** are changed in Draft 3 to make reference to a minimum soft landscaped area as opposed to a minimum soil volume. Soft landscaped area is easier to review and enforce as the locations of soft landscaped area to support tree growth/retention can be indicated on site and/or landscape plans, including on developments not of a scale to be subject to Site Plan Control approval. Subsection (2) has been modified to specify a minimum horizontal dimension of the required landscaped area to help ensure that the area provided is functional for tree growth. **Subsection (3)** reinstates the requirement for a below-grade setback from an underground portion of a building from a rear lot line, proposed in Draft 1 but removed in Draft 2. This in conjunction with a landscaped area requirement is intended to support sufficient soil volume for tree growth in lieu of a specific requirement for soil volume. **Subsection (4)** – New Clarifies that this section does not apply to existing buildings.

Section 211 – Temporary Uses

Provisions	Notes
(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: (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, including leased lands that are contiguous with the lands where construction is occurring; (b) a temporary office for the sale of residential lots or residential units; (c) a market; and (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.	**Subsections (1) to (4)** – 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. (1)(a) was modified to allow construction staging and storage to occur on neighbouring, contiguous lands.
(2) The minimum yard setback provisions of the applicable zone do not apply to these temporary events, uses, buildings, structures or equipment.	
(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.	
(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.	
(5) An outdoor commercial patio, seasonal garden centre or temporary special event accessory to a restaurant, retail store, shopping centre, 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: (a) that the fire route and accessible parking spaces, as defined in the Traffic and Parking By-law, as amended, remain unobstructed at all times; and, (b) for the purpose of this subsection, a temporary special event includes a short-term fair, carnival, show, exhibit or other similar events.	**Subsection (5)** – New provision that clarifies where temporary uses are permitted when ancillary to a certain use.

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.	**Subsection (1) –** Carried forward from Section 92 in the current Zoning By-law 2008-250.

Section 213 – Utility Installation

Provisions	Notes
(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: (a) any building containing the utility installation must comply with zone setback provisions and maximum building height; (b) no offices, maintenance uses or indoor or outdoor storage facilities are permitted except where otherwise allowed in the zone; (c) no dust, smoke, noise or odour may be produced that is likely to be dangerous or obnoxious; (d) electrical substations are not permitted within the Flood Plain Overlay; and (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 By-law. (2) 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 By-law. (3) There are no minimum lot area or minimum lot width requirements for a utility installation.	**Subsections (1) to (3) and (6)** – Carried forward from Section 91 in the current Zoning By-law 2008-250, except for deleting references to parking requirements.
(4) An accessory battery energy storage system is permitted, subject to: (a) In the AG – Agricultural Zone, a battery energy storage system is limited to 2 per cent of the total lot area, to a maximum of 1 hectare; (b) In residential zones, installed in accordance with the Ontario Electrical Code, must be completely enclosed within a building or other accessory structure or mounted on the exterior surface of a building, outside the Flood Plain Overlay; (c) In any non-residential zone, other than the EP – Environmental Protection Zone, ME – Mineral Extraction Zone, and MR – Mineral Reserve Zone, and outside the Flood Plain Overlay, either enclosed within a building or other accessory structure or unenclosed, subject to the following: (i) they may not exceed 20% of the total lot area or 1 hectare, whichever is the lesser; (ii) they must be set back a minimum of 10 metres from any lot line, and a 1.5 metres opaque screen must be provided from a public street or a residential use on an abutting lot; and (iii) unenclosed rooftop systems must be set back a minimum of 1.5 metres from any exterior wall of the building, and may not project more than 1.5 metres above the maximum building height.	**Subsection (4)** – For Draft 3, provisions were added to carry forward provisions already in effect in the current Zoning By-law 2008-250.
(5) Antenna systems, including satellite dishes, are not subject to the regulations of this By-law, but are subject to the City's Municipal Concurrence and Public Consultation Process for Antenna Systems. (6) 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.	**Subsection (5)** – New provision that clarifies that these provisions do not apply to antennas and satellite dishes. **Subsection (6)** – In Draft 2 a new provision was added as subsection (6) 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.

Section 214 – Alternative Setbacks for Tree Retention

Provisions	Notes
(1) A required setback in a Neighbourhood Zone may be reduced by up to 3 metres where it is necessary to accommodate retention of a protected tree, as defined by the Tree Protection By-law, as amended, provided that: (a) in no case may a setback reduction under this section be reduced to less than 1 metre from a lot line; (b) an additional setback of an equal or greater number is provided from one or more lot lines; and (c) the additional setback(s) provided under clause 1(b) is of equal volume as the total volume added as a result of the reduced setback.	**Section 214** – New 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. 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. 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.

Figure 214-1

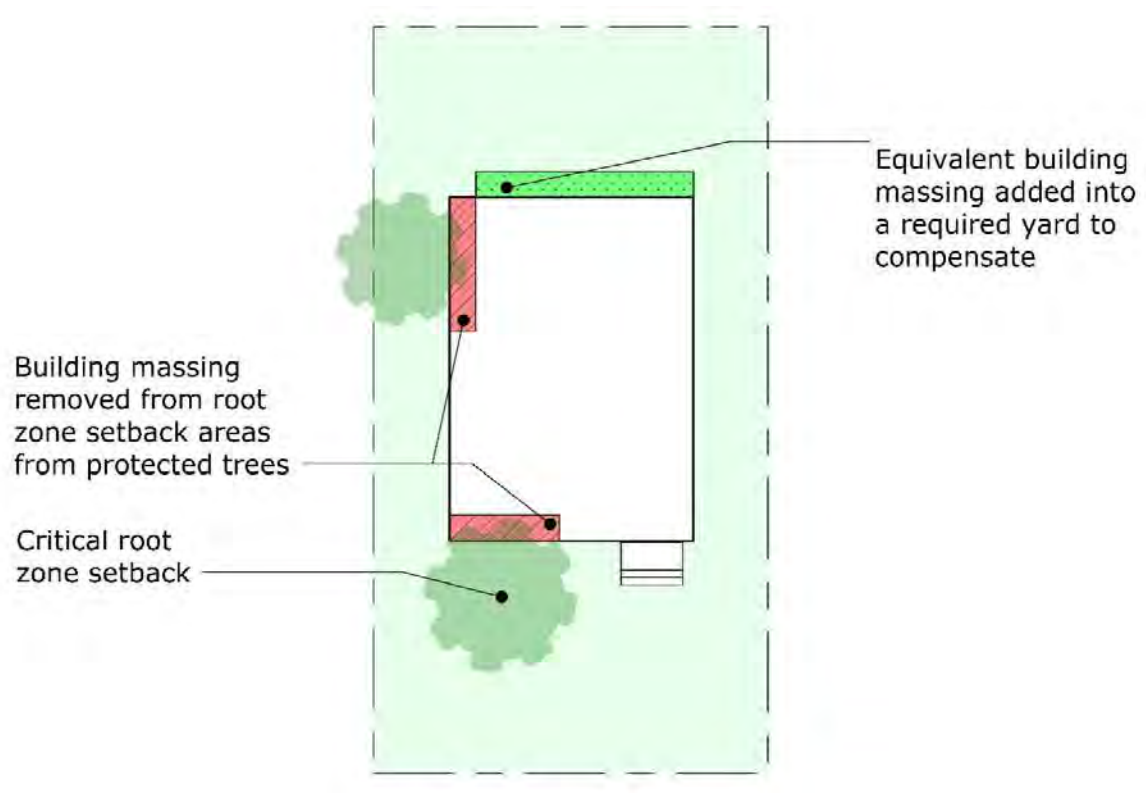


Figure 214-1 illustrates the application of alternative building setbacks to facilitate tree retention. The red rectangles represent increased setbacks in the front and side yards to accommodate the root zone setback from protected trees. The green rectangle shows the equivalent building mass of the increased setbacks is added to the rear of the building, into the required rear yard setback.

Section 215 – Parks

Provisions	Notes
(1) A park is permitted in all zones other than IH - Heavy Industrial Zone, RH - Rural Heavy Industrial Zone, and ME - Mineral Extraction Zone, and is subject to the provisions of the zone in which it is located.	**Subsection (1)** – 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
(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.	**Subsections (1) to (3)** – 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.

Figure 216-1

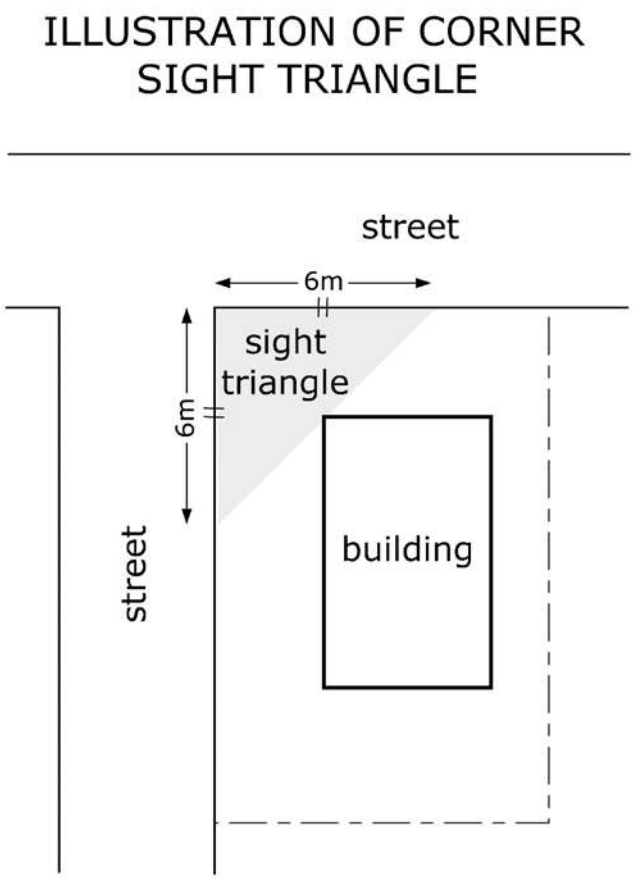


Figure 216-1 illustrates the location and required dimensions of a corner sight triangle, which is implemented to ensure visibility for motor vehicle operators at street intersections.

(2) Despite subsection (1) the required corner sight triangle may be determined through the City's Site Plan Control Approval process.

(3) For the purposes of subsections (1) and (2), an agricultural crop, chain link fence or other similar feature that can be seen through is not considered an obstruction.

Section 217 – Waste Management Provisions

Provisions	Notes

(1) One or more dedicated areas for the storage of garbage, organics and recyclables must be provided in accordance with this section.

(2) 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.

(3) 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.

Table 217 – Storage Requirements for Garbage, Organics and Recyclables for Residential Uses

Number of Dwelling Units	Size of Storage Area Required (m²)
(a) Fewer than 6 dwelling units	No minimum
(b) 6 to 10 dwelling units	5
(c) More than 10 dwelling units	10

(4) Required storage areas for garbage and organics must be located:

(a) inside a main or accessory building;

(b) inside a 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) where located in a N1, N2, N3, N4, N5 and N6 – Neighbourhood Zone, must be accessible by a functional path of travel required by Section 802.

(5) Required storage areas for recyclables may be located:

(a) inside a main or accessory building;

(b) inside a fully-enclosed structure other than an accessory building; or

(c) in a rear yard; and

(d) where located in a N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones, must be accessible by a functional path of travel required by Section 802.

(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:

(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 subsection (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.

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.

Section 217 – New
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.

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.

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 *Solid Waste Collection Guidelines* 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.

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. 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.

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

Provisions	Notes
(1) A home-based business is permitted where a residential use is permitted, subject to: (a) it must not become a nuisance because of noise, odour, dust, fumes, vibration, radiation, glare, traffic, or parking generated; (b) it must not become a fire or building hazard or health risk; and (c) it must not interfere with utilities, radio, television or other telecommunications transmissions. (2) A home-based business is permitted in the following locations, subject to the provisions of this section: (a) residential unit; (b) rooming unit; (c) mobile home; (d) structure accessory to a residential unit in a zone that permits a residential use; and (e) a home-based business is not permitted outdoors in any provided yard, except for an outdoor play area serving a home-based day care. (3) Outdoor storage associated with a home-based business is not permitted. (4) Operators of home-based businesses must reside in the residential unit that the home-based business is associated with. (5) On-site non-resident employees of a home-based business are prohibited in rooming units or mobile homes. (6) 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, no client or customer may be attended or served on-site. (7) A maximum of five clients may be served at one time in a home-based instructional facility. (8) Any number of home-based businesses are permitted. (9) The provisions in Section 612 – Parking for Heavy Vehicles Associated with a Residential Use apply.	Section 301 consolidates Sections 127, 128 and 129 from the current Zoning By-law 2008-250 into one section. **Subsections (1)(a) to (c)** – Carried forward from Section 127(1) in the current Zoning By-law, except that (1) has been modified to remove references to specific types of residential uses. **Subsection (2)** – Revised from Section 127(1) in the current Zoning By-law to reflect shift to form-based regulation of residential uses. **Subsection (2)(e)** – New provision stating explicitly that a home-based business is not permitted outdoors, as is implicitly the case in the current Zoning By-law. **Subsections (3) to (9)** – reordered for ease of use. **Subsection (4)** – Carried forward from Section 127(1)(e) in the current Zoning By-law except that references to types of residential units have been removed. **Subsection (6)** – Revised from Section 127(4) in the current Zoning By-law to only prohibit employees in rooming units. **Subsection (7)** – Carried forward from Section 127(2) in the current Zoning By-law with minor wording changes. **Subsection (8)** – Carried forward from Section 127(15) in the current Zoning By-law with an updated reference. **Subsection (9)** – 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.
Home-Based Day Cares (10) Home-based businesses consisting of a day care are subject to the following additional provisions: (a) a home-based business consisting of a day care is not subject to the maximum floor areas set out in subsections (14) and (15); (b) a home-based day care is not permitted in a garage or accessory building; (c) a home-based day care is not permitted in: (i) any urban industrial zone: IH – Heavy Industrial Zone, IL – Industrial and Logistics Zone, IM – Mixed Industrial Zone; (ii) any rural industrial zone: RG – Rural General Industrial Zone, RH – Rural Heavy Industrial Zone, RIL – Rural Industrial and Logistics Zone; (iii) the RC – Rural Commercial Zone; or (iv) the ME – Mineral Aggregate Extraction Zone. (d) A maximum of five clients may be served in a home-based day care: (i) despite clause (8)(d), a home-based day care may have up to six clients where such day care is permitted to have six persons under the *Childcare and Early Years Act*.	**Subsection (10)(a)** – New provision to clarify that maximum floor areas do not apply, as Section 129 in the current Zoning By-law permitted these uses within residential units with no size limit. **Subsection (10)(b)** – Revised from Section 129(d) to limit the location of uses. **Subsection (10)(c)** – New provision that restricts day cares in zones that permit uses that could be harmful to sensitive uses. **Subsection (10)(d)** – Carried forward from Section 129(e) and (f). **Subsection (10)(e)** – New provision that requires outdoor play areas along busy streets to be located at the rear

(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;

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

(iii) despite sub clauses (10)(e)(i) and (ii), an outdoor play area may be located in a yard, excluding the front yard, abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares, or on a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares in an interior side yard or exterior side yard 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.

of the building, to reduce exposure to traffic-related air pollution.

Home-Based Food Business

(11) 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; and

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

Subsection (11) – 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.

Licensing

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

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.

Urban Zones

(14) In Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transects on Schedule A1 – Transects 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: three.

(ii) in all other zones: two.

(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; and

(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.

Subsections (14) and (15) – Revised from Section 127 in the current Zoning By-law with revisions to modestly increase the number of on-site non-resident employees and increase the maximum area of a home-based business.

Provisions relating to the Village Enterprise Overlay have been incorporated into subsection (15).

Rural Zones

(15) The following apply in Area F – Rural Transect of Schedule A1 – Transects:

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

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

(ii) in all other zones: two.

(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; and

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 the Village Residential Enterprise Overlay, cumulative maximum excluding residential units: 75 square metres.

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

(iv) 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 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; and

3. in a rooming unit or mobile home: not permitted.

(c) outdoor storage:

(i) in a RR – Rural Residential Zone:

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 1.5 metres in height.

(ii) in an RU – Rural Countryside Zone, AG – Agricultural Zone, 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 Zone, AG – Agricultural Zone, ME – Mineral Extraction Zone, V1, V2, V3, V4 and V5 – Village Residential Zones, or on a lot subject to the Village Residential Enterprise Overlay:

1. permitted indoors or outdoors; 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, and sales accessory to a service provided on-site.

Section 302 – Short-Term Rental

Provisions	Notes
(1) A short-term rental is permitted in any zone where a dwelling unit is permitted, as a secondary use within the operator's principal residence. (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 MH – Mobile Home Park Zone or RC – Rural Countryside Zone. (3) Despite subsection (2), the following applies: (a) a short-term rental is prohibited in the AG4, AG5, AG6, AG7 and AG8 – Agricultural subzones; and (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. (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.	**Subsections (1) to (4)** – Carried forward from Section 121A in the current Zoning By-law 2008-250 with minor wording changes.

Section 303 – Cottage Rental

Provisions	Notes
(1) A cottage rental is permitted within a principal dwelling unit, oversize dwelling unit, additional dwelling unit or coach house in any RU – Rural Countryside Zone, RR – Rural Residential Zone, RC – Rural Commercial Zone, or AG – Agricultural Zone, excluding the AG4, AG5, AG6, AG7 and AG8 – Agricultural subzones. (2) A cottage rental cannot change the external residential appearance of the dwelling unit or contribute to adverse impacts such as, but not limited to, those from excessive traffic, parking or noise. (3) A maximum of one cottage rental is permitted on a lot.	**Subsections (1) to (3)** – Carried forward from Section 121B in the current Zoning By-law 2008-250.

Section 304 – Outdoor Play Areas Associated with Day Cares

Provisions	Notes
(1) An outdoor play area associated with a day care, excluding a home-based day care may not be located: (a) in a yard abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares; (b) on a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares in an interior side yard or exterior side yard; and (c) despite clauses (1)(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, or on a lot abutting a street shown on Schedule A10 – Outdoor Play Areas and Day Cares in an interior side yard or exterior side yard 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.	**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. 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. Adult entertainment parlours are not a permitted use in any zone and may only be permitted through a site-specific zoning by-law amendment. 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. Section 304 – Provisions for Day Cares is a new section 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. An exception is provided if a minimum 2-metre opaque screen is located between the play area and a street shown on Schedule A10 – Outdoor Play Areas and Day.

Section 305 – Bicycle and Motor Vehicle Training Facility

Provisions	Notes
(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: (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 (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.	**Subsection (1)** – Carried forward from Section 98 in the current Zoning By-law 2008-250 with minor wording changes.

Section 306 – Cannabis Production Facility

Provisions	Notes
(1) An indoor or outdoor cannabis production facility: (a) must not have any outdoor storage; (b) is not permitted in a dwelling; (c) that is contained entirely within a building may not become a nuisance because of odour or fumes; (d) that includes cultivation in an outdoor area or in a greenhouse may not be located within 300 metres of a residential use or an INZ – Institutional Zone or RI – Rural Institutional Zone; (e) despite clause (1)(d) above, a cannabis production facility that includes outdoor cultivation areas or greenhouses may be located within 300 metres of a RI – Rural Institutional Zone or INZ – 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; and (f) established in compliance with this Section is not considered to be non-complying with clauses (1)(d) and (e) above by the subsequent erection of a residential or institutional use building on another lot.	**Subsection (1)** – Carried forward from Section 97 in the current Zoning By-law 2008-250.

Section 307– Car-Sharing Services

Provisions	Notes
(1) Car-sharing services are permitted in all zones except for AG – Agricultural Zone, DR – Development Reserve Zone, EP – Environmental Protection Zone, GBR – Greenbelt Rural Zone, GBF – Greenbelt Facility Zone, ME – Mineral Extraction Zone, and RU – Rural Countryside Zone. (2) Car-sharing spaces are permitted to occupy a provided parking space in any principal use or accessory use parking space, parking lot or parking garage. (3) Despite subsection (2), visitor parking spaces must not be used for car-sharing spaces. (4) Where car-sharing spaces are provided, they must be visibly identified as car-sharing spaces. (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 as amended.	**Subsection (1)** – Revised from Section 94(1) in the current Zoning By-law 2008-250 to expand permissions for car sharing services to all residential zones. **Subsection (2)** – Revised from Section 94(2) in the current Zoning By-law to include parking space. **Subsection (3)** – New provision to ensure that visitor parking spaces remain available for their intended purpose. **Subsections (4) and (5)** – Carried forward from Section 94(4) in the current Zoning By-law with minor wording and structure changes.

Section 308 – Drive-Through Facilities

Provisions	Notes

(1) Where a drive-through facility is permitted, off-street motor vehicle queueing spaces must be provided for each service bay, wash bay, window, kiosk, bank machine or booth at the rates set out in Table 308.

Table 308 – Minimum Required Number of Queueing Spaces for Drive-Through Facilities

Land Use	Spaces Required	
(a) Conveyor and Automatic Car Wash	10 for each wash bay	
(b) Restaurant	(i) No order board	4 spaces for each service window
	(ii) With order board	7 for each order board and 4 for each pick-up window
(c) For any other use	3 spaces	

(2) A queueing space provided at a service bay, wash bay, order board, window, kiosk, bank machine or booth counts towards the requirement in Table 308.

(3) One queueing space must be provided after each drive-through facility.

(4) All queueing spaces must be:

(a) at least 3 metres wide; and

(b) at least 5.7 metres long.

(5) No queueing lane, drive-through window or order board may be located within a required yard abutting a residential zone.

(6) A soft landscaped buffer with a minimum width of 3.5 metres 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.

(7) Drive-through queueing lanes are prohibited within a required front yard.

(8) No more than two queueing lanes may be provided for each building containing a drive-through facility, except for a car wash.

(9) All drive-through queueing lanes in a yard abutting a lot containing a residential or mixed-use building must be screened from view by an opaque screen at least 1.5 metres high.

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

Subsection (2) – New provision that clarifies that a space at the use is included in the required number of queueing spaces as it was not specified in the current Zoning By-law.

Subsection (3) – Revised from Table 112 in the current Zoning By-law as a written provision that applies to all drive throughs.

Subsection (4) – Carried forward from Section 112(2) in the current Zoning By-law.

Subsection (5) - New provision to ensure that residential buildings are not near a drive-through window or order board, where there may be negative impacts due to noise and exhaust.

Subsections (6) – New provision that requires a buffer from residential uses and ensures that there are sufficient permeable surfaces for stormwater 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) – New provision that limits drive through facilities to a maximum of two queueing lanes.

Subsection (9) – Revised from Section 112(4) in the current Zoning By-law to require screening when a drive-through abuts a residential, commercial or mixed-use building instead of when abutting a residential zone.

Section 309 – Food Production

Provisions	Notes
(1) The following provisions apply to food production: (a) soils used for food production must be free of contaminants; and (b) seeds and fertilizers must be stored inside a building or structure. **Outdoor Gardens** (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 Zone, EP - Environmental Protection Zone, RG - Rural General Industrial Zone, RH - Rural Heavy Industrial Zone, RIL - Rural Industrial and Logistics Zone, IH - Heavy Industrial Zone and IM - Mixed Industrial Zone, subject to the following limitations: (a) permitted in any yard, or on a roof of a building; and (b) not permitted on the roof of an accessory structure. **Greenhouses** (3) Food production in a greenhouse is permitted in all zones except for ME - Mineral Extraction Zone and EP - Environmental Protection Zone, and is subject to the following: (a) the maximum size is 55 square metres as measured from the outside walls; (b) the provisions of the applicable zone for a principal use building apply; (c) despite clause (3)(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: (i) the minimum setback from a lot line is 1.2 metres; (ii) the minimum setback from another building or structure on the lot is 1.2 metres as measured from roof eave; and (iii) the maximum height is 3.6 metres. (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 clause (3)(a) and sub clause (3)(c)(iii) do not apply; and (e) the provisions in subsection (3) do not apply in zones where an agricultural use is permitted. **Indoor Food Production** (4) Indoor food production less than 200 square metres in floor area is permitted in N5 and N6 - Neighbourhood Zones, in Rural Zones where a residential use is permitted and in any zone within Part 9 – Mixed Use Zones, Part 10 – Industrial and Transportation Zones, Part 11 – Institutional, Recreation and Greenspace Zones, Part 12 – Special District Zones and Part 14 – Greenbelt, Reserve and Protection Zones, other than an ME - Mineral Extraction Zone, EP - Environmental Protection Zone or GRN - Greenspace Zone, subject to the following: (a) the provisions of the applicable zone for a principal use building apply; (b) in an INZ – Institutional Zone, indoor food production is permitted provided it is located on a lot with one or more of the uses listed in subsection 1101(1); (c) despite clause (4)(a), indoor food production may be located in a building in a required interior side yard or rear yard or in a parking lot, subject to the following: (i) the maximum permitted floor area is 110 square metres; (ii) the maximum height: (1) where located on a lot abutting a N1, N2, N3 and N4 – Neighbourhood Zones is 8 metres; and (2) in all other cases is 12 metres.	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 Section 4.11 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. 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 – Neighbourhhood Zone was limited to 8 metres when the property abuts a N1, N2, N3 and N4 – Neighbourhood Zone. In all other cases the maximum height is 12 metres.

(iii) the minimum setback from a lot line abutting a Neighbourhood Zone is 3 metres and the minimum setback in all other cases is 1.2 metres; and

(iv) waste collection bins must be located within a building or enclosed and screened from view according to the provisions of Section 217.

(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; and

(e) despite clause (4)(d), produce sales are permitted in an unenclosed accessory produce stand in accordance with the following:

(i) permitted only in a front or exterior side yard;

(ii) the minimum setback from a lot line is 1 metre;

(iii) the minimum setback from a building is 1.2 metres; and

(iv) the 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 subject to the following:

(a) the provisions of the applicable zone for a principal use building apply; and

(b) on-site sales and display are limited to 25 per cent of the total floor area of the use.

(6) Despite subsection (5) indoor food production that is 200 square metres or larger in floor area is not considered a light industrial use in the H1, H2 and H3 – Hub Zones, MS2 – Mainstreet Zone 2 and is permitted in those zones subject to subsection (7).

(7) Indoor food production that is 200 square metres or larger in floor area is permitted in the IH – Heavy Industrial Zone, IL – Industrial and Logistics Zone, IM – Mixed Industrial Zone, H1, H2 and H3 – Hub Zones, MS2 – Mainstreet Zone 2, and NMU – Neighbourhood Mixed-Use Zones as a permitted projection above the height limit in accordance with the provisions in Section 203 – Permitted Projections Above the Height Limit.

Section 310 – Micro-Distribution Facility

Provisions	Notes
(1) A micro-distribution facility is subject to the following provisions: (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; (b) where located in a building with another use, unless specified in the zone where permitted, the maximum gross floor area is 200 square metres; and (c) despite clauses (1)(a) and (b), the size maximums do not apply to a post office, authorized under the *Canada Post Corporation Act,* as amended.	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. **Subsections (1)(a) and (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. **Subsection (1)(c)** – 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.

Section 311 – Outdoor Commercial Patios

Provisions	Notes
(1) An outdoor commercial patio is permitted in any zone other than a Residential Zone, where associated with a permitted use: (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. (2) An outdoor commercial patio is prohibited in association with any adult entertainment establishment. (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: (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. (4) Outdoor commercial patios must not encroach on or eliminate an accessible parking space as defined under the Traffic and Parking By-law.	**Subsections (1) to (4)** – Carried forward from Section 85(1) to (4) in the current Zoning By-law 2008-250 with minor wording changes. References to minimum parking rates in Section 85(5) in the current Zoning By-law have been deleted in accordance with new parking strategy. 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 2 metres above grade has been removed.

Section 312 – Payday Loan Establishment

Provisions	Notes
(1) The following applies to a payday loan establishment: (a) a minimum separation distance of 1000 metres is required between any lots containing a payday loan establishment; (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; (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; (d) a payday loan establishment must be located in a building that contains other commercial uses; and (e) a payday loan establishment must not be located in a building containing residential uses.	**Subsection (1)** – Carried forward from Section 78 in the current Zoning By-law 2008-250.

Section 313 – Personal Brewing Facilities

Provisions	Notes
(1) A personal brewing facility is permitted in any zone where a retail store is a permitted use. (2) In addition to the provisions of the zone in which it is located, a personal brewing facility must comply with the following provisions: (a) it must be operated in conjunction with the retail sale of beer or wine-making products; (b) it must not deal in any distilled spirits; (c) the beer or wine must be made from prepared concentrates or juices; and (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.	**Subsections (1) and (2)** – Carried forward from Subsection 89 in the current Zoning By-law 2008-250.

Section 314 – Flood Relief Provisions

Provisions	Notes
(1) The following provisions apply to lots subject to the provisions of Section 501 – Flood Plain Overlay or Section 404 – Setbacks from Surface Water Features for buildings that are being reconstructed as a result of flooding or buildings that are being relocated to a less flood-prone location that meets or is as close as possible to the setbacks specified in Section 404 – Setbacks, and do not exceed the maximum permitted size for additions specified in clauses (1)(b), (c) and (d). (a) despite the provisions of Section 501 and Section 404 and the yard setbacks and maximum building height provisions of the underlying zone, reconstruction of a dwelling and associated permitted projections and accessory buildings in existence as of May 1, 2017 is permitted in accordance with the location and building envelope approved in permits issued by the Conservation Authority; (b) for buildings and structures subject to subsections 501(1), (2) and (3), the gross floor area of the replacement dwelling, and associated permitted projections and accessory buildings must not exceed the gross floor area of the buildings and the area of the permitted projections in existence as of May 1, 2017; (c) despite clause (1)(b), an addition to a building subject to subsections 501(1), (2) and (3) is permitted subject to it not exceeding an amount equal to 20 per cent of the gross floor area of the building or 20 metres square whichever is less; (d) despite clause (1)(b), an accessory building or structure subject to subsections 501(1), (2) and (3), or an addition to an accessory building or structure subject to subsection 501(1), (2) or (3), is permitted subject to the accessory building or structure not exceeding a gross floor area of 50 square metres and a height of one storey; (e) decks and other permitted projections associated with the replacement building are subject to Section 204 – Permitted Projections into Yards, and Section 404 – Setbacks does not apply to the deck or permitted projection; (f) accessory buildings and structures are subject to Section 202 – Accessory Uses, Buildings and Structures, and Section 404 – Setbacks does not apply to the accessory building or structure; and (g) a dwelling must be flood-proofed according to standards required by the Conservation Authority.	New Section carried forward from Zoning By-law 2008-250. Has been modified to apply where the flood plain overlay applies, and where they are within the setback from a surface water feature.

Section 315 – Propane and Natural Gas Provisions

Provisions	Notes
(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. (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.	**Subsections (1) and (2)** – Carried forward from subsection 66 in the current Zoning By-law 2008-250.

Section 316 – Rapid Transit Network

Provisions	Notes
(1) A rapid transit network and related construction, staging and repair works to support a rapid transit network are permitted in all zones. (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. (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: • micro-distribution facility • personal service business • restaurant • retail store	**Subsections (1) to (3)** – 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.

Section 317 – Snow Disposal Facility

Provisions	Notes
(1) Where listed as a permitted use, a snow disposal facility must be located at least 200 metres from a Residential Zone. (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.	**Subsections (1) and (2)** – Carried forward from Section 90 in the current Zoning By-law 2008-250.

Section 318 – Storefront Industry

Provisions	Notes
(1) No storefront industry may: (a) become a nuisance because of noise, odour, dust, fumes, vibration, radiation or glare; (b) become a fire or building hazard or health risk; or (c) interfere with radio, television or other telecommunications transmissions. (2) A storefront industry: (a) must be entirely contained within a building, except for a permitted outdoor commercial patio; and (b) may not have outdoor storage.	**Subsections (1) and (2)** – Carried forward from Subsections 99(1) and (2) in the current Zoning By-law 2008-250. References to parking requirements have been removed from this section.
(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.	**Subsection (3)** – Revised from Subsection 99(3) in the current Zoning By-law to remove references to urban zones.
(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 Zone, RH – Rural Heavy Industrial Zone, RIL – Rural Industrial and Logistics Zone, IH – Heavy Industrial Zone; IM – Mixed Industrial Zone and IL – Industrial and Logistics Zone.	**Subsection (4)** – Carried forward from Subsection 99(5) in the current Zoning By-law with updated zone codes.

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

Provisions	Notes
(1) The following applies to Waste Processing and Transfer Facilities in Area F – Rural Transect as shown on Schedule A1 – Transects: (a) waste processing and transfer facility is only permitted in the RH – Rural Heavy Industrial Zone and the RIL3, RIL4 and RIL5 – Rural Industrial and Logistics subzones; (b) the minimum lot area for waste processing and transfer facility is 2 hectares; (c) a minimum separation distance of 300 metres is required between a building containing a waste processing and transfer facility and any building for which the principal use is residential or institutional, located on a lot zoned RR – Rural Residential Zone, RU – Rural Countryside Zone, V1, V2, V3, V4 and V5 – Village Residential Zone, VM – Village Mixed Use Zone or RI – Rural Institutional Zone; (d) a minimum separation distance of 300 metres is required between a building containing a waste processing and transfer facility and any building for which the principal use is residential or institutional, located on a residentially-zoned or institutionally-zoned lot located within Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects; (e) construction of any building for which the principal use will be residential or institutional on a lot zoned RR - Rural Residential Zone, RU – Rural Countryside Zone, V1, V2, V3, V4 and V5 – Village Residential Zone, VM – Village Mixed Use Zone or RI - Rural Institutional Zone in proximity to existing waste processing and transfer facilities must also comply with the minimum separation distance of 300 metres; (f) despite the required minimum separation distance, no waste processing and transfer facility is deemed to be non-complying by the subsequent erection of a residential use or institutional use building on another lot; (g) waste processing and transfer facilities and waste processing and transfer facilities, non-putrescible, are restricted to having either direct access to a designated truck route or access through an RIL – Rural Industrial and Logistics Zone, RG – Rural General Industrial Zone or RH – Rural Heavy Industrial Zone zoned industrial subdivision leading directly to a designated truck route; (h) development of a waste processing transfer facility or a waste processing transfer facility, non-putrescible must not be developed without the approval of the Ministry of Environment; (i) waste processing and transfer facility and waste processing and transfer facility, non-putrescible must not be used as a solid waste disposal facility; and (j) outdoor storage of putrescible waste is prohibited.	**Subsection (1)** – Carried forward from Section 95 in the current Zoning By-law with updated schedule references. 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). 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. The RIL3, RIL4 and RIL5 – Rural Industrial and Logistics 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 the RH – Rural Heavy Industrial Zone under the current Zoning By-law 2008-250.)

Section 320 – Kennels

Provisions	Notes
(1) Where a kennel is a listed permitted use: (a) a kennel in an AG – Agricultural Zone or RU – Rural Countryside Zone or RC – Rural Commercial Zone must comply with the provisions of Table 320; (b) a kennel may be located in the same building as a dwelling unit, subject to the provisions of Table 320; (c) a kennel structure associated with a kennel is considered to be a building for zoning purposes; (d) parking provided for a kennel in an AG – Agricultural Zone or RU – Rural Countryside Zone must be no closer than 6 metres to any lot line; (e) location of dog runs is restricted to locations in an interior side yard, rear yard or interior yard abutting an interior side or rear yard; (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; and (g) minimum separation distances: (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: 1. 215 metres for a kennel with more than four dog runs; or 2. 100 metres for a kennel with four or fewer dog runs. (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, 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 (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. (2) Kennels must comply with the provisions of Table 320.	**Subsections (1) to (2)** – Carried forward from Section 84 in the current Zoning By-law 2008-250 with minor wording and organizational changes. **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.

Table 320 – Kennel Provisions for AG, RU and RC Zones

Zoning Mechanism		Provisions
(a) Minimum lot area (ha)	(i) With 4 or fewer dog runs	0.8
	(ii) All other cases	4
(b) 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
(1) A hydronic heater is: (a) not permitted on a lot within: (i) Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect and Area E – Suburban Transects on Schedule A1 – Transects; and (ii) the V1, V2, V3, V4 and V5 – Village Residential Zones and the VM – Village Mixed-Use Zone. (b) only permitted on a lot with an area equal to or greater than 8000 square metres, except in the AG – Agriculture Zone; (c) required to be setback a minimum of: (i) 30 metres from a lot line abutting a public street; (ii) 15 metres from any other lot line; and (iii) 60 metres from a residential use building located on another lot. (d) required to have a chimney or stack which projects at least 3.66 metres above ground level; and (e) despite clause (1)(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.	**Subsection (1)** – Carried forward from Section 83 in the current Zoning By-law 2008-250.

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

Provisions	Notes
On-Farm Diversified Uses (1) An on-farm diversified use is permitted if the principal use on the lot is agricultural and located where agricultural uses are also permitted, subject to the following provisions: (a) on-farm diversified uses are limited to 2 per cent of the total lot area, to a maximum of 1 hectare; (b) the maximum area in clause (1)(a) includes: (i) buildings, structures and outdoor storage associated with home-based businesses and agriculture-related storage and sorting; (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; (iii) the area of laneways and septic systems that were developed on or after November 8, 2017; (iv) parking areas, outdoor storage areas, and landscaped areas that are associated with an on-farm diversified use; and (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. (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: (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; (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; and (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. (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 must not be located within 10 metres of any lot line; and, (e) a maximum of three heavy vehicles associated with an on-farm diversified use, including recreational vehicles, are permitted. **Agriculture-related Storage and Sorting** (2) An agriculture-related use relating to storage and sorting is subject to the following provisions: (a) where not combined with an on-farm diversified use, the maximum area of all agriculture-related storage and sorting uses is 1 hectare; (b) the minimum lot area for an agriculture-related use is as per the zone; (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; (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	**Subsections (1) and (2)** – 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. 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.

(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
(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. (2) New development in proximity to existing livestock operations must also comply with the minimum distance separation formulae. (3) Despite subsection (2), where residential uses are permitted, up to two dwelling units are permitted on a vacant lot in existence as of [the date of passing 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. ***NOTE**: 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.*	**Subsections (1) and (2)** – Carried forward from Section 62 of the current Zoning By-law 2008-250. **Subsection (3)** – 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 Section 62 of Zoning By-law 2008-250.

Section 402 – Setback from Railway Right-of-Ways

Provisions	Notes
(1) In Rural Zones: (a) no obstruction to the vision of motor vehicle operators higher than one 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; (b) for the purposes of clause (1)(a), an agricultural crop, chain link fence or other similar feature that can be seen through is not an obstruction; and (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.	**Subsection (1)** – Carried forward from Section 68 of the current Zoning By-law 2008-250.

Figure 402-1

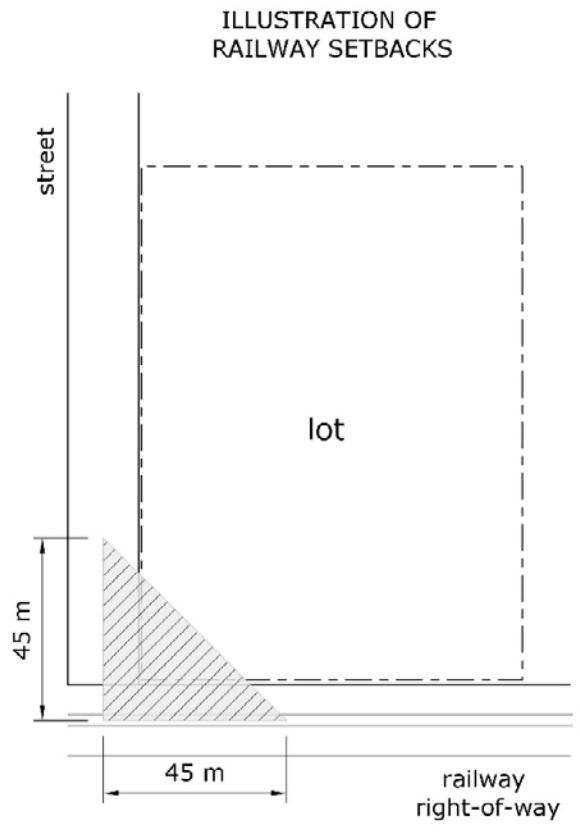


Figure 402-1 illustrates the location and required dimensions of a setback from a railway right-of-way. The area of the grey hatched triangle must be kept free of visible obstructions over one metre tall to ensure visibility for motor vehicle operators at railway right-of-way crossings.

Section 403 – Setback from TransCanada Pipeline

Provisions	Notes / Rationale
(1) Despite any other provision to the contrary, buildings, structures, parking spaces, queueing spaces, loading areas, bicycle parking spaces, and any associated aisles or driveways must be set back from a lot line abutting the FAC2 – Open Space Facility subzone 2 which contains the TransCanada Pipeline a minimum distance of seven metres.	**Subsection (1)** – Carried forward from Section 72 of the current Zoning By-law. 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.

Section 404 – Setbacks from Surface Water Features

Provisions	Notes
(1) Despite the provisions of the underlying zone, the following provisions apply: (a) except for flood or erosion control works, a public bridge, or a marine facility, no building or structure, including any part of a sewage system, and no parking areas may be located closer than the greater of: (i) 30 metres from the top of bank of any surface water feature; or (ii) 15 metres from the existing stable top of slope in the case of a valley slope or ravine. (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. (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, a Council-approved alternate setback will be applied, and where the development is not subject to a *Planning Act* application, the reduced minimum setback as identified on Schedule A7 – Setbacks from Surface Water Features applies.	**Subsections (1) to (3)** – Revised from Section 69 in the current Zoning By-law 2008-250 to ensure policies in Section 4.9.3 of the Official Plan relating to setbacks from surface water features are implemented. Subsection (1)(a) – Revised the term “water-oriented facility” from the Official Plan, to “marine facility”, which is a defined term in the Zoning By-law, for clarity purposes. In Draft 3, subsection (1)(a) was revised to allow driveways to cross watercourses. A driveway over a watercourse is regulated through local conservation authorities who are responsible for ensuring sufficient protection is provided for the watercourse. 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. 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. “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. “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. “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. For development that does not require an application under the *Planning Act*, 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 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
Purpose The purpose of the Flood Plain Overlay is to: • *Implement Official Plan policy that restricts development in the 1 in 100-year flood plain.* • *Permit limited forms of development, such as small additions to existing buildings or changes of use, in areas subject to the Overlay.* • *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).*	
Provisions (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 Flood Plain Overlay. (2) Despite subsection (1), development may be permitted in an area subject to a Flood Plain Overlay as follows: (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; (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; (c) for a change of use from one permitted use to another, subject to subsection (3) below; (d) to permit the following uses whether or not they are listed as permitted uses in the underlying zone: (i) marine facility; (ii) utility installation that requires approval under the *Environmental Assessment Act*; or (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.	**Subsection (1)** – Carried forward from Subsection 58(1) of the current Zoning By-law 2008-250. **Subsection (2)** – Carried forward from Subsection 58(2) of the current Zoning By-law.
Uses Prohibited (3) Despite clause (2)(c) and the uses permitted in the underlying zone, the following uses are not permitted in a Flood Plain Overlay: • airport • automobile body shop • automobile dealership • automobile service station • bus terminal • cemetery • coach house • crematorium • day care • dry cleaning plant • emergency service • funeral home • gas bar • group home • heavy equipment and vehicle servicing • heavy industrial use • home-based day care • hospital • 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	**Subsection (3)** – Carried forward from Subsection 58(3) in the current Zoning By-law with updated terms.

- 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) a dwelling unit completely or partially below grade is not permitted; and

(c) 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.

Subsection 4(b) is proposed to be deleted as approval of the Conservation Authority is required under a separate act and is therefore redundant as a zoning provision. The note in italics is sufficient to alert readers to the jurisdiction of the Conservation Authorities in the flood plain.

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

Section 502 – Mineral Aggregate Separation Overlay

Provisions	Notes
Purpose The purpose of the Mineral Aggregate 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 aggregate extraction operations.* • *Prohibit the development of sensitive uses which have the potential to hinder or preclude resource extraction in proximity to mineral extraction operations, or known mineral resources through a 300-metre buffer from the Bedrock Resource Area Overlay and a 150-metre buffer from the Sand and Gravel Resource Area Overlay as identified on Official Plan Schedule B9 – Rural Transect.*	The Mineral Aggregate 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 extraction of mineral aggregate resources (indirect sterilization). The Overlay is applied through buffers from lands subject to the Bedrock Resource Area Overlay and the Sand and Gravel Resource Overlay on Official Plan Schedule B9 -Rural Transect. Section 67 was not a visible layer on the zoning map and could be easily overlooked. For Draft 3, the separation distances have been revised to 300-metres from the Bedrock Resource Area Overlay and 150-metres from the Sand and Gravel Resource Area Overlay. The buffer from the Bedrock Resource Area Overlay has been increased from 210-metres in the current Zoning By-law to mitigate risk from flyrock, and the buffer from the Sand and Gravel Resource Area Overlay is the same as the distance in Section 67 in the current Zoning By-law.
Prohibited Uses (1) Establishing the following uses in the AG – Agricultural Zone, the EP3 – Environmental Protection subzone 3, and the RU – Rural Countryside Zone is prohibited after [the date of passing of this By-law] where the Mineral Aggregate Separation Overlay applies: • campground • day care • dwelling unit • hotel • mobile home • place of assembly • place of worship • rooming unit • residential care facility • retirement home • school • short-term rental (2) The Mineral Aggregate Separation Overlay is shown on the Zoning Map and applies to lands within: (a) a 300-metre distance from the Bedrock Resource Overlay as shown on Official Plan Schedule B9 – Rural Transect; and (b) a 150-metre distance from the Sand and Gravel Resource Overlay as shown on Official Plan Schedule B9 – Rural Transect.	**Subsection (1)** – New provision that prohibits a broader range of sensitive land uses to implement Official Plan Policy 5.6.3.2.3. Section 67 in the current Zoning By-law only prohibited residential uses. The Overlay applies to the same zones as the current Section 67. **Subsection (2) –** New provision for the third draft that sets out the depth of the overlay. This would allow Zoning By-law Amendments or Minor Variance applications to modify the separation distance.

Section 503 – Airport Influence Area Overlay

Provisions	Notes
(1) The Airport Influence Area Overlay shows the extent of the Airport Vicinity Development Zone as shown on Official Plan Schedule C14. The Airport Zoning Regulations for the Ottawa Macdonald-Cartier International Airport apply in this area. The policies in Section 10.2.2 of the Official Plan apply to development in the area subject to the Airport Influence Area Overlay.	**Subsection (1)** – The Airport Influence Area Overlay has been simplified for the second draft. The proposed wording is clearly informational and provides clear direction to the relevant Official Plan policies that apply. The extent of the Overlay is the same as the Federal Airport Zoning Regulations that apply around the MacDonald-Cartier International Airport.

Section 504 - Village Residential Enterprise Overlay

Provisions	Notes
(1) The Village Residential Enterprise Overlay provisions are as per Section 301, as applicable.	**Section 504** – New Section 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
(1) Parking spaces, queueing spaces 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: (a) must be set aside for and exclusively used for that purpose; (b) must not be obstructed, which includes obstructions such as pillars, walls, posts, or electric vehicle chargers; (c) except for driveways, must be located on the same lot as the use or building for which they are provided, unless otherwise permitted; and (d) despite clause (1)(c), in a Neighbourhood Zone, a driveway may be shared between two or more lots, provided the lots have frontage on the same street and can meet the provisions of subsections 606(5), (6) and (7).	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. **Subsection (1)** – Revised from Sections 100(1) and 100(6) of the current Zoning By-law. **Subsection (1)(e)** – deleted as (1)(c) permits driveways to be shared.
(2) Calculations of maximum permitted number of parking spaces are to be pro-rated and rounded to the nearest whole number. (3) Calculations of the following minimums are to be pro-rated and rounded to the nearest whole number: (a) required visitor parking spaces, per Section 603 – Visitor Parking Space Rates; (b) required loading spaces, per Section 610 – Loading Space Rates and Provisions; and (c) spaces for electric vehicle charging, per Section 611 – Electric Vehicle Parking Space Requirements.	**Subsections (2) and (3)** – Revised from Section 100(2) of the current Zoning By-law.
(4) Despite subsection (1), where a required loading space or visitor parking 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 or visitor parking spaces is deemed to meet the requirements of this By-law.	**Subsection (4)** – Revised from Section 100(7) of the current Zoning By-law.
(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: (a) in Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect and Area E – Suburban Transect 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 (b) in Area D – Greenbelt Transect and Area F – Rural Transect as shown on Schedule A1 – Transects, is usable in all seasons.	**Subsection (5)** – Carried forward from Section 100(3) of the current Zoning By-law.
(6) All motor vehicle parking spaces and queueing and loading spaces must have unobstructed access directly to a public street by: (a) a driveway; (b) a public lane; (c) an aisle leading to a driveway, or public lane; or (d) some combination of clauses (6)(a), (b) and (c).	**Subsection (6)** – Carried forward from Section 100(4) of the current Zoning By-law except that private way for the third draft as the term includes driveway and aisle, which are already listed.
(7) Despite subsection (1), an outdoor commercial patio, a seasonal garden centre or a temporary special event are permitted to temporarily prevent the use of a portion of a parking lot subject to the provisions of Section 211 – Temporary Uses, and provided they are not located on required accessible parking spaces, as defined in the Traffic and Parking By-law, as amended.	**Subsection (7)** – Revised from Section 100(5) of the current Zoning By-law.
(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: (a) are on the same lot, within the same city block, or are located across the street from the permitted use; and (b) are not located on accessible parking spaces, as defined by the Traffic and Parking By-law, as amended.	**Subsection (8)** – Revised from Section 100(11) of the current Zoning By-law. **Subsection (9)** – Revised from Section 100(9) of the current Zoning By-law.

(9) Despite subsection (1), provided parking may be shared between a school and any permitted use on lands in the REC – Recreation Zone or GRN – Greenspace Zone, provided it is within 300 metres of the school. (10) For the purposes of final calculations of parking rates, the final calculation is rounded up if a decimal place of 0.5 or more occurs, and rounded down if a decimal place is less than 0.5.	**Subsection (10)** – New provision to clarify how partial numbers are rounded.

Section 602 – Maximum Parking Space Rates

Provisions	Notes
(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 where the 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.	The Maximum Parking Space Rate provisions have been revised from Section 103 of the current Zoning By-law 2008-250.
(2) Where parking spaces in excess of the maximum parking limit result solely from a change in use, those excess spaces may be retained.	**Subsection (1)** – Revised from Section 103(1) in the current Zoning By-law 2008-250.
(3) For the purposes of Table 602, a shopping centre is defined as: (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; (b) a single building or in multiple buildings on the same lot or abutting lots considered to be one lot for zoning purposes, and (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 clause (3)(a) and managed or owned in common.	**Subsection (2)** – Carried forward from Section 103(3) in the current Zoning By-law 2008-250. **Subsection (3)** – New provision to define the use of a shopping centre.
(4) Table 602 sets out Maximum Parking Space rates:	**Subsection (4)** – Primarily carried forward from Section 103, Table 103 in the current Zoning By-law 2008-250. Restaurants and personal service businesses have been added to the list of uses in Table 602 to which maximum space rates apply. The space rates differ depending on the transect, as indicated in Schedule A1 of the draft Zoning By-law. 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 5.1.1 and 5.2.1 that encourage active and public transit to foster the creation and enhancement of 15-minute neighbourhoods and complete communities. **Table 602** – Medical Facility has been removed from the maximum parking space rates in recognition of the high parking demand of the use. Maximum parking rates for post-secondary institutions have been removed in response to Bill 185, which prevents regulating post-secondary institutions under the *Planning Act*.
(5) Despite subsection (1), the maximum parking space rates in Table 602 do not apply to car-sharing spaces operated by a car-share service.	**Subsection (5) –** This is a new subsection that exempts car-share spaces from being limited by the maximum parking space rates of the By-law.
(6) Despite subsection (1), the maximum parking space rates specified in Table 602 do not apply to visitor parking spaces required under Section 603 – Visitor Parking Space Rates.	**Subsection (6) –** Following the removal of minimum parking space requirements in the Draft Zoning By-law, and to avoid still-required visitor parking spaces limiting the ability to provide non-visitor parking where maximum parking space rates apply, notably in the suburban transect, this subsection now exempts required visitor parking spaces from being

Table 602 - Maximum Parking Space Rates by Transect and Land Use

Category & Land Use(s)	(a) Area A	(b) Area B	(c) Area C	(d) Area E
(i) dwelling unit in a building with 11 or more dwelling units,	1 per dwelling unit	1.25 per dwelling unit	1.25 per dwelling unit	1.5 per dwelling unit
(ii) office research and development centre	1 per 100 m² of gross floor area	1.25 per 100 m² of gross floor area	2.2 per 100 m² of gross floor area	2.7 per 100 m² of gross floor area
(iii) personal service business retail store restaurant shopping centre	1 per 100 m² of gross floor area	3.6 per 100 m² of gross floor area	3.6 per 100 m² of gross floor area	4 per 100 m² of gross floor area

	limited by these maximum requirements.

Section 603 – Visitor Parking Space Rates

Provisions	Notes
(1) In Areas B, C, and D, on Schedule A3 – Areas for Visitor Parking Requirements, visitor off-street motor vehicle parking must be provided at a rate of 0.1 spaces per dwelling unit; and, (a) visitor parking requirements apply to lots abutting a street indicated by Area B. (2) No visitor parking is required in Area A on Schedule A3 – Areas for Visitor Parking Requirements. (3) Despite subsection (1), the following applies: (a) within Areas B and C on Schedule A3 – Areas for Visitor Parking Requirements, no visitor parking spaces are required for the first 24 dwelling units on a lot and the visitor parking requirements apply only to dwelling units in excess of 24; and (b) within Area D on Schedule A3 – Areas for Visitor Parking Requirements, no visitor parking spaces are required for the first 12 dwelling units on a lot and the visitor parking requirements apply only to dwelling units in excess of 12. (4) Despite subsection (1), the following applies: (a) in Areas B and C on Schedule A3 – Areas for Visitor Parking Requirements, no more than 20 visitor parking spaces are required per building; and (b) in Area D shown on Schedule A3 – Areas for Visitor Parking Requirements, no more than 30 visitor parking spaces are required per building. (5) Despite Part 15 and Section 118 – Most Restrictive Applies, where a zoning exception in effect as of [the date of the passing of this By-law] results in a higher minimum visitor parking requirement than does this section, the lower requirement will prevail. (6) 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.	The Visitor Parking Space Rate section is revised from, Section 102 of the current Zoning By-law 2008-250. The Areas on Schedule A3 have been modified for the third draft as follows: Area A applies to Protected Major Transit Station Areas (PMTSA) and Protected Major Transit Station Areas (MTSA), where parking cannot be required under Section 26(22) of the Planning Act. Area B applies to Corridors. Area C applies to the Downtown and Inner Urban Transects. Area D applies to the Outer Urban, Suburban and Rural Transects. **Subsection (1)** – Revised from Section 102(1) of the current Zoning By-law with updated Areas. The visitor parking rate has also been set to 0.1 per dwelling unit across the entire city. **Subsection (1)(a)** – New provision that implements Section 26(22) of the Planning Act that restricts any parking requirements in areas designated as an PMTSA or an MTSA. **Subsection (2)** – New provision that clarifies how Area B applies along Corridors. Area B is made of up linear lines, rather than areas. **Subsection (2)** – Revised from Section 102(2) of the current Zoning By-law. **Subsection (4)** – 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. **Subsection (5)** – Carried forward from Section 102(6) of the current Zoning By-law. **Subsection (6)** – Revised from Section 102(4) in the current Zoning By-law that exempts vertically attached dwellings from visitor parking where each dwelling unit has a driveway accessing a garage or carport.

Section 604 – Location of Parking

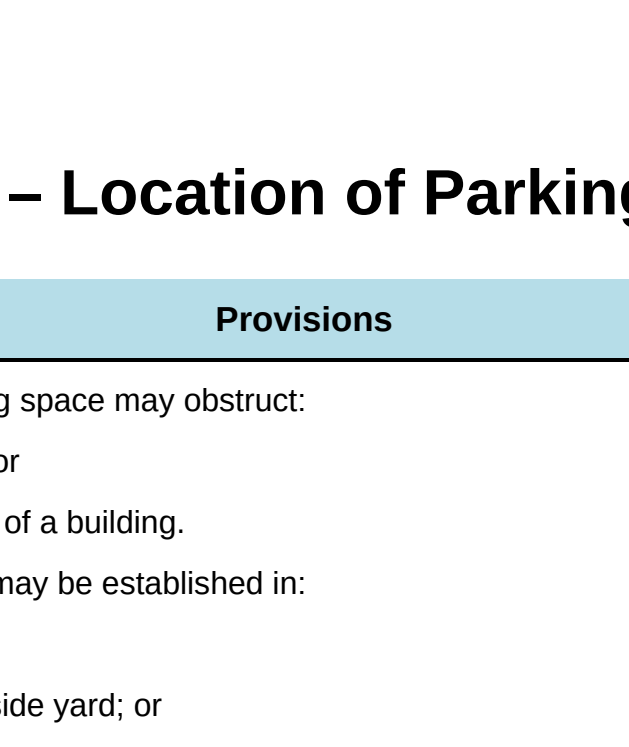
Provisions	Notes
(1) No part of a parking space may obstruct: (a) a walkway; or (b) an entrance of a building. (2) No parking space may be established in: (a) a front yard; (b) an exterior side yard; or (c) the extension of a required or provided exterior side yard into a rear yard; and (d) when located beyond the required front yard setback in Area D – Greenbelt Transect and Area F – Rural Transect shown on Schedule A1 – Transects, except for V1, V2, V3, V4 and V5 – Village Residential Zones and VM – Village Mixed-Use Zone, where front yard parking is not permitted.	This section is revised from Section 109 of the current Zoning By-law 2008-250. **Subsection (1)** – Carried forward from Section 109(10) of the current Zoning By-law. **Subsection (2)** – Revised from Section 109(3) of the current Zoning By-law. 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. **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.
Figure 604-1  *Figure 604-1 illustrates the parts of a lot on which a parking space is not permitted. Clauses 2(a), (b) and (c) are represented in the image.*	
(3) Despite clause (2)(a), front yard parking space(s) associated with a residential use established as of September 30, 2007, that are perpendicular to the street and also conform to the Traffic and Parking By-law are permitted as they existed on that date. (4) Despite subsection (2)(a), for lots in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in Area B on Schedule A5 – Front Yard Parking, one parking space is permitted in the front yard subject to the following: (a) the lot is greater than 6 metres in width; (b) the parking space must be located entirely on the lot; and (c) despite any other provision to the contrary, no other parking spaces are permitted on the lot.	**Subsections (3) and (4)** – New provisions that a significant change to front yard parking regulation, as described below. 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). Subsection (4) permits one front yard parking space on Neighbourhood-zoned lots. This only applies outside the Downtown Core transect and parts 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.

Figure 604-2

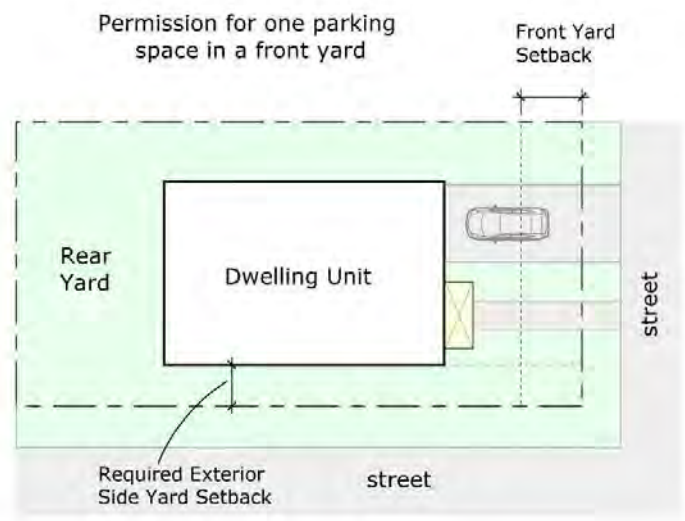


Figure 604-2 illustrates the requirements for one front yard parking space, including the location of the vehicle entirely on the property and the separation of the driveway and parking space from a walkway.

(5) Further to subsection (4), a front yard parking space and the driveway accessing that space may be a driveway with wheel strips as per subsection 606(7).

(6) For N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones, 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:

(a) bicycle racks;

(b) benches;

(c) bollards;

(d) ornamental fences or garden walls;

(e) porches, in accordance with Section 204 - Projections into Yards;

(f) stairs, in accordance with Section 204 – Projections into Yards;

(g) raised planters;

(h) shrubs, perennials, hedges, trees; or

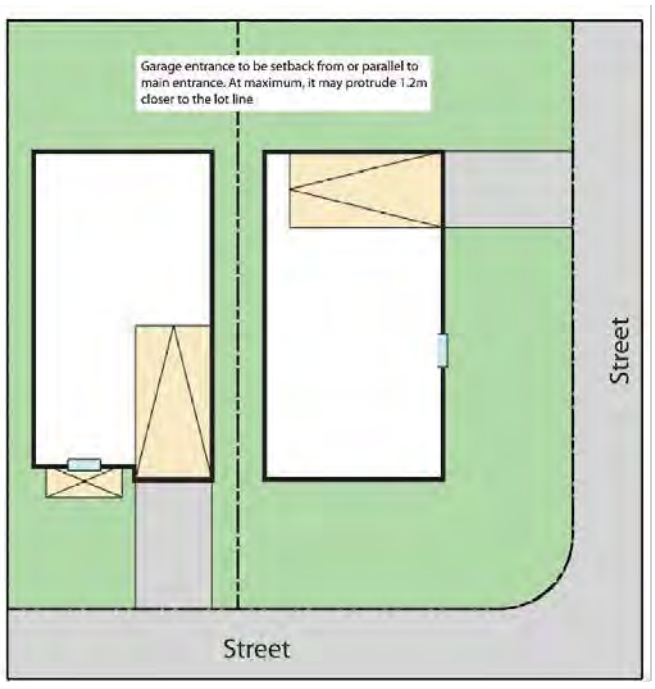
(i) wheelchair lifting devices or ramps.

Carports and Attached Garages

(7) In the case of a residential use building, for garages or carports facing the front lot line or exterior side lot line, the following provisions apply:

(a) in Area A – Downtown Core Transect, Area B – Inner Urban Transect and Area C – Outer Urban Transect shown on Schedule A1 – Transects, in the case of a garage or carport facing the front lot line or exterior side lot line, the entrance to the garage or carport must not be closer to the front or exterior side lot line than the front wall or exterior side wall of the building; and

Figure 604-3



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.

Figure 604-3 illustrates the permitted placement of attached garages or carports. These features must not be placed closer to the front or exterior side lot line than the respective wall of the residential building.

(b) in Area A on Schedule A5 - Front Yard Parking:

(i) an attached garage containing one to three parking spaces is not permitted to face the front or exterior side lot line; and

(ii) driveways wider than 3.1 metres are not permitted.

(8) Despite clause (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 clauses (4)(b), (c) and (d).

Front Yard Parking and Non-Residential Zones

(9) Despite subsection (2), front yard parking is permitted in the following zones:

- IH – Heavy Industrial Zone
- IL –Industrial and Logistics Zone
- IM – Mixed Industrial Zone
- INZ – Institutional Zone
- GBR – Greenbelt Rural Zone
- EDA – Ottawa Airport Economic District Zone
- T1 – Airport Transportation Zone
- T2 –Transportation Zone
- REC – Recreation Zone
- LGZ – Large-Scale Institutional and Recreation Zone
- GBF – Greenbelt Facility Zone
- AG – Agricultural Zone
- RIL – Rural Industrial and Logistics Zone
- RH – Rural Heavy Industrial Zone
- RG – Rural General Industrial Zone
- RI – Rural Institutional Zone
- ME – Mineral Aggregate Extraction Zone
- MR – Mineral Reserve Zone
- RC – Rural Commercial Zone

(10) Despite subsection (2), in Area C – Outer Urban Transect and Area E – Suburban Transect shown on Schedule A1 – Transects one drive aisle with one row of parking on each side may be provided in a front yard for non-residential uses, including those within mixed-use buildings.

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 our 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.

Section 605 – Parking Space Provisions

Provisions	Notes
(1) A motor vehicle parking space must be a: (a) minimum of 2.6 metres wide; (b) maximum of 3.1 metres wide; and (c) minimum of 5.2 metres long.	This section is carried forward from Section 106 of the current Zoning By-law 2008-250. **Subsection (1)** – Carried forward from Section 106(1) of the current Zoning By-law.
(2) Despite subsection (1), in the case of a garage for an individual dwelling unit, the provisions of subsection 606(5) apply.	**Subsection (2)** – New provision to highlight the interior dimensions of a garage required for a garage reserved for an individual dwelling unit.
(3) Despite subsection (1): (a) in the case of a parallel parking space, the minimum length is 6.7 metres; and (b) in the case of accessible parking space(s) required by the *Accessibility for Ontarians with Disabilities Act*, as amended, the minimum and maximum dimensions are governed by the Traffic and Parking By-law.	**Subsection (3)** – Carried forward from Section 106(2) of the current Zoning By-law.
(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: (a) is visibly identified as being for a compact car; (b) is not a visitor parking space required under Section 603 – Visitor Parking Space Rates; and (c) is not abutting 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.	**Subsection (4)** – Carried forward from Section 106(3) of the current Zoning By-law.
(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 is: (a) visibly identified as being for a motorcycle, cargo bicycle or similar vehicle; and (b) not a visitor parking space required under Section 603 – Visitor Parking Space Rates.	**Subsection (5)** – Revised from Section 106(4) of the current Zoning By-law.

Section 606 – Driveways Accessing One to Three Parking Spaces

Provisions	Notes
(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. (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. (2) The maximum width of a driveway is as follows: (a) In Area A – Downtown Core Transect, Area B – Inner Urban Transect and Area C – Outer Urban Transect on Schedule A1 – Transects: 6 metres; and (b) In all other cases: 50 per cent of the lot width in the case of a front yard, or 50 per cent of the lot depth in the case of an exterior side yard. (3) The maximum width of a walkway leading to a front or exterior side lot line is 1.8 metres. (4) The maximum cumulative width of all walkways and driveways in a front or exterior side yard must not exceed 50 per cent of the lot width in the case of a front yard, or 50 per cent of the lot depth in the case of an exterior side yard. (5) Despite subsection (2), in Area A – Downtown Core Transect, Area B – Inner Urban Transect and Area C – Outer Urban Transect on Schedule A1 – Transects, an individual driveway is not permitted on lots less than 6 metres in width, and any driveway on such a lot must be shared with an abutting lot. (6) In the V1, V2, V3, V4 and V5 – Village Residential Zones, VM - Village Mixed Use Zone, RU – Rural Countryside Zone and RR – Rural Residential Zone, the area of a driveway must not exceed the greater of: (a) 50 per cent 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. (7) On lots zoned N1, N2, N3, N4 and N6 – Neighbourhood Zones within Area E – Suburban Transect and on lots zoned V1, V2, V3, V4 and V5 – Village Residential Zones and VM – Village Mixed Use Zone within Area F - Rural Transect as shown on Schedule A1 - Transects, where a garage, whether attached or detached, contains no more than two parking spaces, the minimum interior dimensions of the garage are as follows: (a) 2.8 metres wide and 6 metres long for a single interior parking space; and (b) 5.2 metres wide and 6 metres long for two interior parking spaces. **Shared Driveways** (8) Where a shared driveway is provided, parking spaces may only be accessed from the shared driveway and no other driveway is permitted. (9) Despite subsection (1), where a shared driveway leads to parking spaces across two or more rear yards, the following applies: (a) the minimum driveway width is 3 metres and the maximum driveway width is 3.5 metres; (b) despite subsection (6)(a), where directly abutting a parking space, the minimum width of the aisle is 3.2 metres; (c) where there are three to six parking spaces across all lots, a hammerhead turnaround must be provided; (d) a minimum 1-metre wide landscaped buffer abutting the rear lot line or both of the interior side lot lines other than the lot line containing the shared driveway is required; and (e) along the rear lot line and interior side lot lines, must be screened by a 1.5 metre high opaque screen. *Figure 606-1*	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: 1. Driveways Accessing One to Three Parking Spaces (Section 606); 2. Parking Lot Provisions (Section 607); and, 3. Parking Garage Provisions (Section 608). **Draft 3 includes major revisions** to this section to provide more consistent regulation across transects with respect to the maximum permitted width of driveways, as well as walkways leading to the front lot line. In particular, in lieu of Table 606 which has been removed in Draft 3, there is a maximum cumulative width permitted for both a driveway and any walkways in the same yard, to 50 percent of the lot width. Notably, this allows for walkways to be located adjacent to the driveway but regardless of its location counts any walkway toward the total maximum permitted width. **Subsection (1)** – Revised from Section 107(2) of the current Zoning By-law. **Subsections (2) to (4)** – New provision in Draft 3 setting out maximum driveway and walkway widths. **Subsection (5)** – Carries forward restriction on permitting individual driveways on lots less than 6 m in width for the Downtown Core, Inner Urban, and Outer Urban transects, which was previously contained within Table 606 prior to its deletion. **Subsection (6) –** Relocated from Section 604 for the third draft. **Subsection (7)** – New provision to introduce interior garage dimensions for single and double-wide garages to ensure the creation of functional parking spaces within a garage. 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. Draft 3 updated the minimum interior dimensions to be more reflective of existing interior garage widths.

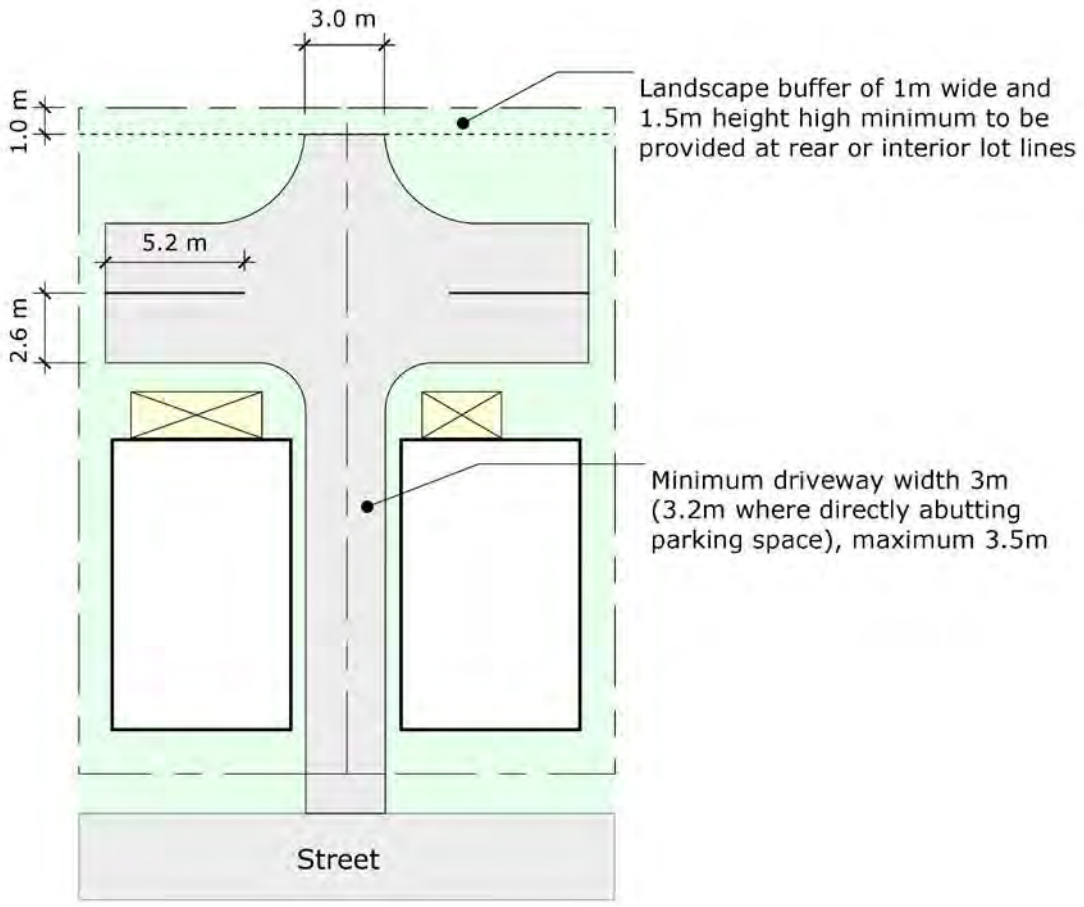


Figure 606-1 illustrates the minimum and maximum driveway width, the hammerhead turnaround requirement, and the landscape buffer location and size for a shared driveway leading to parking spaces across multiple rear yards.

Subsections (8) and (9) – New provisions to enhance the shared driveway provisions to parking spaces in rear yards.

(10) On a lot zoned N1-N6 – Neighbourhood Zones or V1-V5 – Village Residential Zones, 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) must not have a total driveway width less than 2.4 metres or greater than 3.0 metres.

Figure 606-2

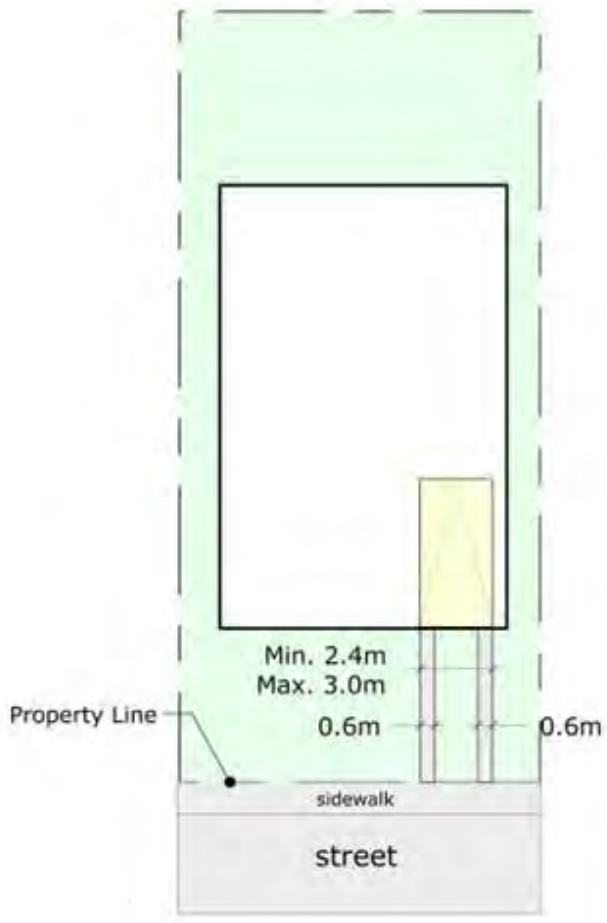


Figure 606-2 illustrates the maximum wheel strip width and maximum total driveway width of a wheel strip driveway. The space between wheel strips must be comprised of permeable material.

Subsection (10) – New provision to introduce wheel strip driveway provisions.

(11) The gradient of a driveway leading to one to three parking spaces may not exceed 8 per cent measured from the nearest lot line to the lowest point of the garage door.

Subsection (11) – 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

(a) despite subsection (10), 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. (12) Despite subsection (10), 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.	space only. **Subsection (11)(a),** originally introduced as subsection (8)(a) in Draft 2, prohibits “reverse slope” driveways (i.e. driveways that descend below-grade towards the building) within the Flood Plain Overlay. **Subsection (12)** – Revised from Section 108(2) of the current Zoning By-law.

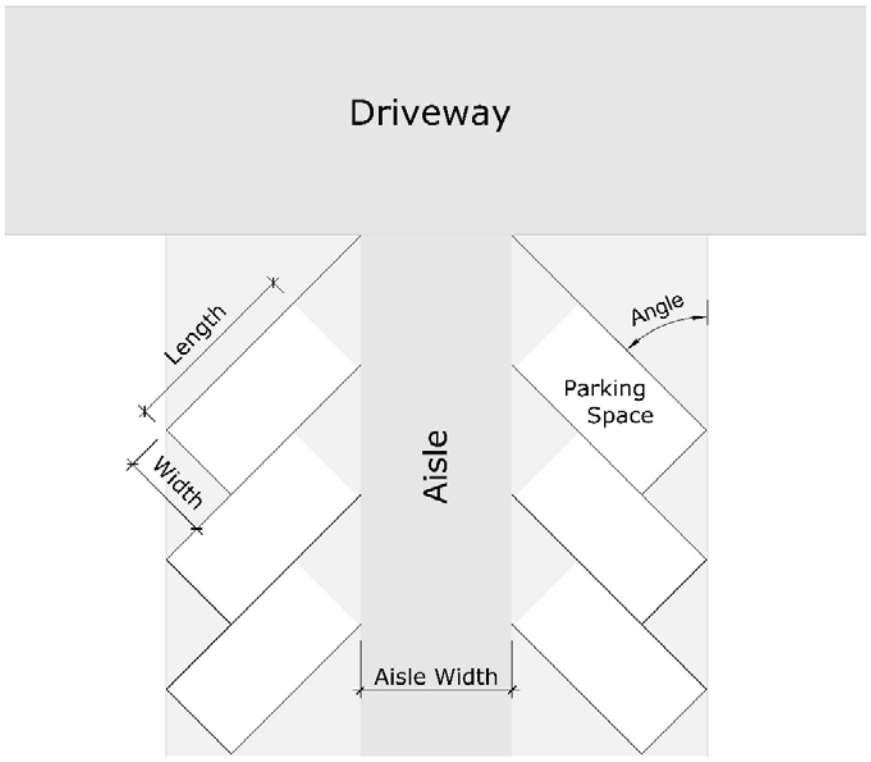
Section 607 – Parking Lot Provisions

Provisions	Notes
(1) Surface parking lots are subject to the following provisions: (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 (b) in Area B – Inner Urban Transect shown on Schedule A1 – Transects, the following applies: (i) parking lot as a principal use is prohibited; (ii) on a lot located within 300 metres of a planned or existing rapid transit station: (1) a maximum of 10 visitor parking spaces may be provided in a surface parking lot located behind a building; and (2) all other provided parking must be located within a building or underground. (iii) on a lot located further than 300 metres from a planned or existing rapid transit station, provided parking must be located behind a building or within the building or underground.	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. **Subsection (1)** – New provision to address Official Plan policies 5.1.2(1)(d), 5.2.2(1)(d) and 5.2.2(3) that was revised for the third draft to clarify requirements and refer to visitor parking instead of "short-term pickup and drop off" as this is not a defined term.
(2) A driveway providing access to a parking lot must have a minimum width of: (a) 3 metres for a single traffic lane; and (b) 6 metres for a double traffic lane.	**Subsection (2)** – Revised from Section 107(1)(a) of the current Zoning By-law.
(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 2 metres.	**Subsection (3)** – Revised from Section 107(1)(b) of the current Zoning By-law.
(4) An aisle providing access to spaces in a parking lot must comply with Table 607A – Minimum Required Aisle Widths.	**Subsection (4)** – Carried forward from Section 107(1)(c)(i) and Table 107 from the current Zoning By-law.

Table 607A – Minimum Required Aisle Widths in Parking Lots

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

PARKING LOT ILLUSTRATION



(5) Where the perimeter of a parking lot abuts a N1, N2, N3, N4, N6 and N6 – Neighbourhood Zones or a V1, V2, V3, V4 and V5 – Village Residential Zones, it must be screened from view by an opaque screen with a minimum height of 1.5 metres.

(6) Outdoor refuse collection and refuse loading areas contained within or accessed via a parking lot must comply with subsection 217(6).

(7) A soft landscaped buffer must be provided between the perimeter of a parking lot and a lot line, and a driveway may cross the soft landscaped buffer:

(a) for a parking lot with 10 or fewer spaces: one metre;

(b) for a parking lot with more than 10 but fewer than 100 spaces: 3.5 metres; and

(c) for a parking lot containing 100 or more spaces: 5 metres.

(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 (8)(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.

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.

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. Table 607B was converted to written provisions instead of a table for the third draft, but all values have been maintained.

Section 608 – Parking Garage Provisions

Provisions	Notes
(1) A driveway providing access to a parking garage must have a minimum width of: (a) 3 metres for a single traffic lane; and (b) 6 metres for a double traffic lane: (i) despite clause (1)(b), where a residential building has fewer than 20 parking spaces, the maximum permitted width for a double traffic lane is 3.6 metres.	This new section is created from provisions in Section 107 of the current Zoning By-law 2008-250. **Subsection (1)** – Revised from Section 107(1) of the current Zoning By-law.
(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 *Building Code*, as amended.	**Subsection (2)** – Revised from Section 107(1) of the current Zoning By-law.
(3) An aisle providing access to spaces in a parking garage must comply with Table 608:	**Subsection (3)** – Revised from Section 107(1)(c) and Table 107 from the current Zoning By-law.

Table 608 – Minimum Required Aisle Widths

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

(4) Above-ground parking garages must be screened at and above grade.	**Subsection (4)** – New provision pertaining to above-ground parking structures.

Section 609 – Tandem Parking Provisions

Provisions	Notes
(1) Despite subsection 601(1): (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; (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; (c) where a short-term rental use has three guest rooms, one parking space need not have direct, unobstructed access to a public street; and (d) for a group home, the following provisions apply: (i) up to three in-tandem parking spaces are permitted; (ii) 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; (iii) only one of the three parking spaces must have direct access to a public street or public lane by a driveway; and (iv) where parking is occurring in-tandem anywhere on the lot, no parking is permitted in the rear yard of the lot.	This section is carried forward from Section 105 of the current Zoning By-law 2008-250. **Subsection (1)** – Revised from Section 105(1) of the current Zoning By-law.
(2) Despite subsection 601(1), attendant parking is permitted in a principal or accessory use parking garage or parking lot, provided the following: (a) the regulations with respect to minimum parking space dimensions and aisle widths do not apply; (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 (c) tandem parking is permitted without restrictions as to the percentage of tandem-parked vehicles or to the number of parked vehicles that obstruct other parked vehicles.	**Subsection (2)** – Revised from Section 105(2) of the current Zoning By-law. Changes to the per cent of tandem parking spaces have been made. Attendant parking is now permitted for all parking lots and garages.
(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.	**Subsection (3)** – Revised from Section 105(3) of the current Zoning By-law.

Section 610 – Loading Space Rates and Provisions

Provisions	Notes
(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. (2) A vehicle loading space may be located wholly or partly within a building or structure. (3) Loading spaces are not required for residential uses. (4) No loading spaces may be located in a required or provided front or exterior side yard. (5) Loading spaces must be provided for land uses specified and at the rate set out in Table 610A:	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. **Subsection (1)** – Revised from Section 113(2) of the current Zoning By-law. **Subsection (2)** – Carried forward from Section 113(3) of the current Zoning By-law. **Subsection (3)** – Carried forward from Section 113, Table 113A(e) of the current Zoning By-law as a written provision. **Subsection (4)** – Revised from Section 113, Table 113B(f) of the current Zoning By-law as a written provision. **Subsection (5)(a)** – Revised from Sections 113(1) and 113(6) and Tables 113A and 113C of the current Zoning By-law. **Subsection (5)(b)** – Revised from Section 113(4) of the current Zoning By-law, with updated gross floor area requirements. **Subsection (5)(c)** – Revised from Section 113(1) of the current Zoning By-law to expand the area where loading spaces are not required. **Subsection (5), Table 610A, Column (b), Row (iv)** – 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**.**

Table 610A – Minimum Number of Loading Spaces

Land Use	Gross Floor Area				
	(a) 1,000-1,999 m²	**(b) 2,000-4,999 m²**	**(c) 5000-9999 m²**	**(d) 10,000-24,999 m²**	**(e) 25,000 m² and over**
(i) heavy industrial light industrial truck transport terminal warehouse	1	1	1 oversized space	2 oversized spaces	3 oversized spaces
(ii) cannabis production facility hospital museum place of worship post-secondary educational institution school sports arena theatre	1	1	1	2	3
(iii) office research and development centre *Note*: *610(6)(a) applies in the H – Hub and MS – Mainstreet Zones*	1	1	1	2	2
(iv) retail store *Note: 610(6)(b) applies in the H – Hub and MS – Mainstreet Zones*	0	1	2 oversized spaces	2 oversized spaces	2 oversized spaces
(v) all other non-residential uses, *Note: 610(6)(b)) applies in the H – Hub and MS – Mainstreet Zones*	1	2	2	2	2

(6) Despite Table 610A, in the H – Hub Zone and MS – Mainstreet Zone, a vehicle loading space is only required in the case of the following:

(a) for an office or research and development centre, where the use has a gross floor area of 4,000 square metres or more; and

(b) in all other cases, where the use has a gross floor area of 1,500 square metres or more.

Subsection (6) – Revised from provisions in Section 113 of the current Zoning By-law that exempted uses below a certain GFA in the TM zone from a loading space requirement.

(7) Despite Table 610A off-street loading spaces are not required within Area A – Downtown Core Transect on Schedule A1 – Transects.

(8) Uses of less than 1,000 square metres gross floor area do not require loading spaces.

(9) 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) 46 to 59 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

(10) 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) 46 to 59 degrees	14
	(iii) 60 to 90 degrees	17
(c) Minimum width of loading space (m)		4.3
(d) Minimum length of loading space (m)		13
(e) Minimum vertical clearance for a loading space (m)		4.2

Subsection (7) – Revised from Section 113(1) in the current Zoning By-law to reflect updated Official Plan designations.

Subsection (8) – Carried from Section 113(4) in the current By-law.

Subsection (9) – Table 610B – Revised from Table 113B in the current Zoning By-law.

Subsection (10) – Table 610B – Revised from Table 113B in the current Zoning By-law, except that oversized loading spaces are now in a separate table.

Section 611 – Electric Vehicle (EV) Parking Space Provisions

Provisions	Notes
(1) Despite subsection 601(1), parking spaces provided for a land use may be used to access electric vehicle supply equipment. (2) Where parking spaces are provided on a lot, energized outlets for electric vehicle charging are to be provided in accordance with the following: (a) where parking spaces are provided accessory to a mid-rise or high-rise residential or mixed-use building, 25 per cent of the spaces provided or an equivalent, must be designed as electric vehicle parking spaces capable of supporting level 2 charging; (b) where parking spaces are provided accessory to a use on lands zoned IM – Mixed Industrial Zone, IH – Heavy Industrial Zone, IL – Industrial and Logistics Zone, or an office use over 300 square metres in area, a minimum of 15 per cent of the spaces provided must be designed electric vehicle parking spaces and must be capable of supporting level 2 charging or greater; (c) for the purposes of clauses 2(a) and (b), a level 2 charger may be shared between two parking spaces. 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. (3) Despite clauses (2)(a) and (b), required and provided visitor parking and barrier-free parking spaces are exempt from being designed as electric vehicle parking spaces. (4) 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.	This is a new section to implement policies in the Official Plan concerning electric vehicles and EV-ready Parking Spaces, where parking is provided. **Subsections (1) to (9)** – New provisions to address policies in Section 4.1.4 of the Official Plan. **Revisions in Draft 3** have focused electric vehicle parking space requirements on mid- and high-rise buildings, industrial and office uses, in accordance with policies in Section 4.1.4, 4) of the Official Plan, which state: “The Zoning By-law may determine minimum electric vehicle equipment requirements where private parking is provided for larger-scale mixed-use, mid-rise and high-rise residential, office and industrial developments” **Clause 2(a)** was modified to require 25 per cent of the parking spaces in mid- or high-rise buildings to be designed as EV parking spaces. This percentage reflects projected rates of electric vehicle ownership in Ottawa in 2030, which are expected to be 22 per cent. **Clause (2)(b)** – This provision was revised to add a threshold for office uses when EV parking spaces are required, and to reduce the percentage of spaces that must be designed as EV parking spaces from 30 per cent to 15 per cent, in recognition of the cumulative costs involved and the projected rates of EV ownership in Ottawa by 2030. Staff will recommend that rates of EV ownership be monitored in five years to determine if modifications are needed to the provisions in this section. **Subsections (4), (5), (6), (7), (8)** [former] – These subsections were re-located and removed to simplify the application of this section.

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

Provisions	Notes
(1) For the purposes of this section, the definition of a heavy vehicle also includes the following: (a) a recreational vehicle; (b) the definition of a trailer also includes a boat trailer or a camper trailer; and (c) a trailer for the transportation of waste or materials. (2) Heavy vehicles accessory to a residential use or one or more home-based businesses are not permitted, except in accordance with the following: (a) the heavy vehicle is parked within a building; or (b) the heavy vehicle is parked in accordance with Table 612A or Table 612B. (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. (4) Table 612A applies in Urban Areas:	This section is revised from Section 126 of the current Zoning By-law 2008-250. **Subsection (1)** – Carried forward from Section 126(4) of the current Zoning By-law to distinguish which heavy vehicles are subject to this section. **Subsection (2)** – Revised from Section 126(1) of the current Zoning By-law. **Subsection (3)** – Revised from Section 126(2) of the current Zoning By-law. **Subsections (4) and (5)** – Revised from Section 126, Table 126 of the current Zoning By-law. Table 612A, row (a) 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.

Table 612A – Maximum Number of Heavy Vehicles Permitted to be Parked in Urban Areas

Type of Vehicle	(a) Length of Vehicle	(b) H, MS, and CM Zones	(c) Neighbourhood Zones (N1, N2, N3, N4, N5 and N6, DR and MH)	(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	Permitted provided the following: 1. The parking space where the recreational vehicle or trailer is parked is located entirely on the lot in accordance with clause 601(1)(c) and the vehicle does not encroach into the Right-of-Way; and, 2. The recreational vehicle or trailer is parked on the driveway or portion of driveway located in the interior side yard or rear yard and is setback a minimum of 0.6m from the lot line; or, 3. The recreational vehicle or trailer is parked in a double-wide driveway in accordance with Section 606.	1. In the CM, MS and H zones: 1 2. In the N1, N2, N3, N4, N5 and N6 Zones and the MH Zone: 1 3. All other Residential Zones: 2

(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	6m 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 0.6m 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 0.6m from all lot lines, where located outside of a front or exterior side yard	2
(iv) Tractor trailer or portion thereof	6m or less in length	Not permitted	Not permitted	None
(v) School bus	6.8m or less	Not permitted	1	In residential zones only, a total of 1 heavy vehicle that is a school bus is permitted
(vi) School bus	Greater than 6.8m	Not permitted	Not Permitted	Not Permitted

(5) Table 612B applies in Rural Areas:

Table 612B – Maximum Number of Heavy Vehicles Permitted to be Parked in Rural Areas

Type of Vehicle	(a) Length of Vehicle	(b) VM Zone	(c) Residential (RR, DR, V1, V2, V3, V4 and V5) and MH Zones	(d) AG, EP, ME, GBR and RU Zones	(e) Cumulative number of 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	Permitted provided it is parked in the rear yard or interior side yard and setback 0.6m from the lot line	No person may park in a required front or exterior side yard and must be 3m from all lot lines	1. In the VM Zone: 2 2. In the RR, RM, and V1, V2, V3, V4 and V5 Zones: 2 3. For AG, EP, ME, GBR and RU: 3
(ii) Heavy vehicle that is not for recreational purposes, including a tractor trailer	6m or greater	Not permitted	Not Permitted	No person may park in a required front or exterior side yard and must be 3m from all lot lines	In the AG, EP, ME, GBR and RU Zones: not more than 2

(iii) Heavy vehicle that is none of the following: tractor trailer, school bus, recreational vehicle	6m or less in length	Not permitted	Not Permitted	No person may park in a required front or exterior side yard and must be 3m from all lot lines	In the AG, EP, ME, MR, GBR and RU Zones: not more than 2
(iv) Tractor trailer or portion thereof	6m or less in length	Not permitted	Not Permitted	No person may park in a required front or exterior side yard and must be 3m from all lot lines	In the AG, EP, ME, GBR and RU Zones: not more than 2
(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 3m from all lot lines	1. In the VM, RR, V1, V2, V3, V4 and V5 and RM Zones: 1 2. For AG, EP, ME, GBR and RU Zones: 2
(vi) School Bus	Greater than 6.8m	Not permitted	Not Permitted	Not Permitted	N/A

Section 613 – Bicycle Parking Rates and Provisions

Provisions	Notes
Bicycle Parking Space Provisions (1) All bicycle parking spaces must comply with the minimum parking space dimensions specified in Table 613A:	**Subsection (1)** – 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. Inclusive bicycle parking spaces are larger spaces designed for locking cargo bikes or larger e-bikes, as defined in Section 199. **Subsection (1)(a)(iii) –** The width of a stacked bicycle parking space has been reduced to 0.5m for the second draft. Subsection (1)(b)(iv) – 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.

Table 613A – Minimum Bicycle Parking Space Dimensions

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	0.5	1.8	1.2 per space for a total of 2.4 for 2 spaces
(iv) Inclusive	1	2.75	2

(2) A bicycle parking space may be located in any yard. (3) All bicycle parking spaces, except those provided in a bicycle locker, must include a rack that: (a) is securely anchored to a hard level surface, floor or wall; (b) is designed to allow the front wheel of a bicycle and the frame to be securely locked; and (c) for a horizontal or inclusive bicycle space, includes a rack that supports a bicycle at two points at least 0.2 metres apart. (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. (5) Inclusive bicycle spaces must not be provided as stacked or vertical and must not require users to lift a bicycle.	**Subsection (2)** – Carried forward from Section 111(6) of the current Zoning By-law. **Subsection (3)** – 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. **Subsection (4)** – New provision to prevent bicycle parking spaces from being rendered unusable if a rack is placed too close to a wall or obstruction. **Subsection (5)** – New provision to ensure cargo and e-bike users do not have to lift their bicycles. Revised for greater clarity from the first draft as “at grade” could be interpreted as being on the ground floor of a building.
Short-term Bicycle Parking Spaces (6) All short-term bicycle parking spaces must be accessed from an aisle with a minimum width of 1.5 metres. (7) The first ten required short-term bicycle parking spaces must be located within 15 metres of a main entrance to a building, and any additional short-term bicycle parking spaces must be located within 30 metres of a main entrance to a building. (8) Short-term bicycle parking spaces may be located within the ground floor of a building (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 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.	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. **Subsection (6)** – 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. **Subsection (7)** – Revised from 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 0.85 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 be located inside a 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; 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 passing of this 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. (19) No bicycle parking is required for non-residential uses under 500 square metres in Area A – Downtown Core Transect and Area B – Inner Urban Transect on Schedule A1 – Transects where the required front yard setback is 3 metres or less.	**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

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.

(21) Calculations of the minimum bicycle parking space rate must be pro-rated and rounded up to the nearest whole number.

(22) Where a land use is not listed in Tables 613B and 613C, no bicycle parking is required.

(23) 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.

(24) 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.

(25) Bicycle parking for residential uses must be provided in accordance with Table 613B:

Table 613B – Minimum bicycle parking space rates for residential uses		
Residential Land Use	**(a) Minimum Number of Short-Term Spaces Required**	**(b) Minimum Number of Long-Term Spaces Required**
(i) Building with 4 or fewer dwelling units	0	0
(ii) Vertically attached dwelling unit with an attached garage	0	0
(iii) Building with 5 to 12 residential units	0	0.75 per residential unit
(iv) Rooming unit in a building with 8 or more rooming units	2 spaces if 20 or more rooming units are provided	0.5 per rooming unit
(v) 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
(vi) Residential care facility	minimum 2 spaces with an additional 0.1 spaces per unit above 20 residential units	0
(vii) Retirement home	minimum 2 spaces with an additional 0.1 spaces per unit above 20 dwelling units	0.25 per unit

(26) Bicycle parking for non-residential uses must be provided as follows:

(a) long-term bicycle parking spaces are required for hospital, office, research and development facility at a rate of 1 space per 250 square metres; and

(b) short-term bicycle parking spaces must be provided in accordance with Table 613C.

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

Table 613C – Minimum bicycle parking space rates for non-residential uses	
Non-Residential Land Use	**Minimum Number of Short-Term Spaces Required**
(a) Adult entertainment establishment Automobile body shop Automobile dealership Automobile rental establishment Automobile service station	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 (22) – New provision to specify that when a land use is not listed no bicycle parking is required.

Subsection (23) – Carried forward from Subsection 111(2) in the current Zoning By-law.

Subsection (24) – New provision that ensures that at least 2 inclusive bicycle parking spaces will be available at all larger bicycle parking facilities.

Subsection (25) – Table 613B – 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) – Table 613C – 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. Post-secondary educational institution has been removed as they are no longer subject to zoning provisions.

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.

Catering establishment Emergency service Funeral home Golf course Heavy industrial use Marine facility	
(b) Day care	1 space per 100 square meters with an additional 2 inclusive spaces for any daycare above 200 square metres.
(c) Gas bar	2 spaces if the area of a retail store associated with the gas bar exceeds 50 m²
(d) Instructional facility Personal service business Restaurant Retail store up to 999 square metres	2 spaces with an additional 1 space per 250 m² above 250 m²
(e) Retail store of 1,000 square metres or greater	1 space per 250 square metres to a maximum of 30 spaces
(f) Bank Broadcasting and production studio Micro distribution facility Storefront industry	4 spaces with an additional 1 space per 250 m² above 500 m²
(g) Casino Light industrial use Medical facility	4 spaces with an additional 1 space per 500 m² above 2,000 m²
(h) Government service centre Indoor entertainment facility Museum Nightclub Office Research and development facility Place of assembly Place of worship Recreation and athletic facility Theatre	4 spaces with an additional 1 space per 250 m² above 1,000 m²
(i) Hotel	6 spaces with an additional 1 space per 250 m² of associated restaurant or assembly space above 1,000 m²
(j) Bus depot Railway station	6 spaces with an additional 2 spaces per bus bay or train platform
(k) Community centre Library	8 spaces with an additional 1 space per 100 m² above 500 m²
(l) Hospital	10 spaces with an additional 1 space per 250 m² above 2,000 m²
(m) School	10 spaces, of which 4 must be inclusive spaces, with an additional 2 spaces per classroom

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 number of spaces for large retail stores.

Section 614 – Minimum Parking Rates in Village Residential Zones

Provisions	Notes
(1) In the V1, V2, V3, V4 and V5 – Village Residential Zones, a minimum of one parking space is required for each dwelling unit. (a) Despite subsection (1), no parking spaces are required for a group home, retirement home, rooming house or residential care facility. (2) A required parking space in subsection (1) must not be located in a required front or required exterior side yard.	In accordance with a motion passed at the April 16, 2025 Council meeting, minimum parking rates have been introduced for village residential zones.

Section 701 – Coach Houses

Provisions	Notes
(1) Subject to subsections (2) through (11), a coach house is permitted: (a) on a lot containing a residential building with no more than four dwelling units on the lot in N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones with access to municipal water and sewer systems with adequate capacity, or on a lot containing a residential building with no more than three dwelling units on the lot in any other zone where a residential unit is permitted; (b) on a lot containing a vertically attached building with no more than three dwelling units on the lot that has access to municipal water and sewer systems with adequate capacity, as permitted under Section 35.1 of the *Planning Act;* (c) on a lot in a V1, V2, V3, V4, and V5 – Village Residential Zones or VM – Village Mixed-Use Zone that has access to municipal water and sewer systems with adequate capacity, where there are a maximum of three dwelling units on the lot; (d) on a lot in an AG, RR, RU, NU Zone where there are a maximum of two dwelling units, subject to all provisions in this section; (e) the maximum permitted number of dwelling units in clauses (1)(a), (b), (c) and (d) includes the dwelling unit provided in the coach house; and (f) despite clauses (1)(a), (b), (c) and (d), 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.	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 Neighbourhood Zones, and Rural Residential and Village 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 2008-250. **Subsection (1) to (6)** – Carried forward from Section 133 of the current Zoning By-law 2008-250. Subsection (1) revised to reflect that all fully serviced N1, N2, N3, N4, N5 and 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.
(2) Despite subsection (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 subsection (1), provided the servicing requirements of subsection (6) are satisfied upon the completion of all the phases of development and a residential unit is a permitted use. (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. (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. (4) An oversize dwelling unit is not permitted within a coach house. (5) A coach house must be located: (a) in the rear yard for lots less than 0.4 hectares in area; or (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. (6) A coach house must be serviced: (a) where a lot is not serviced by municipal water and sewer systems: (i) by sharing at least one of either the well or septic system servicing the principal dwelling; or (ii) from the principal dwelling serviced by a private septic system, private well, communal water system or communal wastewater system. (b) in all other cases, from the same lot as the principal dwelling, and the principal dwelling must be serviced by a public or communal water and wastewater system.	
(7) The maximum permitted height of a building containing a coach house: (a) in Area F – Rural Transect on Schedule A1 – Transects: 4.5 metres; (b) in Area F – Rural Transect on Schedule A1 – Transects, despite clause (7)(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; (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	**Subsection (7)** – Provisions regulating the height of coach houses carried forward from Section 133 of the current Zoning By-law 2008-250.

(d) Section 203 – Permitted Projections Above the Height Limit does not apply, except with respect to:

(i) chimneys;

(ii) flagpoles; and

(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.

(8) Required setbacks from lot lines are as follows:

(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 Area A – Downton Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect, Area D – Greenbelt Transect and Area E – Suburban Transect on Schedule A1 – Transects, the minimum required setback is 0.6 metres; and

(ii) in all other cases, the minimum required setback is 4 metres.

(d) from the rear lot line, the minimum required setback is 0.6 metres;

(e) 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) a window on an exterior wall facing a lot line is permitted where:

(i) the exterior wall is at least 1.2 metres from an interior or rear lot line, and the windowsill may be no lower than 1.6 metres measured from the finished floor; or

(ii) the exterior wall is at least 4 metres from an interior or rear lot line.

(9) The total footprint of a building containing a coach house plus all accessory buildings in a yard may not exceed 50 per cent of the area of the yard in which they are located, to a maximum of 95 square metres.

(10) The roof of a building containing a coach house:

(a) may not contain any rooftop garden, patio, terrace or other amenity area;

(i) despite clause (10)(a), may contain a vegetative green roof provided it is not designed or equipped for use as an amenity area.

(11) In the case of an accessory building existing as of September 14, 2015, Section 103 applies with all necessary modifications to allow conversion of the accessory building into a coach house, except that the maximum height provisions of subsection (7) continue to apply.

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 (10) – Carried forward from Section 133 of the current Zoning By-law 2008-250.

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

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. (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) Subsection (2) does not apply in the case of the N1 – Neighbourhood Zone, NU – Neighbourhood Unserviced Zone, DR – Development Reserve Zone, and EP2 and EP3 – Environmental Protection Zones. (4) Where each principal vertically attached dwelling unit has its own driveway, the provisions of Sections 604 – Location of Parking and Section 606 – Access for One to Three Parking Spaces apply to each principal dwelling unit and, where applicable, its additional dwelling units, whether or not that dwelling unit is to be severed. (5) 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 Section 607 – Parking Lot Provisions applies to the entirety of the development. (6) In the case of a long semi-detached dwelling: (a) where the building is severed, the retained and severed portions are considered one lot for zoning purposes; (b) despite the provisions of the underlying zone: (i) the minimum lot width is the greater of that required in the underlying subzone or 10 metres; and (ii) a minimum interior side yard setback of 1.7 metres is required on one side yard. (c) where the building is severed in a flag lot configuration, the minimum lot width of the pole portion of each flag lot, measured from the original lot's interior side lot line, is as follows: (i) where a flag lot abuts another flag lot at the side lot line, 1.7 metres; and (ii) in all other cases, 2.2 metres. (7) No more than eight principal vertically attached dwelling units are permitted to be configured in a single row. (8) No more than two additional dwelling units are permitted in addition to each principal vertically attached dwelling unit, and a dwelling unit within a coach house counts toward this total.	This section is carried forward from Section 138 of the current Zoning By-law 2008-250. **Subsections (1) and (2)** – Carried forward from Sections 138(1) and 138(2) of the current Zoning By-law 2008-250, maintaining the minimum common wall size and "deemed 0 m minimum interior side yard setback" for semi-detached and townhouses. **Deleted from DRAFT 1:** Provision which disallowed "long semi-detached" dwellings in VR – Village Residential Zones. **Subsection (3) –** Intended to limit the ability to sever a dwelling that could meet the definition of "vertically attached" into multiple parcels of urban residential land where the intention is to limit the maximum number of dwelling units to a specific number (usually three or four), and not allow the creation of additional dwelling units over and above that number. **Subsection (4)** – Carried forward from Sections 157, 159, 161, and 163 of the current Zoning By-law 2008-250 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 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). Modified in Draft 2 for further clarity. **Subsection (5)** – New subsection in Draft 2 to address circumstances where a shared parking lot is provided serving all units within a vertically attached building. **Subsection (6)** – Carried forward from Section 145 of the current Zoning By-law respecting long semi-detached dwellings. **Subsection (6)(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. **Subsection (6)(c)** – Carried forward from Section 145(4) of the current Zoning By-law 2008-250. 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. **Subsection (7)** – Carried forward from Section 136 of the current Zoning By-law 2008-250; 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
(1) Planned unit development is permitted in any Residential Zone except the MH – 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. (2) A planned unit development is considered one lot for zoning purposes. (3) Buildings located within a planned unit development must be separated from each other by at least 1.2 metres, except as permitted in clause 202(8)(b). (4) The entrance to a private garage or carport accessed from a private way must be set back at least 5.2 metres from the private way. (5) Minimum soft landscaped areas within a planned unit development are required as follows: (a) a minimum of 25 per cent of the lot area of the planned unit development must be provided as soft landscaped area; (b) despite clause (1)(a), walkways may traverse areas used for the minimum soft landscaped area, and where located within an area used for soft landscaping may count toward the minimum requirement; and (c) Where located within a N1, N2, N3, N4, N5, or N6 – Neighbourhood Zone, the minimum rear yard landscaping requirements of subsection 802(12) do not apply. (6) Subsection 802(10) applies to any yard abutting a public street for minimum front or exterior side yard landscaping. (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. (8) The following ancillary uses are permitted on the same lot as a planned unit development: • bank • community centre • medical facility • micro-distribution facility • office • personal service business • retail store (9) The uses permitted in subsection (8) must not exceed a cumulative total floor area of 200 square metres. (10) The following sections apply to a planned unit development: (a) Section 202 with respect to accessory buildings and structures, except where superseded by this section; (b) Sections 203 and 204 with respect to permitted projections; (c) Section 208 with respect to amenity area; (d) Section 210 with respect to any portion of a building located underground; (e) Section 217 with respect to waste management; (f) Part 6 with respect to on-site parking, including but not limited to Section 613 with respect to bicycle parking; (g) Part 7; and (h) the provisions of the underlying zone.	This section is carried forward from Section 131 of the current Zoning By-law 2008-250. **Subsection (1)** – New provision to permit planned unit developments in all Neighbourhood Zones, as well as Mixed-Use Zones and Special District Zones where a dwelling unit is permitted. A planned unit development is not permitted in Special Districts Zones or zones where a dwelling unit is not permitted, including the SDC – Rideau Canal Zone and EDA – Ottawa International Airport District Zone. **Subsection (2)** – New provision to outline a planned unit development is considered one lot for zoning purposes. **Subsection (3)** – Carried forward from Section 131, Table 131(4) of the current Zoning By-law 2008-250 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. **Subsection (4)** – Carried forward from Section 131, Table 131(3) of the current Zoning By-law 2008-250 to require a setback between garage entrances and a private way on a planned unit development. **Subsection (5)** – 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 Neighbourhood Zones. In Draft 3, this is modified to clarify that the 25% soft landscaped area is a general requirement, and the Neighbourhood zone-specific requirements do not apply in N1-N6 zones. In addition, walkways are permitted to traverse soft landscaped areas. **Subsection (6)** – 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. **Subsection (7)** – Carried forward from Section 131(7) of the current Zoning By-law 2008-250 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.

Subsections (8) and (9) – Revised from Section 131(4) and 131(5) of the current Zoning By-law 2008-250 to address Section 6.3.3 of the Official Plan. The provisions have been simplified and 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.

Subsection (10) is new to Draft 3 and is intended to provide additional clarity on where else in the By-law to refer for provisions that are relevant to PUDs, including but not limited to parking and amenity area provisions.

Section 704 – Shelter Accommodation

Provisions	Notes
(1) A shelter is permitted in all zones within Area A – Downtown Core Transect, Area B – Inner Urban Transect, Area C – Outer Urban Transect and Area E – Suburban Transect as shown on Schedule A1 – Transects, other than the EP – Environmental Protection Zone, ME – Mineral Extraction Zone, IM – Mixed Industrial Zone, IL – Industrial and Logistics Zone, and IH – Heavy Industrial Zone, and is subject to the provisions of the zone in which it is located. (2) A shelter is permitted in Area D – Greenbelt Transect as shown on Schedule A1 – Transects, in the GBF – Greenbelt Facility Zone.	**Subsection (1)** – New provision to implement policies in Section 4.2 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. **Subsection (2)** – New provision added in recognition that the Greenbelt transect is in the urban area.

Section 705 – Retirement Homes and Residential Care Facilities

Provisions	Notes
(1) A retirement home or a residential care facility is permitted in any zone where a residential unit is permitted. (2) 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, N2, N3, N4, N5 and N6 – Neighbourhood Zones, V1, V2, V3, V4 and V5 – Village Residential Zones or VM – Village Mixed-Use Zone. (3) When located in a Residential Zone, residential care facilities are subject to zoning provisions as they apply to residential uses.	**Subsections (1) and (2)** – New provisions to implement policies in Section 4.2 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. **Subsection (2) –** Deleted for the third draft. This provision limited residential care facilities to only six villages. It has been deleted as Official Plan policy 4.2.4.1 and Consolidated Villages Secondary Plan policy 3.7 direct that residential care facilities should be permitted wherever residential uses are permitted. New subsection (3) to clarify that while a residential care facility is not a residential use, in residential zones, they are subject to the various provisions as they apply to a residential use.

Section 706 – Group Homes

Provisions	Notes
(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.	**Subsection (1)** – New provision to implement policies in Section 4.2 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. 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.

Section 707 – Rooming Houses

Provisions	Notes
(1) A rooming house is permitted in any zone where a residential unit is permitted as follows: (a) in Rural Zones and N1, N2, N3, and N4 – Neighbourhood Zones, no more than one rooming house is permitted in a building; and (b) in all other cases, multiple rooming houses are permitted in a building. (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. (3) Any building containing a rooming house may contain an office accessory to the rooming house. (4) Where located in a Residential Zone, a building containing a rooming house may also contain no more than one dwelling unit. (5) Despite subsection (4), no rooming house may occupy a building containing oversize dwelling units. (6) No rooming unit in a rooming house may contain more than one bedroom. (7) A rooming house is subject to the provisions of the zone in which it is located. (8) The maximum number of rooming units permitted in a rooming house is the lesser of: (a) 20; or (b) the number of dwelling units permitted in the zone multiplied by two, and Section 146 – Dwelling Equivalency applies with respect to determining the maximum permitted number of units.	**Subsection (1)** – 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 Section 4.2 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. Subsection (1) has been amended in Draft 3 to allow for more flexibility for “co-living” arrangements in higher density and mixed-use zones, which depending on their configuration can be defined as comprising multiple rooming houses within a building. **Subsection (2)** – Revised from Section 132(2) of the current Zoning By-law 2008-250 to make reference to vertically attached buildings as opposed to “a semi-detached configuration” as vertically attached is a new defined term. **Deleted from DRAFT 1** – subsection (2)(b) setting out locations where two rooming units are permitted in one building; unnecessary because subsection (2)(a) already grants that permission. **Subsections (3) to (6)** – Carried forward from Section 132(3), (4), (5), and (6) of the current Zoning By-law 2008-250. **Subsection (8)** – New provision that limits the maximum number of rooming units in a single rooming house. Section 146 states that two rooming units are equivalent to one dwelling unit for the purposes of calculating density. 20 rooming units are set as the limit in Draft 2 to ensure orderly development in the absence of site plan control review; under Section 41(1.2) of the *Planning Act*, rooming houses are not subject to site plan control. Subsection 132(7) of the current Zoning By-law 2008-250 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.

Section 708 – Large Dwelling Units Requirements

Provisions	Notes
(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. (2) In the case of a low-rise residential use building on a lot of 450 square metres or greater in the N1, N2, N3, N4, N5 andN6 – Neighbourhood Zones and CM1, CM2 – Minor Corridor Zones, at least 15 per cent of dwelling units must have at least three bedrooms, or a minimum gross floor area of 80 square metres. (3) The calculation for subsections (1) and (2) must be rounded down to the nearest whole number.	**Subsection (1)** – New provision to implement the large-household dwelling policies in Section 3.2 of the Official Plan. **Subsection (2)** – 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. **Subsection (3)** – Carried forward from Section 161(16)(b)(ii) of the current Zoning By-law 2008-250.

Section 709 – Oversize Dwelling Units

Provisions	Notes
(1) In any Residential Zone: (a) no more than one oversize dwelling unit is permitted on a lot; (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 (c) no more than 16 bedrooms are permitted on a lot containing an oversize dwelling unit and other dwelling units.	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. **Subsection (1)** – Revised from Section 54 of the current Zoning By-law 2008-250, 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 16 (i.e. four standard 4-bedroom dwelling units times four).

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

Provisions	Notes
Purpose The purpose of the Neighbourhood Zones is to: • *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.* • *Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.* • *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 Neighbourhood Zones.* • *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.*	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 Section 6 of the Official Plan. 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.
Permitted Uses (1) In the Neighbourhood Zones, the following residential uses are permitted: • day care • dwelling unit • school	**Subsection (1)** – 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. 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 section 4.2 of the Official Plan. The provisions specific to large and oversize dwelling units also apply. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. This has been amended in Draft 3 to add “school” and “day care” as permitted uses, in accordance with Section 35.1.1 of the *Planning Act* which requires that a school use be permitted on any “parcel of urban residential land”, including “any ancillary uses to such schools, including the use of a child care centre located in the school”.
Conditional Uses (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: • artist studio	**Subsection (2)** – Consolidates conditional permitted non-residential uses carried forward from Section 164, Table 164A and 164B of the

- bank
- community centre
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- recreation and athletic facility
- restaurant
- retail store

(3) The following conditional uses are also permitted in the Neighbourhood Zones:

- parking garage
- parking lot

Subject to the following:

(a) the property is located outside Area A – Downtown Core Transect on Schedule A1 – Transects;

(b) the property is not located within 600 metres of a rapid transit station as shown on Schedule A4;

(c) where parking is provided as a principal use:

(i) the parking is located on the same property as a planned unit development or a residential use building that is five or more storeys in height and the parking is accessory to another residential use on another lot within 400 metres of the subject property; or

(ii) the parking is accessory to another residential use on another lot within 400 metres of the subject property.

(d) where the parking complies with sub clause (3)(c)(i), the parking lot or garage is not permitted to cover more than 30 per cent of the area of the lot; and

(e) where the parking complies with sub clause (3)(c)(ii):

(i) the parking lot must be located on an interior lot;

(ii) no more than one drive aisle with one row of parking spaces on each side is permitted;

(iii) at least 30 per cent of the lot area must comprise soft landscaping, and all other areas of the lot not covered by driveways, aisles, or parking spaces must be landscaped;

(iv) no parking spaces may be located within the minimum front yard setback of the underlying zone, nor within 3.5 metres of the rear lot line; and

(v) the lot on which the parking lot is located must provide an opaque screen between the parking lot and both the interior side and rear lot lines.

current Zoning By-law.

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.

Subsection (3) – New provision to address permissions for communal parking lots intended for use by residents within the same neighbourhood. Drafts 1 and 2 limited these permissions to on lots that contain Planned Unit Developments (PUDs). Draft 3 adds permissions for such a parking lot to be located as a standalone use subject to a number of additional conditions, most primarily that it be serving one or more residential uses within 400 metres of the subject property and under the same possession as the residential uses it is serving.

Zone Provisions

(4) The maximum number of dwelling units permitted on a lot under Table 801A row (i) is pro-rated and rounded to the nearest whole even number; and

(a) the maximum number of dwelling units permitted 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, oversize dwelling units, coach houses, group homes, and rooming units are counted;

(b) a non-residential use, where permitted and provided, is equivalent to one dwelling unit for the purposes of this calculation;

(c) subsection 702(2) does not apply to the N1 - Neighbourhood Zone 1, and the building envelope within this zone must be contained within a single parcel of urban residential land;

(d) 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

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 units per 100 square metres of lot area, thus making permitted density scale to the size of lot. This eliminates the need for specific minimum lot area requirements. 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

four dwelling units is permitted in that building provided all other provisions of this By-law are met;

(e) for the purposes of Table 801A row (i), the maximum number of units includes units established in a coach house on the same lot as the principal building; and

(f) despite Table 801A, row (i), for the N3 – Neighbourhood Zone 3, the maximum number of units per building does not apply to a vertically attached dwelling.

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

(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 (6)(a); and

(c) the minimum required lot area is that which existed on [the date of passing of this By-law].

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)	11	11	11	14.5	30	As per suffix or schedule

(7) The following provisions apply to Table 801B:

(a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv);

(b) on a corner lot where there is only one interior side yard, row (iv) does not apply, however clause (7)(c) applies;

(c) in no case may any interior side yard setback be smaller than the following:

(i) in the A or B subzones, 0.6 metres; and

(ii) in all other cases, 1.2 metres.

(d) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres;

(e) despite row (vii), the rear yard setback is not required to exceed 7.5 metres; and

(f) despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:

(i) six dwelling units, or

(ii) in the case of a vertically attached dwelling, three principal dwelling units.

(8) The provisions in Table 801B apply in the subzones A to F for Neighbourhood Zones:

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 principal vertically attached unit (m)	4.5	5.6	6	7.5	9	9

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.

In Draft 3, the building heights for N1 and N2 zones have been amended to 11 m in accordance with Staff's recommendation with respect to N-zone building heights. This is in accordance with Official Plan policy which sets out height permissions as "generally" contemplating up to three storeys within each transect.

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

Subsection (4)(a) – 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.

Subsections (4)(a)(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 Draft 3 to provide further clarify with respect to the maximum building 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. In Draft 3, clause (e) has been further modified to specify that in the case of vertically attached dwellings (semi-detached and townhouses), the maximum building depth only applies where there are three or fewer principal units.

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.

Staff are of the opinion that the proposed rear yard setback

(iii) Minimum front yard setback (m)	3	3	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	1.8	1.8	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	25% of lot depth	25% of lot depth	25% of lot depth	25% of lot depth

(9) 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.

(10) In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.

(11) More than one building on a lot is permitted in a Neighbourhood Zone, and in such cases Section 703 – Planned Unit Developments applies.

(12) Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 – Coach Houses applies.

(13) Additional regulations specific to the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones are detailed in Section 802.

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, and will function in conjunction with the maximum building depth for buildings with lower unit counts.

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 (9) – 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 (10) – 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 (11) – New provision to clarify that multiple buildings on a lot are permitted, subject to the PUD provisions of Section 703.

Subsection (12) – New provision to clarify that a coach house does not result in the creation of a PUD and is instead subject to Section 701.

Subsection (13) – New provision in Draft 3 to clarify that the provisions of Section 802 are also intended to apply to the Neighbourhood zones.

Section 802 – Neighbourhood Zone Form and Function

Provisions	Notes
(1) The following provisions apply to N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in addition to the provisions of Section 801.	**NEW** This section replaces Section 802 – Neighbourhood Built Form Provisions and Section 803 – Neighbourhood Site Functional Standards in Draft 1.
Front and Exterior Side Yard Setbacks	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.
(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: (a) the average of the yards abutting the same street on either side of the lot; (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 (c) despite clauses (2)(a) and (b), the depth of the yard must be at least 1.5 metres.	**Subsection (1)** – New provision to outline the zones this section is applicable to. **Subsection (2)** – 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.
(3) The following provisions apply to attached garages and carports: (a) in Area E – Suburban Transect on Schedule A1 – Transects, the entrance to a garage or carport must be set back at least 6 metres from any existing or planned sidewalk; and (b) attached garages and carports must also be in accordance with subsections 604(7) and (8).	**Subsection (3)** – Provision proposes setbacks for attached garages in the Suburban Transect, to ensure sufficient space for a car to be parked in front of the garage fully on private property. 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.
Additional Yard Requirements	
(4) Despite the rear yard setback provisions of Table 801B, in the case of a corner lot, the rear yard setback may be reduced to 1.2 metres, subject to the following: (a) in addition to the minimum interior side and rear yard setbacks, an interior yard abutting the interior side and rear yards must be provided with the following minimum dimensions: (i) a minimum width of 30 per cent of the lot width; and (ii) a minimum depth equal to the minimum rear yard setback required under Table 801B. (b) despite the definitions of rear yard and interior yard, the yard required by clause (4)(a) is to be treated as part of the rear yard; and (c) the yard described in clause (4)(a) must include a rectangular area, unobstructed by projections, of which the shorter dimension is not less than 3 metres.	**Subsection (4)** – 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. Minor wording changes for clarification of intent were made for the third draft.

Figure 802-1

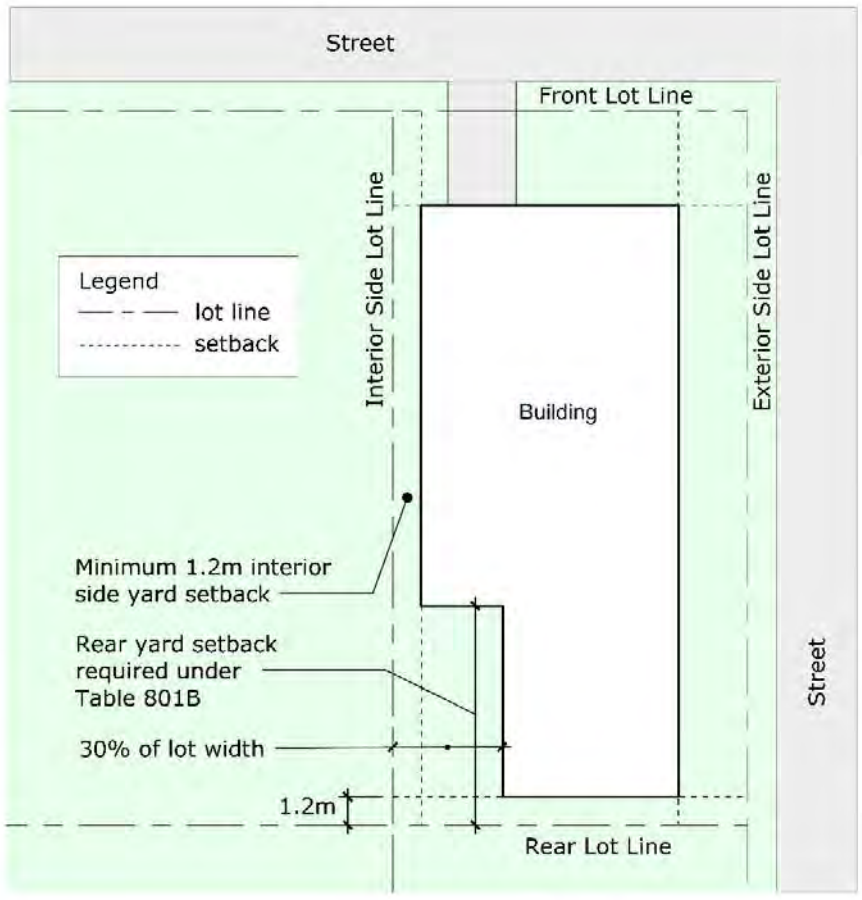


Figure 802-1 illustrates the additional permissions for a rear yard of a corner lot. The reduced rear yard setback of 1.2 metres is shown, contingent on the provision of a further yard with the minimum measurements specified in sub clauses (4)(a)(i) and (ii) and clause (4)(c).

(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.

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

Functional Path of Travel

(7) 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.

(8) Any functional path of travel:

(a) in the case of garbage, recyclable or organics storage area serving six or more dwelling units, or a required bicycle parking area serving six or more dwelling units, 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 minimum width of:

(i) 1.2 metres; and

(ii) 1.5 metres in the case of a residential use building containing six or more dwelling units.

(g) despite clause (8)(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.

Subsections (7) and (8) – 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) has been amended in the third draft to clarify that the path of travel is only required to be paved where serving a required waste storage or bicycle parking area for six units or more, as it was not the intent to require this for detached dwellings or townhouses.

Subsection (8)(f) 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.

Soft Landscaping Requirements

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

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

(10) A contiguous area of soft landscaping must be provided abutting the front lot line and exterior side lot line on a corner lot, and abutting the front lot line on an interior lot, as required by Table 802:

Table 802 – Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard

Front or Exterior Side Yard Setback	Minimum Required	
(a) Less than 1.5m	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) 1.5m to less than 3m	20% of the yard	
(c) 3m or more	(i) any lot with a lot width of less than 8.25m	30% of the yard
	(ii) any lot with a width between 8.25m but less than 12m	35% of the yard
	(iii) any lot with a width of 12m or more	40% of the yard

(11) A walkway may traverse the area required for soft landscaping in Table 802, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.

(12) A contiguous area of soft landscaping must be provided in any rear yard as follows:

(a) where located in Area A – Downtown Core Transect or Area B – Inner Urban Transect 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; and

(iii) in all other cases, at least 50 per cent of the rear yard.

(b) in all other cases, the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.

(13) 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 subsection 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.

Building Façade Standards in Neighbourhood Zones

(14) 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, or to an adjacent private

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 (12) – 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 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 on 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 (13) – Carried forward from Section 139 of the current Zoning By-law.

Subsections (14) to (16) – Revised from Section 162 of the current Zoning By-law. The provisions were initially introduced for the R4UA, UB, UC, and

way in the case of a planned unit development, and may give access to a ground-floor unit or to a common lobby or stairwell.

(15) For a building four storeys or fewer in height:

(a) the front facade of any principal building must comprise at least 25 per cent windows;

(b) any exterior side facade must comprise at least 15 per cent windows; and

(c) windows located in doors may count towards the minimum window requirement.

(16) Subsections (14) and (15) 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*.

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.

Subsection (14) was amended in Draft 3 to clarify that entrances facing a private way in the case of a planned unit development meet the intent of this provision.

Section 803 – Neighbourhood Unserviced Zone (NU)

Provisions	Notes
Purpose The purpose of the NU – Neighbourhood Unserviced Zone is to: • *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).* • *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.*	**New** The purpose statement describes the scale of development that is already contemplated in existing R1 zones in Private Service Enclaves.
Permitted Uses (1) In the Neighbourhood Unserviced Zone, the following use is permitted: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (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 clause (1)(a).	**Subsection (1)** – 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. 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.
Zone Provisions (2) The provisions in Table 803 apply in the Neighbourhood Unserviced Zone:	**Subsection (2) – Table 805** – 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. 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.

Table 803 – Neighbourhood Unserviced (NU) Zone Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		Same as existing on [the date of passing of this By-law]
(b) Minimum lot width (m)		Same as existing on [the date of passing 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

Section 804 – Neighbourhood Commercial Suffix (c)

Provisions	Notes
Purpose The purpose of the Neighbourhood Commercial Suffix is to: • *Regulate commercial development at a scale that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained* • *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.* • *Provide conveniently located non-residential uses predominantly accessible to local residents using active transportation and transit.*	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. The Neighbourhood Commercial suffix permits small-scale commercial uses to be located select locations in Neighbourhoods. Approximately 80% of parcels with the suffix will have Minor Corridor zoning.
Permitted Uses (1) The following non-residential uses are permitted on lands subject to the Neighbourhood Commercial Suffix: • artist studio • catering establishment • instructional facility • medical facility • micro-distribution facility • office • personal service business • restaurant • retail store	**Subsection (1) –** Revised from Section 141(1) of the current Zoning By-law to add catering establishment, micro-distribution facility and office. All other uses have been carried forward.
Provisions (2) For lands subject to the Neighbourhood Commercial Suffix, the following provisions apply: (a) any building containing a non-residential use permitted by the Neighbourhood Commercial Suffix must contain at least one dwelling unit; (b) a building containing a non-residential use permitted by the Neighbourhood Commercial Suffix is a residential use building; (c) a permitted non-residential use must be located on the ground floor, basement, or both of a residential use building; (d) 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; (e) 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; (f) Section 311 does not apply, and despite clause 311(2)(c), an outdoor commercial patio is permitted subject to the following: (i) it is located in a front yard, exterior side yard, or both; and (ii) it does not exceed an area of 20 square metres for a corner lot or 10 square metres for an interior lot. (g) a micro-distribution facility must be located within a building.	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. **Subsections (2)(a) and (b)** – Revised from Section 141(5) of the current Zoning By-law for improved clarity and to remove reference to type of dwelling. **Subsection (2)(c)** – Carried forward from Section 141(4) of the current Zoning By-law. **Subsection (2)(d)** – Revised from Section 141(6) of the current Zoning By-law, to replace typologies with vertically attached dwelling unit. **Subsection (2)(e)** – Revised from Section 141(7) of the current Zoning By-law, to remove reference to the parking minimums section. **Subsection (2)(f)** – 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. **Subsection (2)(g)** – New provision intended to prevent lockers for parcel delivery being located outside.

Section 901 – Hub Zone 1 (H1)

Provisions	Notes
Purpose The purpose of the Hub Zone 1 is to: • *Permit high levels of density and a broad range of uses in key nodes and lands designated Hub in the Official Plan.* • *Lands in this zone will support high-rise development in proximity to transit stations, subject to secondary plan policies.* • *Primarily apply to lands in the Downtown Core Transect of the Official Plan.*	This zone is the successor to the MD – Mixed-Use Downtown Zone in Section 193 from current Zoning By-law 2008-250. 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.
Permitted Uses (1) In the Hub Zone 1, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • automobile rental establishment • bank • broadcasting and production studio • catering establishment • community centre • courthouse • day care • emergency service • government service centre • hospital • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • nightclub • office • parking garage • payday loan establishment • personal service business • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • research and development centre • restaurant • retail store • school • sports arena • storefront industry • theatre • training centre	**Subsection (1)** – 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. 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 Section 5.1.2 of the Official Plan. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. **Subsection (1)(b) –** Automobile rental establishment has been added to the list of permitted uses in accordance with S. 6.1.1, 4)b) of the Official Plan.
Zone Provisions (2) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres. (3) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:	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. **Added after Draft 2:** A minimum requirement for a 4 metre ground floor height was added to the H1 zone, and

(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; and

(c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.

(4) Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:

(a) an outdoor commercial patio;

(b) bicycle parking;

(c) soft landscaping; or

(d) benches, street furniture or other similar features.

(5) Outdoor storage is not permitted.

(6) The provisions in Table 901 apply in the Hub Zone 1:

Table 901 – Hub Zone 1 (H1) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setbacks (m)		No minimum
(d) Minimum interior side yard setback (m)	(i) Where abutting an N1, N2, N3 or N4 Zone	1.5
	(ii) All other cases	No minimum
(e) Minimum rear yard setback (m)		No minimum
(f) Minimum building heights (m)	(i) Within 300m radius or 400m walking distance of an O-Train station	15
	(ii) All other cases	11
(g) Maximum building height (m)	(i) Within 300m radius or 400m walking distance of an O-Train station	As per suffix, schedule, or exception.
	(ii) All other cases	20

removed with the second Draft of the Zoning By-law. This provision has been added to the H1 zone, to align with the requirements under subsection (3)(c) and the H2, H3 zones.

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.

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 (5), Table 901 – the zone provides a simple range of requirements to enable flexibility.

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.

In Draft 3: The minimum rear yard setback requirement in Table 901 row (e) and minimum interior side yard setback requirement in row (c) were deleted for consistency with Zoning By-law 2008-250's MD zone, which did not require such setbacks.

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.

Section 902 – Hub Zone 2 (H2)

Provisions	Notes
Purpose The purpose of the Hub Zone 2 is to: • *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.*	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. 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 Section 6 of the Official Plan. 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.
Permitted Uses (1) In the Hub Zone 2, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • automobile rental establishment • bank • broadcasting and production studio • catering establishment • community centre • courthouse • day care • emergency service • funeral home • government service centre • hospital • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • nightclub • office • parking garage • payday loan establishment • personal service business • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • research and development centre • restaurant • retail store • school • sports arena • storefront industry • theatre • training centre	**Subsection (1)** – 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. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. **Subsection (1)(b)** – Automobile rental establishment has been added to the list of permitted uses in accordance with S. 6.1.1, (4)(b) of the Official Plan

Zone Provisions

Ground Floors and Active Entrances

(2) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres.

(3) 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; and

(c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.

Site Layout and Landscaping

(4) Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:

(a) an outdoor commercial patio;

(b) bicycle parking;

(c) soft landscaping; or

(d) benches, street furniture or other similar features.

(5) Outdoor storage accessory to the use on the lot:

(a) is prohibited in a front or exterior side yard;

(b) is permitted in all other yards, subject to being completely screened from a public street, and from N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones or INZ – Institutional Zone; and

(c) despite clauses 5(a) and (b), outdoor storage is permitted in any yard for an automobile dealership existing on [the date of passing of this By-law].

(6) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones, or

(a) where an opaque screen with a minimum height of 1.5 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 1.5 metres must be provided.

Height and Built Form Transition

(7) Where the rear yard abuts a street or public laneway that abuts N1, N2, N3, and N4 – Neighbourhood Zones, the angular plane requirement described in subsection (8) applies, but the width of the abutting street or public laneway may be added to the height of the plane's origin at the rear lot line.

(8) Maximum building height: 132 metres, unless otherwise specified by an H suffix, schedule, or exception; and

(a) for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 and N4 – Neighbourhood Zones, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.

(9) The provisions in Table 902 apply in the Hub Zone 2:

Table 902 – Hub Zone 2 (H2) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m^2)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setback (m)	(i) For any part of the building 15 metres or less above grade	No minimum
	(ii) For any part of the building greater than 15m above grade	1.5

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.

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 (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.

Subsection (7) – New provision to address situations where a through lot or a lot abutting a lane should still be required to provide some built form transition.

Subsection (8) – Maximum heights have been removed from the table and are now included in the text to be easier to read. In response to motions, the maximum tower height has been increased to 100 metres (approximately 30 storeys) and the required transition distance has been reduced to 25 metres.

Deleted from Draft 1 – Subsections (7) and (8): These provisions were contained in 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 and

	(ii) For any part of the building greater than 30m above grade	3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	3
	(ii) Abutting a rapid transit corridor	2
	(iii) All other cases	No minimum
(e) Minimum rear yard setback (m)	(i) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	6
	(ii) Where abutting a rapid transit corridor	2
	(iii) All other cases	No minimum
(f) Minimum building height (m)	(i) In Area A on Schedule A1 – Transects	15
	(ii) In Areas B and C on Schedule A1 – Transects	11
(g) Maximum building height (m)		As per subsection (8)

builders already have an incentive to maximize buildable area by minimizing provided setbacks.

Revised from DRAFT 2: Subsection (9) – Table 902 – The requirements of Hub Zone 2 allow for a dense, urban character while providing for a small degree of separation between buildings.

- Modest front and exterior side setback requirements with increments above the 4th and 9th storeys to preserve sky and sunlight adjacent to the public realm and mitigate “canyon effect” of taller buildings. They are required relative to the relevant lot line, not the base of the building, and can result in either a stepped 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 (8), 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.

Revised from Draft 2 – Subsection (9), Table 902, Row (c): A provision has been added to clarify that a 0 metre front and exterior side yard setback applies where any part of a building is less than 15 metres in height, along with the existing 1.5 metre setback applicable for any portion of the building 15 metres and higher

Sections 902-1 to 902-9 – Hub Zone 2 Subzones

Section 902-1 – Hub 2 Subzone A (H2A)

Provisions	Notes
Conditionally Permitted Uses (1) Table 902 (f)(i) applies to a building containing a dwelling unit or office use when that building is within 200 metres of a rapid transit station. (2) The uses listed in subsection 902(1) are permitted, with the exception of the uses in subsection (1), if located within a shopping centre or the ground floor of a residential use building or an office building; (a) no individual uses may exceed a total gross leasable floor area of 5,000 square metres, and (b) clause (2)(a) does not apply to the following uses: • dwelling unit, in the form of a building • community centre • courthouse • day care • emergency service • group home • hospital • library • government service centre • museum • place of worship • post-secondary educational institution • residential care facility • retail store • retirement home • school • sports arena • theatre • training centre	This subzone applies to the area formerly zoned 'MC9' in the area of the *Kanata Town Centre Secondary Plan*, designated 'RSC-2'. This subzone implements secondary plan policies in the new Zoning By-law.
Zone Provisions (3) All individual uses of 2,000 square metres of gross leasable floor area or more must not amount to a total gross leasable floor area of more than 50 per cent of the permitted total gross leasable floor area under clause (2)(a). (4) Subsection (3) does not apply to the following uses: • theatre • hotel • park • parking garage • parking lot • retail store (5) All retail stores and personal service business uses of 500 square metres of gross leasable floor area or less must amount to a total gross leasable floor area of at least 25 per cent of the permitted total gross leasable floor area. (6) The provisions of subsections 902(8) and (9)(c), (d) and (e) do not apply and the following provisions apply; (a) minimum lot coverage: (i) with surface parking: 60 per cent; and (ii) with parking structure above or below grade: 80 per cent. (b) minimum front yard, exterior side yard, interior yard, and rear yard setbacks: 6 metres; (c) maximum separation distance between buildings located on the same side of a pedestrian pathway or a vehicular roadway: 8.5 metres; (d) maximum building heights:	

(i) within 3 metres of Earl Grey Drive and Lord Byng Way: 11 metres; and

(ii) in all other cases: 34 metres.

(e) a shopping centre must have a minimum of 35,000 square metres of gross leasable floor area and a minimum site area of 10 hectares, but may be composed of more than one lot and may be constructed in phases.

Section 902-2 – Hub 2 Subzone B (H2B)

Provisions	Notes
Conditionally Permitted Uses (1) The following uses are only permitted on the ground floor closest to the level of the finished grade of Castlefrank Road of a building containing a broadcasting studio, an office use, a production studio, a research and development centre, a residential use or a technology industry, and each individual use must not exceed 200 square metres in gross leasable floor area: • animal care establishment • instructional facility • personal brewing facility personal service business • micro-distribution facility • restaurant • retail store (2) The provisions of subsection (1) do not apply to a retail store or a personal service business which is related to and operated by the primary occupant of the building in which it is located and they may exceed a gross leasable floor area of 200 square metres provided they are located on the floor closest to the level of the finished grade of Kanata Avenue of a building containing primarily office uses.	This subzone applies to the area formerly zoned 'MC10' in the area of the Kanata Town Centre Secondary Plan, designated 'RSC-3'. This subzone maintains previously enacted secondary plan policies in the new Zoning By-law.
Zone Provisions (3) The provisions of subsections 902(8) and (9)(c), (d) and (e) do not apply and the following provisions apply: (a) minimum front yard, exterior side yard, interior side yard, and rear yard setbacks: 0 metres; (b) maximum building heights for main buildings: (i) within 3 metres of Kanata Avenue: 11 metres; and (ii) in all other cases: 34 metres. (c) maximum building heights for a parking garage: 12 metres; (d) provisions for surface parking lots: (i) minimum front yard setback: 3 metres from Kanata Avenue; and (ii) minimum exterior side yard setback: 10 metres. (e) minimum building separation on a lot between main buildings: (i) where windows between buildings face each other: 12 metres; (ii) where one building with windows faces another building without facing windows: 6.5 metres; and (iii) where no windows face each other between buildings: 3.5 metres. (f) minimum building separation on a lot, between a main building and a parking garage: (i) where the main building contains windows: 6.5 metres; (ii) where the main building contains no windows: 3.5 metres; (iii) between a main building and an accessory building: 3.5 metres; and	

(iv) between a drive aisle and a building wall that contains residential-use building windows: 3 metres. (g) for accessory buildings, subsections 202(1) and 202(14) do not apply and the following provisions apply: (i) minimum rear yard and interior side yard setbacks: 1.5 metres; and (ii) maximum building height: 4 metres. (h) a pedestrian way is permitted between Kanata Avenue and the adjacent H2A H(34) zone, and this pedestrian way may be enclosed provided it is physically connected to a permitted building in the H2B H(34) zone. Despite subsection (1), the uses listed are permitted on the same level as the pedestrian way, provided their principal access is from the pedestrian way.	

Section 902-3 – Hub 2 Subzone C (H2C)	
Provisions	**Notes**
Prohibited Uses (1) Despite clause 902(1)(b), the following uses are not permitted: • parking garage	Draft 3 – This newly created subzone maintains components of the former MC18 subzone in By-law 2008-250, created to enact policies of the Lincoln Fields Secondary Plan.
Conditionally Permitted Uses (2) The following use is permitted subject to: (a) Being on the same lot as a use or uses listed in subsection 902(1): • parking lot (3) The following use is permitted: • automobile dealership, excluding the outdoor display and storage of vehicles.	
Zone Provisions (4) Despite section 207, the following applies for the part of a building above 9 storeys in Areas A, B, C, or D on Schedule 503: (a) the minimum separation distance between a tower 31 storeys or greater and another high-rise tower on the same lot: 25 metres; and (b) the minimum interior side yard setback for a tower 31 storeys or greater: 12.5 metres. (5) Despite clause 902(9)(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting Area A or Area B on Schedule 504, and where the building is over four storeys in height, the wall abutting the street must be stepped back at either the third or fourth storey at least 2.5 metres from the wall of the storey below, and each storey above is to have, at a minimum, the same step back. (6) Despite clause 902(9)(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting Area C on Schedule 504, and where the building is over six storeys in height, the wall abutting the street must be stepped back 2.5 metres at the third, fourth, fifth, or sixth storey of, and each storey above is to have, at a minimum, the same step back. (7) Despite subsection 902(2), the minimum ground floor height is 4.5 metres. (8) Despite subsection 902(3), a building must include at least one entrance serving each residential or non-residential use on the ground floor that abuts the front yard and exterior side yard. A minimum of 25 per cent of the surface area of the ground floor façade of a non-residential or residential use abutting a public street must be comprised of transparent glazing.	

Section 902-4 – Hub 2 Subzone D (H2D)

Provisions	Notes
Zone Provisions (1) Despite subsection 902(3), the minimum height for the first storey of a building fronting onto a main street, as shown on Schedule 269, and Limebank Road is 4.5 metres. (2) Where the wall of the first storey of a building is within 3.5 metres of a lot line abutting a public street and where the building is over four storeys in height, the wall facing the street must be stepped back at either the third or fourth storey at least a further 2.6 metres from the wall of the storey below. (3) The maximum front and exterior side yard setback from the lot line to the first two storeys of the building: 3.5 metres. (4) The following provisions apply to a parking garage: (a) where located above grade, it must be setback a minimum of 10 metres from a lot line abutting a public street; and (b) where a parking garage is located on the ground floor of a building, that part of the ground floor of the building measuring 80 per cent of the length of the front wall abutting a public street and for a depth of 10 metres must be occupied by other permitted uses, not including the access. (5) Despite clause 902(3)(c), a minimum of 50 per cent of the surface area of the ground floor façade of a non-residential or mixed-use building abutting a public street must be comprised of transparent glazing. (6) Where the wall of the first storey of a building is within 3.5 metres of a lot line abutting a public street, a building frontage must occupy the entirety of the lot frontage, minus the greater of: (a) the combined width of permitted driveways and walkways giving access to the back of the lot; or (b) the minimum interior side and rear yard setback for a tower with a building height of 31 storeys or greater: 12.5 metres. (7) Despite clause 902(3)(c), a minimum of 25 per cent of the length of the front wall of a building within 3.5 metres of the lot line abutting main street, as shown on Schedule 269, and Limebank Road, for a minimum of the first 3 metres of the building's depth, is required to be occupied by a non-residential use. (8) Despite subsection 902(3), the building façade of the length of the front wall abutting the main street, as shown on Schedule 269, Borbridge Avenue, Earl Armstrong Road, Limebank Road, and Transit Street east of Limebank Road, must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor.	Draft 3 – This newly created subzone maintains components of the former MC19 subzone in By-law 2008-250, created to enact policies of the Riverside South Secondary Plan.

Section 902-5 – Hub 2 Subzone E (H2E)

Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 902(1)(b), the following use is also permitted: • automobile dealership, excluding the outdoor display and storage of vehicles	Draft 3 – This newly created subzone maintains components of the former MC20 subzone in By-law 2008-250, created to enact policies of the Pinecrest-Queensview Secondary Plan.
Conditionally Permitted Uses (2) Despite subsection 902(1), the following use is permitted subject to being on the same lot as a use or uses listed in subsection 902(1): • parking lot	

(3) Despite subsection 902(1), the following use is permitted subject to being below grade, and on the same lot as a use listed in subsection 902(1):

- parking garage

Zone Provisions

(4) Despite Section 207, the following applies for the part of the building above 30 metres and 9 storeys:

(a) the minimum separation distance between a tower 103 metres and 31 storeys or greater and another high-rise tower on the same lot: 25 metres; and

(b) the minimum interior side and rear yard setback for a tower 103 metres and 31 storeys or greater: 12.5 metres.

(5) Despite clause 902(9)(c), where the front wall of the first storey of a building is within 10 metres of a lot line abutting a public street or Area C on Schedule 507, and where the building is over 14 metres (four storeys) in height, the wall abutting the street must be stepped back at either the third or fourth storey at least a further 2.5 metres from the wall of the storey below, and each storey above is to have, at a minimum, the same step back.

(6) Despite subsection 902(2) buildings must include a ground floor height of a minimum of 4.5 metres.

(7) Despite clause 902(3)(c), a minimum of 25 per cent of the surface area of the ground floor façade of a non-residential or residential use abutting a public street must be comprised of transparent glazing.

(8) For lots greater in area than 1,250 square metres, 2 per cent of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with amenity area requirements.

(9) The following provisions apply to the portion of a building abutting Area A on Schedule 507:

(a) A minimum of 30 per cent of the lot width abutting the Active Street Frontage Area must be occupied by one or more buildings;

(b) A minimum of one non-residential use must be located on the ground floor of a building fronting onto an Active Frontage Street Area;

(c) A minimum of 50 per cent of the surface area of the ground floor façade of a non-residential and residential use abutting an Active Frontage Street Area must be comprised of transparent glazing;

(d) No parking spaces, parking lots, or loading spaces are permitted in a required or provided yard abutting an Active Frontage Street Area; and

(e) A building must include at least one active entrance serving each residential or non-residential use occupying part of the ground floor abutting an Active Street Frontage.

Section 902-6 – Hub 2 Subzone F (H2F)

Provisions	Notes
Zone Provisions (1) The minimum number of dwelling units per hectare required for residential uses: (a) on lots greater in area than 0.125 hectares: 150 units/hectare; and (b) on lots 0.125 hectares in area or less: no minimum. (2) The minimum floor space index for non-residential uses: (a) on lots greater in area than 0.125 hectares: 0.5 FSI; and (b) on lots 0.125 hectares in area or less: no minimum. (3) In the case of a mixed-use building, subsections (1) or (2) only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either residential or non-residential, is not calculated.	Draft 3 – This newly created subzone maintains components of the former TD1 subzone in By-law 2008-250, created to enact policies of the Inner East Lines 1 and 3 Secondary Plan.

(4) 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 each phase must comply with the minimum densities as per subsections (1), (2) and (3). (5) Clause 902(8)(a) applies, but the maximum building height is: 20 metres.	

Section 902-7 – Hub 2 Subzone G (H2G)	
Provisions	**Notes**
Zone Provisions (1) The minimum number of dwelling units per hectare required for residential uses: (a) on lots greater in area than 0.125 hectares: 250 units/hectare; and (b) on lots 0.125 hectares in area or less: no minimum. (2) The minimum floor space index for non-residential uses: (a) on lots greater in area than 0.125 hectares: 1.0 FSI; and (b) on lots 0.125 hectares in area or less: no minimum. (3) In the case of a mixed-use building, subsections (1) or (2) only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either residential or non-residential, is not calculated. (4) 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 each phase must comply with the minimum densities as per subsections (1), (2) and (3). (5) Clause 902(8)(a) applies, but the maximum building height is: 60 metres.	Draft 3 – This newly created subzone maintains components of the former TD2 subzone in By-law 2008-250, created to enact policies of the Inner East Lines 1 and 3 Secondary Plan.

Section 902-8 – Hub 2 Subzone H (H2H)	
Provisions	**Notes**
Zone Provisions (1) The minimum number of dwelling units per hectare required for residential uses: (a) on lots greater in area than 0.125 hectares: 350 units/hectare; and (b) on lots 0.125 hectares in area or less: no minimum. (2) The minimum floor space index for non-residential uses: (a) on lots greater in area than 0.125 hectares: 1.5 FSI; and (b) on lots 0.125 hectares in area or less: no minimum. (3) In the case of a mixed-use building, subsections (1) or (2) only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either residential or non-residential, is not calculated. (4) 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 each phase must comply with the minimum densities as per subsections (1), (2) and (3). (5) Clause 902(8)(a) applies, but the maximum building height is: 90 metres.	Draft 3 – This newly created subzone maintains components of the former TD3 subzone in By-law 2008-250, created to enact policies of the Inner East Lines 1 and 3 Secondary Plan.

Section 902-9 – Hub 2 Subzone I (H2I)	
Provisions	**Notes**
Prohibited Uses (1) Despite the uses permitted in clause 902(1)(a), the following uses are prohibited in the Hub 2 Subzone I:	This subzone maintains complex zoning provisions of the current GM31 subzone, that enacts policies contained within the Wateridge Village

• automobile rental establishment • dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units	Secondary Plan area.

Zone Provisions

(2) Where a building contains more than four storeys but less than 13 storeys, at and above the fourth storey the building must be setback a minimum of an additional 2 metres more than the provided setback from the front and exterior side lot lines.

(3) For buildings over 20 metres in height or that are greater than six storeys, whichever is less:

(a) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area; and

(b) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;

(4) Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area.

(5) The minimum separation distance between portions of a building above four storeys is 23 metres.

(6) The minimum separation distance between portions of a building above nine storeys is 30 metres.

(7) Despite clause 902(3)(c), where non-residential uses are located on a building's first storey, the first storey's façade must consist of at least 50 per cent transparent glazing.

(8) With the exception of Planned Unit Developments and dwelling units within an apartment, the principal entrance is required to face the front or exterior side lot line.

(9) The following requirements apply to any Planned Unit Development:

(a) The minimum front, rear, interior and exterior side yard setbacks: 5 metres; and

(b) The minimum separation distance between principal buildings within a planned unit development is as follows:

(i) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; and

(ii) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25 per cent of the height of the abutting buildings, per building.

(10) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor.

(11) Despite clauses 902(9)(c), (d) and (e), the following provisions apply:

(a) Minimum front and exterior side yard setbacks:

(i) for a building with residential uses at grade: 5 metres; and

(ii) all other cases: 0 metres.

(b) Maximum front and exterior side yard setbacks:

(i) despite sub clause (11)(a)(i), for lots east of Codd's Road where they abut Hemlock Road: 2 metres; and

(ii) in all other cases: no maximum.

(c) Minimum interior side yard setback:

(i) a building with residential land use at grade or where the minimum interior side yard abuts a park, or the building is higher than 11 metres in height: 3 metres; and

(ii) all other cases: 1.5 metres.

(d) Minimum rear yard setback:

	(i) a building with a residential land use at grade orwhere the rear yard abuts a residential zone: 7.5 metres.	

Section 903 – Hub Zone 3 (H3)

Provisions	Notes
Purpose The purpose of the Hub Zone 3 is to: • *Permit mixed-use development with up to mid-rise building typologies that contribute to a moderately urban character.* • *Allow a variety of uses and require setbacks to ensure that the uses and built form are compatible with surrounding neighbourhoods.* • *These lands will accommodate mixed use development and contribute to more walkable and complete neighbourhoods.*	Hub Zone 3 is a successor to the GM – General Mixed-Use Zone in the current Zoning By-law 2008-250. 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.
Permitted Uses (1) In the Hub Zone 3, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • automobile rental establishment • bank • broadcasting and production studio • catering establishment • community centre • day care • diplomatic residence • emergency service • funeral home • government service centre • hospital • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution establishment • museum • nightclub • office • parking garage • payday loan establishment • personal service business • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • research and development centre • restaurant • retail store • school • storefront industry • technology industry • theatre • training centre	**Subsection (1)** – 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. Larger-scale or higher-impact uses (for example: sports arena) have been excluded from Hub Zone 3 as it is intended for closer integration with neighbourhoods. 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. **Subsection (1)(b)** – Automobile rental establishment has been added to the list of permitted uses in accordance with S. 6.1.1, 4)b) of the Official Plan **Subsection (1)(b)** – Hospital, hotel, indoor entertainment facility, museum, nightclub, parking garage, training centre and post-secondary educational institution have all been added to be consistent with the range of uses across the Hub-zones.
Zone Provisions (2) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres. (3) Exterior building walls located on the ground floor and located within 4.5 metres of a front or exterior side lot line must:	**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.

(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; and

(c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.

(4) Where a front or exterior yard is provided that is 1 metre of greater in depth, that yard must contain any of the following:

(a) an outdoor commercial patio;

(b) bicycle parking;

(c) soft landscaping; or

(d) benches, street furniture, or other similar features.

(5) Outdoor storage accessory to the use on the lot:

(a) is prohibited in a front or exterior yard;

(b) is permitted in all other yards, subject to being completely enclosed and screened from a public street, and from neighbourhood or institutional zones; and

(c) despite clauses (5)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership existing on [the date of passing of this By-law].

(6) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 or N6 – Neighbourhood Zone, or

(a) where an opaque screen with a minimum height of 1.5 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 1.5 metres must be provided.

(7) The provisions in Table 903 apply in the Hub Zone 3:

Table 903 – Hub Zone 3 (H3) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	5
	(ii) Where abutting a rapid transit corridor	2
	(iii) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setback (m)	(i) Where abutting a street	3
	(ii) Where abutting an N1, N2, N3, N4, N5, or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(g) Minimum building height (m)	(i) In Area A on Schedule A1 – Transects	15
	(ii) In Areas B and C on Schedule A1 – Transects	11
(h) Maximum building height (m)		20, unless otherwise specified by a H suffix, schedule, or exception.

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) – 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 – Subsections (8) and (9): These provisions were contained in 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).

Subsection (7), 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
Purpose The purpose of the Mainstreet Zone 1 is to: • *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.* • *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.*	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.
Permitted Uses (1) In the Mainstreet Zone 1, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • bank • broadcasting and production studio • catering establishment • community centre • courthouse • day care • emergency service • funeral home • government service centre • hospital • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • nightclub • office • parking garage • payday loan establishment • personal service business • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • research and development centre • restaurant • retail store • school • storefront industry • theatre	**Subsection (1)** – 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. 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 Sections 5.1.2 and 5.2.2 of the Official Plan. Diplomatic residence has been removed as it is permitted under the use, 'dwelling unit'.

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 – Mainstreet Corridors and Minor Corridors; and

(a) 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

(b) for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.

Active Entrances

(3) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 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:

(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; and

(c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, must be comprised of transparent glazing and active customer or resident entrance access doors.

Site Layout and Landscaping

(5) Where a front or exterior yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:

(a) an outdoor commercial patio;

(b) bicycle parking;

(c) soft landscaping; or

(d) benches, street furniture, or other similar features.

(6) Outdoor storage is not permitted.

(7) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 or N6 – Neighbourhood Zones, or

(a) despite subsection (7), where an opaque screen with a minimum height of 1.5 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 1.5 metres must be provided.

Height and Built Form Transition

(8) Despite sub clause (10)(b)(iii), where an abutting N1, N2, N3 or 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.

(9) Where the rear yard abuts a street or public laneway that abuts an N1, N2, N3 or N4 – Neighbourhood Zone, the angular plane requirement described in sub clause (10)(b)(iii) applies, but the width of the abutting street or public laneway may be added to the height of the plane's origin above the rear lot line.

(10) Maximum building height:

(a) in Area A – Downtown Transect on Schedule A1 – Transects: 30 metres; and

(i) within 100 metres of an O-Train station: 50 metres.

(b) outside Area A – Downtown Transect on Schedule A1 – Transects:

(i) on a lot abutting a Mainstreet with a protected right-of-way width less than 30 metres as identified on Schedule C16 of the Official Plan: 30 metres;

(ii) on a lot abutting a Mainstreet with a protected right-of-way width of 30 metres or greater as identified on Schedule C16 of the Official Plan: 100 metres; and

(iii) for areas up to and including 25 metres from a lot line abutting a N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project

Subsection (3) – 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 (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 (5) – 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) – Carried forward from subsection 197(3), Table 197(i) of the current Zoning By-law with revised wording.

Subsection (8) – New provision to ensure that abutting low-rise zoning does not unduly compromise planned context on mainstreets.

Subsection (9) – New provision to address situations where a through lot or a lot abutting a lane should still be required to provide some built form transition.

Subsection (10) – Maximum heights have been removed from the table and are now included in the text to be easier to read. Mainstreet heights in the Downtown Core are limited to mid-rise except near transit; these are implemented by subsection (10)(a). Mainstreet heights outside the Downtown Core are tied to right-of-way width; these are implemented by subsection (10)(b).

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

above a 45-degree angular plane measured from a height of 15 metres above the said lot line.

(11) The provisions in Table 904 apply in the Mainstreet Zone 1:

Table 904 – Mainstreet Zone 1 (MS1) Provisions			
Zoning Mechanism			**Provisions**
(a) Minimum lot area (m²)			No minimum
(b) Minimum lot width (m)			No minimum
(c) Minimum front and exterior side yard setback (m)	(i) For any part of the building 15 metres or less above grade		No minimum
	(ii) For any part of the building greater than 15m above grade		1.5
	(iii) For any part of the building greater than 30m above grade		3
(d) Interior side yard setbacks (m)	(i) Minimum when abutting a Neighbourhood Zone	1. For a residential use building	1.2
		2. All other cases:	3
	(ii) Maximum in all other cases		3, except where a driveway is provided to a parking area with 20 or more spaces, where the maximum setback is 6m
(e) Minimum rear yard setbacks (m)		(i) Where abutting a street or public laneway	3
		(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	6
		(iii) For a residential use building	6
		(iv) All other cases	No minimum
(f) Minimum building height (m)			6.7m
(g) Maximum building height (m)			As per subsections (8), (9) and (10)

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 (11) – Table 904 –
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.

- Modest front and exterior side setback requirements with increments above the 4th and 9th storeys to preserve sky and sunlight adjacent to the public realm and mitigate “canyon effect” of taller buildings. They are required relative to the relevant lot line, not the base of the building, and can result in either a stepped 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.

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.

Sections 904-1 to 904-2 – Mainstreet Zone 1 Subzones

Section 904-1 – Mainstreet Zone 1 Subzone A (MS1A)

Provisions	Notes
Zone Provisions (1) A minimum of 50 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide. (2) A minimum of 30 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is 90 metres in width or wider. (3) At least 80 per cent of the windows and doors facing Stittsville Main Street must consist of transparent glazing. (4) Despite subsection 904(11), the following yard setbacks apply: (a) maximum front yard setback: 3 metres; (b) maximum exterior side yard setback: 3 metres; (c) minimum interior side yard setback for a non-residential or mixed-use building abutting a N1, N2, N3 or N4 – Neighbourhood Zone, FAC – Open Space Facility Zone, or EP – Environmental Protection Zone: 7.5 metres; (d) minimum rear yard setback: (i) where the rear lot line abuts a MS1 zone: 3 metres; and (ii) all other cases: 10 metres. (e) the maximum front yard and exterior side yard setbacks in subsection (4) do not apply in the following instances: (i) an area used for the balcony of a residential dwelling unit located on or above the second floor; (ii) when a building is located further from the lot line to provide a required corner lot triangle; (iii) when an outdoor commercial patio accessory to a restaurant use is located in a front or corner side yard, the maximum setback for that same yard is 6 metres; (iv) any part of a building above 7.5 metres, for which a minimum front and corner side yard stepback of 2 metres must be provided; (v) if there are high voltage power lines present near the front or corner side lot line then the maximum setback requirement is 5 metres; (vi) the maximum setback requirement may be increased to 4.5 metres where a porch is provided; and (vii) where the requirements of clauses (4)(a) or (b) have been met and where on a corner lot at least one building meets the required corner side yard setback. (f) subsection 904(10) does not apply, and no part of a building on a lot with a rear lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone may project above a 45 degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line.	The purpose of the MS1A subzone is to implement the policies of the *Stittsville Main Street Secondary Plan*. It is carried forward, with revisions, from the TM9 subzone of Zoning By-law 2008-250.

Section 904-2 – Mainstreet Zone 1 Subzone B (MS1B)

Provisions	Notes

Zone Provisions

(1) Despite clause 904(11)(e):

(a) where the rear yard abuts a N1, N2, N3 or N4 – Neighbourhood Zone, the minimum rear yard setback is:

(i) for the portion of the lot aligning with a required rear yard of the abutting lot: 7.5 metres, and

(ii) all other cases: 3 metres.

(b) where the rear yard abuts a lane that abuts a N1, N2, N3 or N4 – Neighbourhood Zone, the minimum rear yard setback is per sub clause (1)(a)(i) above, minus the width of the laneway, but in no case can be less than 0 metres; and

(c) for all other cases, the rear yard setbacks are as in Table 904.

(2) Despite clause 904(11)(c), where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 3 metres more than the provided setback from the front and exterior side lot line must be provided.

(3) Despite clause 904(11)(c) the minimum exterior side yard setback is 3 metres and the maximum is 7 metres.

(4) Despite subsection 904(10) the maximum building height is 15 metres, subject to a 45 degree angular plane measured at a height of 11 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line.

The purpose of the MS1B subzone is to implement the policies of the *Bank Street in the Glebe Secondary Plan*. It is carried forward, with revisions, from the TM16 subzone and special exception 2760 of Zoning By-law 2008-250.

Section 904-3 – Mainstreet Zone 1 Subzone C (MS1C)

Provisions	Notes
Zone Provisions (1) Despite subsection 904(10)(b)(i) and (ii), the maximum building height is: (a) within 45 metres of the front lot line: 20 metres; and (b) beyond 45 metres: 30 metres.	The purpose of the MS1C subzone is to implement details of the Richmond Road/Westboro Secondary Plan introduced through Official Plan Amendment #46 (By-law 2025-294).

Section 904-4 – Mainstreet Zone 1 Subzone D (MS1D)

Provisions	Notes
Zone Provisions (1) A minimum of 50 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide. (2) A minimum of 30 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is 90 metres in width or wider. (3) At least 80 per cent of the windows and doors facing Stittsville Main Street must consist of transparent glazing. (4) Despite subsection 904(11), the following yard setbacks apply: (a) maximum front yard setback: 3 metres; (b) maximum exterior side yard setback: 3 metres; (c) minimum interior side yard setback for a non-residential or mixed-use building abutting a N1, N2, N3 or N4 – Neighbourhood Zone, FAC – Open Space Facility Zone, or EP – Environmental Protection Zone: 7.5 metres; (d) minimum rear yard setback: (i) where the rear lot line abuts a MS1 zone: 3 metres; and	The purpose of the MS1A subzone is to implement the policies of OPA 46, which amended the policies of the *Stittsville Main Street Secondary Plan*.

(ii) all other cases: 10 metres.

(e) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 1.5 metres more than the provided setback from the front and exterior side lot line.

(f) the maximum front yard and exterior side yard setbacks in subsection (4) do not apply in the following instances:

(i) an area used for the balcony of a residential dwelling unit located on or above the second floor;

(ii) when a building is located further from the lot line to provide a required corner lot triangle;

(iii) when an outdoor commercial patio accessory to a restaurant use is located in a front or corner side yard, the maximum setback for that same yard is 6 metres;

(iv) if there are high voltage power lines present near the front or corner side lot line then the maximum setback requirement is 5 metres;

(v) the maximum setback requirement may be increased to 4.5 metres where a porch is provided;

(vi) where the requirements of clauses (4)(a) or (b) have been met and where on a corner lot at least one building meets the required corner side yard setback; and

(vii) for the portion of the building providing an additional setback under clause (4)(e).

(g) subsection 904(10) does not apply, and no part of a building on a lot with a rear lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone may project above a 45 degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line.

Section 905 – Mainstreet Zone 2 (MS2)

Provisions	Notes
Purpose The purpose of Mainstreet Zone 2 is to: • *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.*	MS2 – Mainstreet Zone 2 will largely function as a successor to the Arterial Mainstreet (AM) Zone from the current Zoning By-law 2008-250. The MS2 zone will generally be applied in corridors with wider rights-of-way – currently 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.
Permitted Uses (1) In the Mainstreet Zone 2, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • amusement park • animal care establishment • artist studio • automobile dealership • automobile rental establishment • automobile service station • bank • bed and breakfast • broadcasting and production studio • car wash • catering establishment • community centre • courthouse • day care • drive-through facility • emergency service • funeral home • gas bar • government service centre • hospital • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • nightclub • office • parking garage • payday loan establishment • personal service business • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • research and development centre • restaurant • retail store • school • sports arena • storefront industry • theatre	**Subsection (1)** – 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. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.

Prohibited Uses

(2) Despite clause (1)(b), the following uses are prohibited in Area A – Downtown Core Transect and Area B - Inner Urban Transect 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 – Mainstreet Corridors and Minor Corridors, and:

(a) 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

(b) for a lot at the intersection of a Mainstreet Corridor and a Minor Corridor, the front lot line is the Mainstreet Corridor.

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.

Ground Floors and Active Entrances

(4) For a mid-rise or high-rise building, the minimum height of the ground floor is 4 metres.

(5) Exterior building walls located on the ground floor and located within 6 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; and

(c) a minimum of 40 per cent of the surface area of the ground floor façade, measured from the average grade up to a height of 4 metres, must be comprised of transparent glazing and active customer or resident entrance access doors.

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) – 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.

Site Layout and Landscaping

(6) Where a front or exterior side yard is provided that is 1 metre or greater in depth, that yard must contain any of the following:

(a) an outdoor commercial patio;

(b) bicycle parking;

(c) soft landscaping; or

(d) benches, street furniture, or other similar features.

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.

(7) Outdoor storage accessory to the use on the lot:

(a) is prohibited in a front or exterior side yard;

(b) is permitted in all other yards, subject to being completely enclosed and screened from an abutting public street, and from an abutting N1, N2, N3, N4, N5 or N6 – Neighbourhood Zone or INZ – Institutional Zone; and

(c) despite clauses (7)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership.

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.

(8) A soft landscaped buffer of a minimum of 3 metres must be provided abutting any lot line shared with lands in the N1, N2, N3, N4, N5 or N6 – Neighbourhood Zone, or

(a) where an opaque screen with a minimum height of 1.5 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 1.5 metres must be provided.

Subsection (8) – Landscaped buffer carried forward from subsection 197(3), Table 197(i) of the current Zoning By-law with revised wording.

Height and Built Form Transition

(9) Despite clauses (11)(c) and (12)(c), where an abutting N1, N2, N3 or 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.

Subsection (9) – New provision to ensure that abutting low-rise zoning does not unduly compromise planned context on mainstreets.

(10) Where the rear yard abuts a street or public laneway that abuts a Residential Zone, the angular plane requirement described in clauses (11)(c) and (12)(c) apply, but the width of the abutting street or public laneway may be added to the height of the plane's origin above the rear lot line.

(11) Maximum building height in Area A - Downtown Core Transect, Area B - Inner Urban Transect, and Area C - Outer Urban Transect on Schedule A1 - Transects:

(a) on a lot abutting a Mainstreet with a protected right-of-way width less than 30 metres as identified on Schedule C16 of the Official Plan: 30 metres;

(b) on a lot abutting a Mainstreet with a protected right-of-way width of 30 m or greater as identified on Schedule C16 of the Official Plan: 100 metres; and

(c) for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.

(12) Maximum building height in Area E - Suburban Transect on Schedule A1 - Transects:

(a) on a lot abutting a Mainstreet with a protected right-of-way width less than 30 metres as identified on Schedule C16 of the Official Plan: 30 metres;

(b) on a lot abutting a Mainstreet with a protected right-of-way width of 30 m or greater as identified on Schedule C16 of the Official Plan:

(i) within 600 metres of a rapid transit station identified on Schedule A4: 100 metres; and

(ii) greater than 600 metres from a rapid transit station identified on Schedule A4: 60 metres.

(c) for areas up to and including 25 metres from a lot line abutting an N1, N2, N3 or N4 – Neighbourhood Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15 metres above the said lot line.

(13) Table 905 applies in the Mainstreet Zone 2:

Table 905 – Mainstreet Zone 2 (MS2) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front and exterior side yard setback (m)	(i) For any part of the building 15 metres or less above grade	No minimum
	(ii) For any part of the building greater than 15m above grade	1.5
	(iii) For any part of the building greater than 30m above grade	3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	3
	(ii) All other cases	No minimum
(e) Minimum rear yard setbacks (m)	(i) Where abutting a street or public laneway	3
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(f) Minimum building height (m)		7.5, or as per suffixes or schedules.
(g) Maximum building height (m)		As per subsections (9), (10), (11) and (12)

Subsection (10) – New provision to address situations where a through lot or a lot abutting a lane should still be required to provide some built form transition.

Deleted from Draft 1: 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

Subsection (11) and (12) – Maximum heights have been removed from the table and are now included in the text to be easier to read. In response to motions, the maximum tower height has been increased to 100 metres (approximately 30 storeys) and the required transition distance has been reduced to 25 metres.

Revised from Draft 2 – Subsection (13), 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.

- Modest front and exterior side setback requirements with increments above the 4th and 9th storeys to preserve sky and sunlight adjacent to the public realm and mitigate “canyon effect” of taller buildings. They are required relative to the relevant lot line, not the base of the building, and can result in either a stepped 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.
- 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 will generally be 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 lot line abutting a low-rise neighbourhood zone and rising toward the front of the site. The maximum height in this area may also be described as: 15 + [distance from lot line] = maximum height in metres. At a distance of greater than 25 metres from abutting low-rise, the maximum height is 100 metres.

Section 906 – Minor Corridor Zone 1 (CM1)

Provisions	Notes
Purpose The purpose of the Minor Corridor Zone 1 is to: • *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.* • *Promote and encourage development that is accessible by multiple modes of transportation. Establish zoning requirements enabling contextually appropriate development for the Downtown Core and Inner Urban Transects.*	The Minor Corridor Zones work to implement the policies in Section 6.2 of the Official Plan for Minor Corridors. The new Minor Corridor Zones permits a wide range of uses in order to assist with the creation or evolution of 15-minute neighbourhoods. The permitted building heights in the zone tables correspond to the height permissions found in Section 5, Table 7 of the Official Plan. This zone replaces the 23 different parent zones that currently exist along the designated Minor Corridors.
Permitted Uses (1) In the Minor Corridor Zone 1, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • bank • broadcasting and production studio • catering establishment • community centre • courthouse • day care • emergency service • funeral home • government service centre • hotel • instructional facility • library • market • medical facility • micro distribution facility • museum • office • payday loan establishment • personal service business • place of assembly • place of worship • recreation and athletic facility • research and development centre • restaurant • retail store • school • storefront industry • theatre • training centre	**Subsections (1)(a) and (b)** – New provision. 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. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.
Zone Provisions (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 – Mainstreet 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. **Active Entrances** (3) A façade which faces a street identified on Schedule A6 – Mainstreet Corridors and Minor Corridors must have at least one active entrance for each individual occupancy.	**Subsections (2), (3) and (4)** – 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.

(4) A minimum of 25 per cent of the ground floor façade facing a street identified on Schedule A6 – Mainstreet Corridors and Minor Corridors must have transparent glazing.

Site Layout and Landscaping

(5) Where a front or exterior side 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) soft landscaping; or

(d) benches, street furniture, or other hard landscaping.

(6) Any area not covered by paving for parking, walkways, waste storage, accessory structures, or features described in subsection (5) 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) The provisions in Table 906 apply in the Minor Corridor Zone 1:

Table 906 – Minor Corridor Zone 1 (CM1) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		No minimum
(d) Minimum interior side yard setback (m)		1.5
(e) Minimum exterior side yard setback (m)		2
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	3
	(ii) All other cases:	7.5
(g) Minimum building height (m)		6
(h) Maximum building height	(i) In Area A on Schedule A1 – Transects	1. 30m 2. For areas up to and including 15m from a lot line abutting an N1, N2, N3 or N4 Zone, no part of a building may project above a 45-degree angular plane measured from a height of 15m above the said lot line
	(ii) In Area B on Schedule A1 – Transects	1. 20m 2. For areas up to and including 10m from a lot line abutting an N1, N2, N3 or N4 Zone: 15m

Subsection (5) – 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.

Subsection (9) – Table 906 – The provisions proposed in the CM1 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.

Deleted from Draft 1 – Table 906, Row (d) – Maximum front yard setbacks have been deleted as redundant, given the compact lot sizes on Minor Corridors.

Subsection (9)(h) – 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.

Section 907 – Minor Corridor Zone 2 (CM2)

Provisions	Notes
Purpose The purpose of the Minor Corridor Zone 2 is to: • *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.* • *Promote and encourage development that is accessible by multiple modes of transportation including by foot, bicycle, transit, or car.* • *Establish zoning requirements enabling contextually appropriate development for the Outer Urban and Suburban Transects.*	The Minor Corridor Zones work to implement the policies in Section 6.2 of the Official Plan for Minor Corridors. The new Minor Corridor Zones permits a wide range of uses in order to assist with the creation or evolution of 15-minute neighbourhoods. The permitted building heights in the zone tables correspond to the height permissions found in Section 5, Table 7 of the Official Plan. This zone replaces the 23 different parent zones that currently exist along the designated Minor Corridors.
Permitted Uses (1) In the Minor Corridor Zone 2, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • automobile service station • bank • broadcasting and production studio • car wash • catering establishment • community centre • courthouse • day care • drive-through facility • emergency service • funeral home • gas bar • government service centre • hotel • instructional facility • library • market • medical facility • micro distribution facility • museum • office • payday loan establishment • personal service business • place of assembly • place of worship • recreation and athletic facility • research and development centre • restaurant • retail store • school • storefront industry • theatre • training centre	**Revised from Draft 1:** The CM2 zone has been substantially revised and now applies to properties in the Outer Urban and Suburban Transects, consolidating provisions from the Draft 1 CM3 and CM4, now deleted. **Subsection (1)** – Several additional auto-oriented uses are permitted in this subzone as per Official Plan policies. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.

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) Any area not covered by paving for parking, walkways, waste storage, or accessory structures must be soft landscaped.

(6) Outdoor storage is not permitted.

(7) 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 (7) above may be achieved with soft landscaping.

(8) Despite subsection (7), 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

(9) The provisions in Table 907 apply in the Minor Corridor Zone 2:

Table 907 – Minor Corridor Zone 2 (CM2) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m²)		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) Non-residential use buildings	3
	(ii) Residential use building	1.5
	(iii) All other cases	1.5
(e) Minimum exterior side yard setbacks (m)	(i) Non-residential use buildings or mixed-use buildings	3
	(ii) Residential use buildings	3
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	4.5
	(ii) All other cases	7.5
(g) Minimum building height (m)		6
(h) Maximum building height	(i) In Area C on Schedule A1 – Transects	1. 20m 2. For areas up to and including 10m from a lot line abutting an N1, N2, N3 or N4 Zone: 15m
	(ii) In Area E on Schedule A1 – Transects	15m

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.

Section 907-1 – Minor Corridor 2 Subzone A (CM2a)	
Provisions	**Notes**
Prohibited Uses (1) Despite the uses permitted in subsection 907(1), the following uses are prohibited in the Minor Corridor 2 Subzone A: • car wash • drive-through facility • dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units • gas bar	This subzone maintains complex zoning provisions of the current GM31 subzone, that enacts policies contained within the Wateridge Village Secondary Plan area.
Zone Provisions (2) Where a building contains more than four storeys but less than 13 storeys, at and above the fourth storey the building must be setback a minimum of an additional 2 metres more than the provided setback from the front and corner side lot lines. (3) For buildings over 20 metres in height or that are greater than six storeys, whichever is less: (a) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area; and (b) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2,000 square metres of gross floor area. (4) Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area. (5) The minimum separation distance between portions of a building above four storeys is 23 metres. (6) The minimum separation distance between portions of a building above nine storeys is 30 metres. (7) Despite subsection 907(4), where non-residential uses are located on a building's first storey, the first storey's facade must consist of at least 50 per cent transparent glazing. (8) With the exception of Planned Unit Developments and a building with four or more principal dwelling units, the principal entrance is required to face the front or exterior side lot line. (9) The following requirements apply to any Planned Unit Development: (a) The minimum front, rear, interior and exterior side yard setbacks: 5 metres; and (b) The minimum separation distance between principal buildings within a planned unit development is as follows: (i) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; and (ii) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25 per cent of the height of the abutting buildings, per building. (10) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor. (11) Despite clauses 907(9)(c), (d), (e) and (f), the following provisions apply: (a) Minimum front and exterior side yard setbacks: (i) for a building with residential uses at grade: 5 metres; and (ii) all other cases: 0 metres. (b) Maximum front and exterior side yard setbacks:	

(i) despite sub clause (11)(a)(i), for lots east of Codd's Road where they abut Hemlock Road: 2 metres; and

(ii) in all other cases: no maximum.

(c) Minimum interior side yard setback:

(i) a building with residential land use at grade or wherethe minimum interior side yard abuts a park or the building is higher than 11 metres in height: 3 metres; and

(ii) all other cases: 1.5 metres.

(d) Minimum rear yard setback:

(i) a building with a residential land use at grade orwhere the rear yard abuts a Residential Zone: 7.5 metres.

Section 908 – Neighbourhood Mixed-Use Zone (NMU)

Provisions	Notes
Purpose The purpose of the Neighbourhood Mixed-Use Zone is to: • *Strengthen locally oriented services and amenities in support of 15-minute neighbourhoods.* • *Provide for flexible and adaptable space for residential and non-residential use.* • *Support mixed-use development in appropriate locations in the Neighbourhood designation and recognize existing non-residential uses.* • *Establish zoning requirements that create contextually appropriate development for the surrounding area.*	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.
Permitted Uses (1) In the Neighbourhood Mixed-Use Zone, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses • animal care establishment • artist studio • bank • catering establishment • community centre • day care • drive-through facility • emergency service • funeral home • government service centre • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • office • payday loan establishment • personal service business • place of assembly • place of worship • recreational and athletic facility • research and development centre • restaurant • retail store • school • storefront industry • theatre • training centre	**Subsection (1)(a)** – 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. **Subsection (1)(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: • hotel • indoor entertainment facility
Prohibited Uses (2) Despite clause (1)(b), a drive-through facility is prohibited in Area A – Downtown Transect and Area B – Inner Urban Transect on Schedule A1 – Transects.	**Subsection (2)** – New provision for the second draft that implements 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.

Zone Provisions

(3) Outdoor storage is not permitted.

(4) The provisions in Table 908 apply in the Neighbourhood Mixed-Use Zone:

Table 908 – Neighbourhood Mixed-Use Zone (NMU) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m^2)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setbacks (m)		3
(d) Minimum interior side yard setbacks (m)	(i) For a non-residential use building or a mixed-use building, where abutting a Residential Zone	5
	(ii) A residential use building greater than 11m in height	3
	(iii) A residential use building less than or equal to 11m in height	1.2
	(iv) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setbacks (m)	(i) Where abutting a street	3
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(g) Maximum building height (m)		18
(h) Minimum width of landscaped area (m)	(i) Where abutting a street or an N1, N2, N3, N4, N5 or N6, INZ or LGZ Zone	3
	(ii) All other cases	No minimum

Subsection (3) – Carried forward from Section 187(2) in the current Zoning By-law.

Subsection (4) – Table 908 – 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 908-1 to 908-4 – Neighbourhood Mixed-Use Subzones

Section 908-1 – Neighbourhood Mixed-Use Subzone 1 (NMU1)

Provisions

Zone Provisions

(1) The provisions in Table 908-1 apply in the Neighbourhood Mixed-Use subzone 1:

Table 908-1 – Neighbourhood Mixed-Use subzone 1 (NMU1) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		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, where abutting a Residential Zone	5
	(ii) For a residential use building	1.2
	(iii) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setback (m)	(i) Where abutting a street	5
	(ii) From that portion of a rear lot line abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(iii) For a residential use building	7.5
	(iv) All other cases	No minimum
(g) Maximum building height (m)		14.5
(h) Minimum width of landscaped area (m)	(i) Where abutting a street	3
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6, INZ or LGZ Zone	3
	(iii) All other cases	No minimum
(i) Maximum gross leasable floor area of an individual non-residential occupancy (m²)		900
(j) Maximum total gross leasable floor area occupied by all individual, non-residential occupancies on a lot (m²)		3,000

Notes

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:

- catering establishment
- emergency service
- funeral home
- indoor entertainment facility
- payday loan establishment
- place of assembly
- place of worship
- school
- storefront industry
- theatre

Subsection (1) – Table 908-1 – Carried forward the LC - Local Commercial provisions of the current Zoning By-law with minor changes.

Subsection (1)(f) – 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.

Subsection (1)(g) and (h) – 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.

Section 908-2 – Neighbourhood Mixed-Use subzone 2 (NMU2)

Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(a), the following non-residential uses are permitted in Neighbourhood Mixed-Use subzone 2: • automobile dealership • automobile rental establishment • automobile service station • car wash • garden centre • gas bar • hotel • parking lot • sports arena	The NMU2 subzone replaces the GM12, GM13, GM14, GM15, GM16, GM22 and GM29 subzones in the current Zoning By-law that permitted residential uses and more auto-centric non-residential uses. **Subsection (1)** – These additional permitted used are consolidated from the permitted uses in the GM subzones of the current Zoning By-law being replaced by NMU2.
Zone Provisions (2) Subsection 908(3) does not apply provided that accessory outdoor storage is: (a) fully screened from streets and adjacent properties by means of fencing or landscaping; (b) not located in a front yard; and (c) despite clauses (2)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership, an automobile rental establishment or a garden centre.	**Subsection (2) –** New provision to clarify that outdoor storage is permitted for automobile-oriented uses in any yard.

Section 908-3 – Neighbourhood Mixed-Use subzone 3 (NMU3)

Provisions	Notes
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(b), the following non-residential uses are permitted in Neighbourhood Mixed-Use subzone 3: • automobile body shop • automobile dealership • automobile rental establishment • automobile service station • broadcasting and production studio • car wash • garden centre • gas bar • heavy equipment and vehicle sales, rental and servicing • hotel • kennel • light industrial use • storage yard • warehouse • waste processing and transfer facility, non-putrescible	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. **Subsection (1)** – Carried forward from the GM23 permitted uses in Section 188(23)(2) in the current Zoning By-law.
Prohibited Uses (2) The residential use listed in clause 908(1)(a) is prohibited. (3) The following non-residential uses are prohibited in the Neighbourhood Mixed-Use subzone 3: • daycare • hotel • school	**Subsection (2)** – Carried forward from Section 188(23)(b) in the current Zoning By-law, which prohibits residential uses in GM23. **Subsection (3)** – 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.

Zone Provisions

(4) Subsection 908(2) does not apply provided that accessory outdoor storage is:

(a) fully screened from streets and adjacent properties by means of fencing or landscaping; and

(b) not located in a front yard, and;

(c) despite clauses (4)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership, an automobile rental establishment or a garden centre.

Subclauses (4)(a) and (b) – Carried forward from section 188(23)(c) in the current Zoning By-law. (4)(a) has been modified to simplify the wording as the later part of the provision was redundant.

Subclause (4)(c) – New provision to clarify that outdoor storage is permitted for automobile-oriented uses in any yard.

Section 908-4 – Neighbourhood Mixed-Use Subzone 4 (NMU4)

Provisions	Notes

Permitted Uses

(1) In addition to the uses permitted under clause 908(1)(b), the following non-residential uses are permitted in Neighbourhood Mixed-Use subzone 4:

- automobile dealership
- automobile rental establishment
- automobile service station
- broadcasting and production studio
- car wash
- light industrial use
- parking garage
- parking lot
- warehouse

This subzone applies to for properties zoned Industrial (IL, IG) in the current Zoning By-law, but that are designated as Neighbourhood in the Official Plan.

Subsection (1) – 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 Section 6.3.3 of the Official Plan, which explicitly prohibits industrial uses likely to cause nuisance to nearby residential uses. Warehouse has been added for the third draft as the use is currently permitted in the current IL and IG zones.

Prohibited Uses

(2) The residential use listed in clause 908(1)(a) is prohibited.

(3) The following non-residential uses are prohibited in the Neighbourhood Mixed-Use subzone 4:

- daycare
- hotel
- school

(4) Despite subsection (1), the following uses are prohibited in Area A – Downtown Transect and Area B – Inner Urban Transect on Schedule A1 – Transects:

- automobile dealership
- automobile rental establishment
- automobile service station
- car wash
- parking garage
- parking lot

Subsection (2) – The NMU4 subzone carries forward the prohibition on residential uses from the IL, IP and IG zones in the current Zoning By-law.

Subsection (3) – 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.

Subsection (4) – New provision for the second draft that implements Official Plan policies 5.1.2.1 and 5.2.2.1, which prohibit auto-centric uses in both the Downtown and Inner Urban transects.

Zone Provisions

(5) Subsection 908(2) does not apply provided that accessory outdoor storage is:

(a) fully screened from streets and adjacent properties by means of fencing or landscaping;

(b) not located in a front yard; and

(c) despite clauses (5)(a) and (b), outdoor storage is permitted in any yard for an automobile dealership, an automobile rental establishment or a garden centre.

Subsection (5) – New provision to permit outdoor storage in the NMU4 subzone and clarify that outdoor storage is permitted for automobile-oriented uses.

Section 908-5 – Neighbourhood Mixed-Use Subzone 5 (NMU5)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses permitted under clause 908(1)(b), the following non-residential uses are permitted in the Neighbourhood Mixed-Use Subzone 5: • automobile dealership • automobile rental establishment • automobile service station • car wash • garden centre • gas bar • hotel • parking lot • sports arena • warehouse • light industrial	This subzone applies to lands in the *Bank Street South Secondary Plan*, and maintains provisions in the current GM29 that enact certain secondary plan requirements.
Zone Provisions (2) Despite subsection 908(1)(b) retail and restaurant uses are limited to a maximum gross leasable floor area per individual occupancy of 300m^2 and a maximum total gross leasable floor area of 3000m^2. (3) Despite subsection 908(4)(f) the maximum permitted building height is as follows: (a) in any area up to and including 20 metres from a property line abutting an N4 Zone: 11 metres; and (b) in any area over 20 metres from a property line abutting an N1, N2, N3 or N4 – Neighbourhood Zone: 22 metres.	

Section 908-6 – Neighbourhood Mixed-Use Subzone 6 (NMU6)	
Provisions	**Notes**
Prohibited Uses (1) Despite the uses permitted under clause 908(1), the following uses are prohibited in the Neighbourhood Mixed-Use Subzone 6: • drive-through facility • dwelling units, in the form of a vertically attached dwelling exceeding two principal dwelling units	This subzone maintains complex zoning provisions of the current GM31 subzone, that enacts policies contained within the Wateridge Village Secondary Plan area.
Zone Provisions (2) Where the building contains more than four storeys but less than 13 storeys, at and above the fourth storey a building must be setback a minimum of an additional 2 metres more than the provided setback from the front and exterior side lot lines. (3) For buildings over 20 metres in height or that are greater than six storeys, whichever is less: (a) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum	

building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area; and

(b) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;

(4) Where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area.

(5) The minimum separation distance between portions of a building above four storeys is 23 metres.

(6) The minimum separation distance between portions of a building above nine storeys is 30 metres.

(7) Where non-residential uses are located on a building's first storey, the first storey's façade must consist of at least 50% transparent glazing.

(8) With the exception of Planned Unit Developments and a building with four or more principal dwelling units, the principal entrance is required to face the front or exterior side lot line.

(9) The minimum building height is 6 metres.

(10) The following requirements apply to any Planned Unit Development:

(a) The minimum front, rear, interior and exterior side yard setbacks: 5 metres; and

(b) The minimum separation distance between principal buildings within a planned unit development is as follows:

(i) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; and

(ii) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25 per cent of the height of the abutting buildings, per building.

(11) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor.

(12) Despite clauses 908(4)(c), (d), (e) and (f), the following provisions apply:

(a) Minimum front and exterior side yard setbacks:

(i) for a building with residential uses at grade: 5 metres; and

(ii) all other cases: 0 metres.

(b) Maximum front and exterior side yard setbacks:

(i) despite sub clause (12)(a)(i), for lots east of Codd's Road where they abut Hemlock Road: 2 metres; and

(ii) all other cases: no maximum.

(c) Minimum interior side yard setback:

(i) a building with residential land use at grade or wherethe minimum interior side yard abuts a park or the building is higher than 11 metres in height: 3 metres; and

(ii) all other cases: 1.5 metres.

(d) Minimum rear yard setback:

(i) a building with a residential land use at grade or where the rear yard abuts a Residential Zone: 7.5 metres.

Section 1001 – Heavy Industrial Zone (IH)

Provisions	Notes
Purpose The purpose of the Heavy Industrial Zone is to: • *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.* • *Allow small-scale, ancillary uses to serve employees in the immediate vicinity.* • *Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.*	The Heavy Industrial Zone (IH) implements policies in Section 6.4 of the Official Plan for the Industrial and Logistics designation. The purpose of the Heavy Industrial 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. This new zone replaces zone and subzone provisions from Section 201 and Section 202 of the current Zoning By-law 2008-250. Purpose statement modified in line with modified definition of “area of employment” in the *Planning Act*.
Permitted Uses (1) In the Heavy Industrial Zone, the following uses are permitted: • automobile body shop • automobile service station • cannabis production facility, indoor • catering establishment • crematorium • drive-through facility • emergency service • heavy equipment and vehicle sales, rental, and servicing • heavy industrial use • leaf and yard waste facility • light industrial use • research and development centre • storage yard • truck transport terminal • warehouse • waste processing and transfer facility	**Subsection (1)** – Initially carried forward from the Sections 201 and 202 of the current Zoning By-law 2008-250 and consolidated into a single zone, then modified in accordance with uses permitted in the revised definition of “area of employment” in the *Planning Act.* 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.
Conditional Uses (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: • car wash • gas bar • micro-distribution facility • personal service business • place of assembly, limited to an employment-related use listed in subsection (1) • restaurant • training centre	**Subsection (2)** – Revised from Section 201(2) of the current Zoning By-law. **Subsection (2)** – Modified in accordance with uses permitted within the revised definition of “area of employment” in the *Planning Act.* **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.*
Zone Provisions (3) 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. (4) The provisions in Table 1001 apply in the Heavy Industrial Zone:	**Subsection (3)** – Carried forward from Section 201(4) of the current Zoning By-law 2008-250 with minor wording changes for the second draft to ensure the same provision is used

Table 1001 – Heavy Industrial Zone (IH) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m^2)		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) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	7.5
(e) Minimum exterior side yard setback (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	7.5
(g) Maximum building height (m)		22
(h) Maximum lot coverage (%)		65
(i) Minimum width of landscaped area (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	7.5
	(ii) All other cases	3

for accessory sales and display areas in all zones.

Subsection (4) – Table 1001 – Revised from Section 201(3) of the current Zoning By-law 2008-250. The maximum floor space index has been removed and the maximum lot coverage has been added.

Section 1002 – Industrial and Logistics Zone (IL)

Provisions	Notes
Purpose The purpose of the Industrial and Logistics Zone is to: • *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.* • *Allow small-scale ancillary uses to serve employees in the immediate vicinity.* • *Provide development standards that ensure industrial uses do not impact adjacent non-industrial areas.*	The Industrial and Logistics Zone implements policies in Section 6.4 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 Zone, IL – Light Industrial Zone, and IP – Business Park Zone. The IL1, IL2 and IL3 subzones have been deleted for the third draft. The smaller lot sizes in the IL1 zone have been used in the primary zone, so it is no longer necessary. The IL2 and IL3 subzones were intended to serve as a transition to Neighbourhods, but this is the intention for the Mixed Industrial designation.
Permitted Uses (1) In the Industrial and Logistics Zone, the following uses are permitted: • automobile body shop • automobile service station • catering establishment • crematorium • drive-through facility • emergency service • heavy equipment and vehicle sales, rental, and servicing • light industrial use • research and development centre • storage yard • truck transport terminal • warehouse • waste processing and transfer facility	**Subsection (1)** – Initially revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law 2008-250, then modified in accordance with uses permitted in the revised definition of “area of employment” in the *Planning Act.*
Conditional Uses (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: • car wash • gas bar • micro-distribution facility • place of assembly, limited to an employment-related use listed in subsection (1) • restaurant • training centre (3) A cannabis production facility, indoor, is also permitted in the Industrial and Logistics Zone, subject to the gross floor area not exceeding 350 square metres.	**Subsection (2)** – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law 2008-250. **Subsection (2)** – Revised for the third draft to reflect in the uses permitted by the revised definition of “area of employment” in the *Planning Act.* **Subsection (3)** – Revised from Section 199(1)(a), 203(2)(f) and 205(2)(f) of the current Zoning By-law 2008-250. **Deleted from DRAFT 1** – subsection (4) deleted in accordance with the revised definition of “area of employment” in the *Planning Act.*
Zone Provisions (4) 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.	**Subsection (4)** – Carried forward from Sections 199(4), 203(4) and 205(4) of the current Zoning By-law 2008-250.

(5) The provisions in Table 1002 apply in the Industrial and Logistics Zone:

Table 1002 – Industrial and Logistics Zone (IL) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m^2)	(i) Serviced	2,000
	(ii) Unserviced	4,000
(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) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) Where 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) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) Where abutting any other zone	3
(g) Maximum building height (m)	(i) Within 20m of a property line abutting an N1, N2, N3, N4, N5, N6 or INZ 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) Where abutting an N1, N2, N3, N4, N5, N6, INZ Zone or street	3
	(ii) All other cases	No minimum

Subsection (5) – Table 1002 – Provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law 2008-250 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 RIL – Rural Industrial Zone provisions in Section 1307 of the draft Zoning By-law.

Section 1003 – Mixed Industrial Zone (IM)

Provisions	Notes
Purpose The purpose of the Mixed Industrial Zone is to: • *Accommodate mixed light industrial uses in a business park setting, in accordance with the Mixed Industrial designation of the Official Plan.* • *Allow a variety of sizelimited service and retail uses that serve employees and nearby residents.* • *Provide development standards to ensure industrial uses do not impact adjacent non-industrial areas.*	The Mixed Industrial Zone implements policies in Section 6.5 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 Zone, IL – Light Industrial Zone, and IP – Business Park Zone.
Permitted Uses (1) In the Mixed Industrial Zone, the following uses are permitted: • automobile body shop • automobile dealership • automobile service station • broadcasting and production studio • cannabis production facility, indoor • catering establishment • crematorium • data centre • emergency service • garden centre • government service centre • heavy equipment and vehicle sales, rental, and servicing • kennel • light industrial use • micro-distribution facility • parking garage • parking lot • research and development centre • warehouse	**Subsection (1)** – Revised from Sections 199(1)(a), 203(1)(a) and 205(1)(a) of the current Zoning By-law 2008-250 to implement policies in Section 6.5 of the Official Plan. **Subsection (1) –** Newly defined land use of ‘data centre’ has been added as a permitted use.
Conditional Uses (2) The following conditional uses are also permitted in the Mixed Industrial Zone: • animal care establishment • automobile rental establishment • car wash • gas bar • instructional facility • medical facility • personal service business • restaurant • retail store, limited to a convenience store or a retail food store • training centre Subject to the following: (a) each use must not exceed 300 square metres of gross floor area; and (b) the cumulative gross floor area of uses listed in subsection (2) on a lot must not exceed 3,000 square metres. (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: • indoor entertainment facility • recreation and athletic facility (4) An office is also permitted in the Mixed Industrial Zone, subject to the gross floor area not exceeding 10,000 square metres.	**Subsection (2)** – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law. **Subsection (3)** – Revised from Sections 199(2), 203(2) and 205(2) of the current Zoning By-law. **Subsection (4)** – New provision to implement Official Plan policy 3.5.12 that directs where major offices over 10,000 square metres should be located.

Zone Provisions

(5) 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) The provisions in Table 1003 apply in the Mixed Industrial Zone:

Table 1003 – Mixed Industrial Zone (IM) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m^2)		1,000
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) All other cases	3
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) All other cases	3
(g) Maximum building height (m)	(i) Within 20 m of a property line abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	11
	(ii) All other cases	22
(h) Maximum lot coverage (%)		65
(i) Minimum width of landscaped area (m)	(i) Where abutting an N1, N2, N3, N4, N5, N6, INZ Zone or street	3
	(ii) All other cases	No minimum

Subsection (6) - Table 1003 – Provisions from Sections 199, 200, 203, 204, 205 and 206 of the current Zoning By-law have been harmonized to create the IM – Mixed Industrial provisions in the draft Zoning By-law.

Section 1004 – Airport Transportation Zone (T1)

Provisions	Notes
Purpose The purpose of the Airport Transportation Zone is to: • *Permit air transportation facilities and uses that support airport operations at and near the Carp Airport.* • *Permit a range of commercial and industrial uses that support passengers and employees at transportation facilities.*	This section is revised from Section 208 of the current Zoning By-law 2008-250.
Permitted Uses (1) In the Airport Transportation Zone, the following uses are permitted: • airport • animal care establishment • bank • drive-through facility • gas bar • heavy equipment and vehicle sales, rental, and servicing • hotel • indoor entertainment facility • instructional facility • light industrial use • office • parking garage • parking lot • personal service business • place of assembly • post-secondary educational institution • research and development centre • restaurant • retail store • storage yard • training centre • truck transport terminal • warehouse	**Subsection (1)** – Revised from Section 208(4) of the current Zoning By-law 2008-250. Retail store has been simplified to “Retail store” where current zoning only limits it to “factory outlet store”. Animal care establishment, bank, drive-through facility and gas bar have been added as permitted uses for Draft 2.
Conditional Uses (2) One dwelling unit is permitted in the Airport Transportation Zone, provided that it is located on the same lot as and associated with an airport.	**Subsection (2)** – Revised from Section 208(4) in the current Zoning By-law 2008-250 to remove explicit reference to a caretaker or security guard as zoning cannot regulate who lives in a dwelling unit.
Zone Provisions (3) The provisions in Table 1004 apply in the Airport Transportation Zone:	**Subsection (3)** – Carried forward from Section 208(5), Table 208 of the current Zoning By-law 2008-250.

Table 1004 – Airport Transportation Zone (T1) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	12
(d) Minimum interior side yard setback (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 where abutting Carp Road or any zone except for an RIL Zone (m)	10
(j) Minimum setback for a gasoline pump island or storage tank from an RR Zone (m)	150

Section 1005 – Transportation Zone (T2)

Provisions	Notes
Purpose The purpose of the Transportation Zone is to: • *Permit rail transportation and inter-urban ground transportation facilities in the city, as well as conditional uses that support employees and the travelling public and enhance transportation facilities.*	This section is revised from Section 209 and 210 of the current Zoning By-law 2008-250. 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.
Permitted Uses (1) In the Transportation Zone, the following uses are permitted: • bus depot • emergency service • government service centre • parking garage • parking lot • railway station	**Subsection (1)** – Revised from Section 209(1) of the current Zoning By-law 2008-250.
Conditional Uses (2) The following conditional uses are also permitted in the Transportation Zone, provided that they are located on the same lot as a permitted use listed in subsection (1): • automobile rental establishment • hotel • micro-distribution facility • personal service business • restaurant • retail store	**Subsection (2)** – Revised from Section 209(2) of the current Zoning By-law 2008-250. 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. Section 209(2)(b) of the current Zoning By-law 2008-250 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.
Zone Provisions (3) The provisions in Table 1005 apply in the Transportation Zone:	**Subsection (3)** – Revised to consolidate into a single and more permissive development standard.

Table 1005 – Transportation Zone (T2) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	No minimum
(d) Minimum interior side yard setbacks (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)	18
(h) Maximum floor space index	3
(i) Minimum landscaped buffer abutting a lot line (m)	3

Section 1101 – Institutional Zone (INZ)

Provisions	Notes
Purpose The purpose of the Institutional Zone is to: • *Permit a range of principal institutional uses in the Urban Transects as identified in the Official Plan.* • *Allow for institutional uses on a larger variety of lot sizes with flexible requirements.* • *Ensure transition between buildings when abutting lands zoned N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones.*	The Minor Institutional subzones from Section 170 of the current Zoning By-law 2008-250 have been condensed into one zone. This section has been renamed from Minor Institutional Zone to Institutional Zone.
Permitted Uses (1) In the Institutional Zone, the following uses are permitted: (a) Residential uses: • group home • retirement home • rooming house (b) Non-residential uses: • cemetery • community centre • day care • emergency service • funeral home • government service centre • instructional facility • library • medical facility • museum • place of assembly • place of worship • recreation and athletic facility • residential care facility • school • sports arena	**Subsection (1)(a)** – The residential uses listed do not normally need to be listed as permitted uses, as they are generally permitted in zones where a residential 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. Shelter was deleted as this use is permitted in all urban zones through Section 704. These permissions are carried forward from Section 169 of the current Zoning By-law 2008-250, and implement the policies in Section 4.2 of the Official Plan. **Subsection (1)(b)** – Funeral home and medical facility are new permitted uses to contribute to the range of principal institutional uses. Replacing municipal service centre with government service centre to permit services by all levels of government.
Conditional Uses (2) Dwelling units are permitted, provided they are located on the same lot as one or more of the uses listed in clause (1)(b). (3) A market is permitted, and Table 1101 does not apply, provided it is located on the same lot as a permitted use. (4) A retail store is permitted, subject to the following provisions: (a) must be located in the same building as one or more of the uses listed in clause (1)(b); and (b) maximum gross floor area is 300 square metres. (5) A theatre is permitted, provided it is located on the same lot as a place of assembly or place of worship.	**Subsection (2)** – Revised in part to address Policies 4.4.6(2) and 4.10.2(2)(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. **Subsection (3)** – Revised to address Policy 4.11(2) in the Official Plan. **Subsection (4)** – New provision to address Policy 4.10.2(2)(a) of the Official Plan by permitting small scale commercial uses on-site for schools. For Draft 3, a maximum gross floor area in square metres is proposed instead of a per cent to be consistent with other provisions in this draft By-

law. Also, the requirement for separate access is proposed to be removed.

Subsection (5) – New provision to carry forward permissions from Section 314, which is proposed to be deleted in Draft 3.

Zone Provisions

(6) The provisions in Table 1101 apply in the Institutional Zone:

Table 1101 – Institutional Zone (INZ) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m²)		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) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) All other cases	3
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) All other cases	4.5
(g) Maximum building height (m)		15

Subsection (6) – 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 (6)(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 (6)(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 (6)(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 (6)(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 Zone (REC)

Provisions	Notes
Purpose The purpose of the Recreation Zone is to: • *Permit a range of principal recreation uses in the Urban and Rural Transects as identified in the Official Plan.* • *Introduce the opportunity for co-location of housing in community centre, library, and recreational and athletic facility buildings. For City-owned parkland, Council approval of an amendment to the Parks and Facilities Master Plan would be required to permit co-location of dwelling units.*	**Revised** 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. **Relocated** Lands currently zoned L1B are now subject to the provisions in Sections 1101, 1104, and 1105 to capture the current uses. Lands currently zoned L2C are now subject to the provisions in Section 1205 to address the Special District designation in the Official Plan. Lands currently zoned L3 are now subject to the provisions in Section 1105 to address Policy 7.1(7) of the Official Plan. **Deleted** No lands were zoned L2A in Section 176(1) of the current Zoning By-law 2008-250, therefore the subzone has been deleted.
Permitted Uses (1) In the Recreation Zone, the following uses are permitted: • amusement park • artist studio • community centre • day care • fairground • indoor entertainment facility • library • museum • place of assembly • recreation and athletic facility • school • sports arena • theatre	For Draft 3 shelter has been removed from the list of permitted uses in the zone because it duplicated the permission for this use in Section 704. Shelter remains a permitted use through Section 704 to implement policies in Section 4.2 of the Official Plan. **Subsection (1)** – 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 2008-250 have all been included. **Subsection (1)** – Artist studio and indoor entertainment facility are new permitted uses to contribute to the range of recreation uses.
Conditional Uses (2) Restaurant and retail store are permitted, provided they are located on the same lot as a permitted use. (3) The following uses are permitted, provided they are located on the same lot as one or more of the following uses: community centre, library, or recreation and athletic facility: • dwelling units • rooming houses • rooming units (4) A market is permitted, and the provisions of Table 1102 do not apply, provided the market is located on the same lot as a permitted use.	**Subsection (2)** – Revised from Section 176(2) in part to address Policy 4.11(1) in the Official Plan. **Subsection (3)** – New provision to address Policy 4.4.6(2) of the Official Plan which states: *"The development of parks which include facilities, such as but not limited to: recreation centres, libraries and/or other buildings, which are strategically located in proximity to higher order transit, shall consider the co-location of housing or other complementary non-park uses above the facility structure where the facility*

Note: Recreational facilities that are permitted on City-owned parkland are listed in the Parks and Recreation Facilities Master Plan. Dwelling units are not included in the list of uses permitted. Council approval of an amendment to the Parks and Facilities Master Plan would be required before dwelling units are permitted to co-locate with a community centre, library, or recreational and athletic facility on City-owned parkland.	*is built on land dedicated as parkland. The City will develop an inter-departmental working group for the successful integration of co-locating parkland facilities with complementary non-park uses at strategic locations. A large recreation facility, such as an arena or a pool or recreation complex, is not considered a Large-scale Institution and Facility, in accordance with Subsection 4.3."* Recreational facilities that are permitted on City-owned parkland are listed in the Parks and Recreation Facilities Master Plan; dwelling units are not included in the list of uses permitted. Section 7.2 of the Parks and Recreation Facilities Master Plan establishes how parkland may be used. In addition, while the proposed permitted uses in the REC – Recreation Zone expand the uses permitted in the current L1 – Community Leisure Facility Zone, the added uses would not be constructed on City-owned parkland as they are not among the recreational facilities permitted in the Parks and Recreation Facilities Master Plan. The Parks and Recreation Facilities Master Plan was approved by Council on October 13, 2021 and includes recommendations to 2031. If any changes are proposed to the Plan, for example to permit dwelling units in association with one of the recreation facilities that are permitted in the Plan, an inter-departmental working group and public consultations would be required to ensure the successful integration of parkland facilities with complementary non-park uses (dwelling units) at certain strategic locations. Following public consultations, Council approval of an amendment to the Parks and Facilities Master Plan would be required before dwelling units could be permitted to co-locate with a recreational facility on City-owned parkland. **Subsection (4)** – Revised to address Policy 4.11(2) in the Official Plan.

Sections 1102-1 to 1102-3 – Recreation Subzones

Section 1102-1 – Recreation Subzone 1 (REC1)

Provisions	Notes
Zone Provisions (1) The provisions in Table 1102-1 apply in the Recreation subzone 1:	**Subsection (1)** – All the provisions of the REC1 subzone are carried forward from Section 173 of the current Zoning By-law.

Table 1102A – Recreation Subzone 1 Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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 (REC2)

Provisions	Notes

Zone Provisions

(1) The provisions in Table 1102-2 apply in the Recreation subzone 2:

Table 1102B – Recreation Subzone 2 Provisions	
Zoning Mechanism	**Provisions**
(a) Minimum lot area (m^2)	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
(h) Maximum lot coverage (%)	80

Subsection (1) – All the REC2 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 metres, and maximum lot coverage is increased from 75 to 80 per cent.

Section 1102-3 – Recreation Subzone 3 (REC3)

Provisions	Notes

Permitted Uses

(1) Despite subsection 1102(1), in the Recreation subzone 3, only the following uses are permitted:

- environmental preserve and education area
- golf course

This is a new subzone for Draft 3 to carry forward the permitted uses and zone provisions from the O1A subzone in the current Zoning By-law 2008-250.

Subsection (1) – Carried forward from Section 179(1) and 180(1) of the current Zoning By-law 2008-250.

Zone Provisions

(2) The provisions in Table 1102-3 apply in the Recreation Subzone REC3 subzone:

Table 1102-3 – Recreation Subzone 3 (REC3) Provisions	
Zoning Mechanism	**Provisions**
(a) Minimum lot area (m^2)	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

Subsection (2) – Carried forward from Section 179(2), Table 179 of the current Zoning By-law 2008-250.

Section 1103 – Large-Scale Institutional and Recreation Zone (LGZ)

Provisions	Notes
Purpose The purpose of the Large-Scale Institutional and Recreation Zone is to: • *Maintain permissions for existing major institutional uses.* • *Provide a zone for new large-scale institutions and facilities as described in the Official Plan.*	**Revised** 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 Section 4.3 of the Official Plan. **Relocated** Provisions for the current Major Institutional Subzones will be relocated to Part 15 – Exceptions.
Permitted Uses (1) In the Large-Scale Institutional and Recreation Zone, the following uses are permitted: (a) Residential Uses: • group home • retirement home • rooming house (b) Non-residential Uses: • community centre • courthouse • day care • emergency service • government service centre • hospital • instructional facility • library • medical facility • museum • office • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • residential care facility • school • sports arena	**Subsection (1)** – The permitted uses from Sections 171, Major Institutional Zone, and 172, I2A, I2B, I2C and I2D subzones, of the current Zoning By-law 2008-250. 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 residential 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. These permissions are carried forward from Section 171 of the current Zoning By-law 2008-250, and implement the policies in Section 4.2 of the Official Plan. **Subsection (1)(a)** – Shelter was deleted as this use is permitted in all urban zones through Section 704. **Subsection (1)(b)** – Revised from Section 171(2) of the current Zoning By-law 2008-250, in that office is a permitted use rather than a conditional use. For Draft 3, correctional facility is removed as a permitted use because Official Plan Policy 4.3.1(3) states this use may be permitted subject to a Zoning By-law amendment.
Conditional Uses (2) The following uses are also permitted: • bank • personal service business • research and development centre • restaurant • retail store Subject to the following provisions:	**Subsection (2)** – For Draft 3 revised from Section 171(3) of the current Zoning By-law as medical facility is proposed as a permitted use

(a) they are located on the same lot as one or more of the uses listed in subsection (1); and

(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).

(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, recreational and athletic facility, school, or sports arena.

(4) A market is also permitted, and Table 1103 does not apply, provided it is located on the same lot as a permitted use.

(5) A theatre is permitted, provided it is located on the same lot as a place of assembly or place of worship.

(6) A parking garage is also permitted, and in Area A – Downtown Core Transect and Area B – Inner Urban Transect on Schedule A1 – Transects the use must be located:

(a) underground; or

(b) within the principal building if 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 subsection (1), for a minimum depth of 3 metres.

(7) A parking lot is also permitted, except where located in:

(a) Area A – Downtown Core Transect on Schedule A1 – Transects, a parking lot is not permitted; and

(b) Area B – Inner Urban Transect on Schedule A1 – Transects, a parking lot must be located:

(i) behind the principal building; or

(ii) within the principal building.

Subsection (3) – Revised from Section 171(2) of the current Zoning By-law 2008-250 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.

Subsection (5) – New provision to carry forward permissions from Section 314, which is proposed to be deleted in Draft 3.

Subsections (6) and (7) – For Draft 3 parking garage and parking lot are proposed as conditional uses to address Policies 5.1.2(1), 5.1.2(3), 5.2.2(1) and 5.2.2(3) in the Official Plan.

Zone Provisions

(7) The provisions in Table 1103 apply in the Large-Scale Institutional and Recreation Zone:

Table 1103 – Large-Scale Institutional and Recreation Zone (LGZ) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m²)		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 12m of N1, N2, N3 and N4 Zones	15
	(ii) All other cases	As per height suffix or schedule
(h) Minimum width of landscaped buffer abutting a lot line (m)		3

Subsection (7) – All the provisions, apart from maximum height, are carried forward from Section 171, Table 171 of the current Zoning By-law 2008-250.

Section 1104 – Greenspace Zone (GRN)

Provisions	Notes
Purpose The purpose of the Greenspace Zone is to: • *Permit conditional uses that contribute to parks.* • *Maintain no required minimum lot width or lot area to support the park development process outlined in the Official Plan.* • *Ensure lots are primarily greenspace through maximum lot coverage.*	**Revised** 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. **Relocated** Lands currently zoned O1A have been relocated to Section 1102-3as golf course is a permitted use. Remaining lands currently zoned O1D are now subject to Section 1102 – Recreation Zone (REC) to capture the current uses. Lands currently zoned O1K are now subject to Section 1101 - Institutional Zone (INZ) to capture the current uses. Lands zoned O1O, O1P, and O1R are now subject to Section 1105 – Open Space Facility Zone (FAC) to capture the current uses. Some lands currently zoned O1L are now subject to Section 1203- Rideau Canal Special District Zone (SDC) to address the Special District designation in the Official Plan. Lands currently zoned O1S are now subject to Section 1205- Lansdowne Special District (SDL) to address the Special District designation in the Official Plan. **Deleted** 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.
Permitted Uses (1) In the Greenspace Zone, the following uses are permitted: • environmental preserve and education area • marine facility	**Subsection (1)** – For Draft 3 revised from Section 179(1) of current Zoning By-law 2008-250 to add marine facility as a permitted use as Section 1105-1 from Draft 1 & 2 is proposed to be deleted
Conditional Uses (2) The following uses are permitted: • restaurant • retail store Subject to: (a) they are located on the same lot as a park or an environmental preserve and education area; and (b) the maximum cumulative size of the uses is 100 square metres. (3) A market is also permitted, and Table 1104 does not apply, provided it is located on the same lot as a park or an environmental preserve and education area .	**Subsection (2)** – New provision in part to address Section 7.1(5) in the Official Plan. **Subsection (3)** – Revised from Section 179(1)(b) of the current Zoning By-law 2008-250 to address

(4) A community centre, limited to a field house, is also permitted provided it is located on the same lot as a park.

Section 4.11(2) in the Official Plan.

Subsection (4) – New provision to permit field houses.

Zone Provisions

(5) The provisions in Table 1104 apply in the Greenspace Zone:

Table 1104 – Greenspace Zone (GRN) Provisions	
Zoning Mechanism	**Provisions**
(a) Minimum lot area (m^2)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	3
(d) Minimum interior side yard setback (m)	7.5
(e) Minimum exterior side yard setback (m)	3
(f) Minimum rear yard setback (m)	7.5
(g) Maximum building height (m)	11
(h) Maximum lot coverage (%)	20

Subsection (5) – Revised from Section 179(2), Table 179 of the current Zoning By-law 2008-250. 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 2008-250.

Section 1105 – Open Space Facility Zone (FAC)

Provisions	Notes
Purpose The purpose of the Open Space Facility Zone is to: • *Provide a zone for lands in the Open Space sub-designation in the Official Plan.* • *Reflect the Open Space sub-designation in the Official Plan that applies to the Central Experimental Farm through the FAC1 – Open Space Facility subzone 1.* • *Include lands that have the primary functions of Open Spaces as detailed in the Official Plan.*	**New Section** 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 O1O, O1P, and O1R to address Section 7.1(7) of the Official Plan.
Permitted Uses (1) In the Open Space Facility Zone, the following use is permitted: • environmental preserve and education area	**Subsection (1)** – Carried forward from Section 179(1)(a) of the current Zoning By-law 2008-250.
Zone Provisions (2) The provisions in Table 1105 apply in the Open Space Facility Zone:	**Subsection (2)** – Carried forward from Section 179(2), Table 179 of the current Zoning By-law 2008-250.

Table 1105 – Open Space Facility Zone (FAC) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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 1105-5 – Open Space Facility Subzones

	The FAC1 subzone from Draft 1 & 2 is proposed to be deleted as marine facility is proposed to be a permitted use in Section 1104 for Draft 3.

Section 1105-1 – Open Space Facility Subzone 1 (FAC1)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses in subsection 1105(1), in the Open Space Facility subzone 1, the following uses are also permitted: • agricultural use • museum, limited to an agricultural museum • on-farm diversified use, limited to a place of assembly • research and development centre, limited to agricultural research	**Subsection (1)** – Carried forward from Section 177(1) of the current Zoning By-law 2008-250.
Conditional Uses (2) An office use is permitted, subject to being located on the same lot as a park or one or more of the uses listed in subsection 1105(1) or subsection 1105-1(1).	**Subsection (2)** – Carried forward from Section 177(1) of the current Zoning By-law 2008-250.
Zone Provisions (3) The provisions in Table 1105-1 apply in the Open Space Facility subzone 1:	**Subsection (3)** – Carried forward from Section 177(2), Table 177 of the current Zoning By-law 2008-250.

Table 1105-1 – Open Space Facility Subzone 1 (FAC1) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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

Section 1105-2 – Open Space Facility Subzone 2 (FAC2)	
Provisions	**Notes**
Permitted Uses (1) Despite subsection 1105(1), in the Open Space Facility subzone 2, only the following uses are permitted, subject to Table 1105: • agricultural use • environmental preserve and education area • utility installation, limited to a high-pressure natural gas pipeline and compressor station	**Subsection (1)** – Carried forward from Section 180(15)(a) of the current Zoning By-law 2008-250; the O1O subzone for the TransCanada Pipeline.

Zone Provisions (2) Lands abutting the Open Space Facility subzone 2 are subject to the setback provisions outlined in Section 403.	**Subsection (2)** – Carried forward from Section 180(15)(b) making reference to Section 72 from the current Zoning By-law 2008-250, which defines required setbacks from the TransCanada Pipeline.

Section 1105-3 – Open Space Facility Subzone 3 (FAC3)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses in subsection 1105(1), in the Open Space Facility subzone 3, the following use is also permitted: • agricultural use	**Subsection (1)** – Carried forward from Section 180(16)(a) of the current Zoning By-law 2008-250; the O1P Hydro Corridor subzone.
Conditional Uses (2) The following use is permitted: accessory use to a permitted use on land immediately abutting lands subject to the Open Space Facility subzone 3 Subject to: (a) the use is wholly contained within a radius of 120 metres from the abutting property to which that use is accessory; (b) 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 (c) no building is allowed under these provisions.	**Subsection (2)** – Carried forward from Section 180(16)(b) of the current Zoning By-law 2008-250.

	The FAC4 subzone from Draft 1 & 2 is proposed to be deleted, lands in this subzone are proposed to be rezoned FAC or GRN.

Section 1105-4 – Open Space Facility Subzone 4 (FAC4)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses in subsection 1105(1), in the Open Space Facility subzone 4, the following uses are also permitted: (a) Residential uses: • diplomatic residence (b) Non-residential uses: • marine facility • restaurant • retail store	**Subsection (1)** – New subzone to specify provisions for capital greenspaces lands owned by the Federal government or National Capital Commission.

Section 1105-5 – Open Space Facility Subzone 5 (FAC5)	
Provisions	**Notes**
Permitted Uses (1) Despite subsection 1105(1), in the Open Space Facility subzone 5, only the following uses are permitted: • environmental preserve and education area • forestry operation	**Subsection (1)** – Carried forward from Section 180(18) of the current Zoning By-law 2008-250.

Section 1201 – Parliament and Confederation Boulevard Special District Zone (SDP)

Provisions	Notes
Purpose The purpose of the Parliament and Confederation Boulevard Special District is to: • *Provide a zone for lands designated Parliament and Confederation Boulevard Special District in the Official Plan.*	**New Section** 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 and adds new permitted uses that are uses currently on the lands.
Permitted Uses (1) In the Parliament and Confederation Boulevard Special District Zone, the following uses are permitted: (a) Residential use: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • bank • broadcasting and production studio • catering establishment • community centre • courthouse • day care • emergency service • government service centre • hotel • indoor entertainment facility • instructional facility • library • market • medical facility • micro-distribution facility • museum • nightclub • office • payday loan establishment • personal service business • place of assembly • place of worship • recreation and athletic facility • research and development centre • restaurant • retail store • school • sports arena • storefront industry • theatre • training centre	**Subsection (1)** – Carried forward from Section 194(1)(a) in the current Zoning By-law 2008-250. The conditional uses from Section 194(1)(b) in the current Zoning By-law 2008-250 are also included. 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. Airport, limited to a heliport has been moved to a new exception. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. For Draft 3 animal care establishment, catering establishment, community centre, emergency service, indoor entertainment facility, market, nightclub, school, sports arena, storefront industry and training centre are also proposed to reinstate land uses that are currently permitted in the MD-Mixed-Use Downtown Zone in Zoning By-law 2008-250.
Conditional Uses (2) A parking garage is also permitted in the Parliament and Confederation Boulevard Special District Zone if the use is located: (a) underground; or (b) within the principal building if 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 subsection (1), for a minimum depth of 3 metres.	**Subsection (2)** – Parking garage is listed as a conditional use to address Policy 5.1.2(3) of the Official Plan. The conditional uses from Draft 1 are proposed to be permitted uses as these uses are currently on lands in this zone.

Zone Provisions

(3) The provisions in Table 1201 apply in the Parliament and Confederation Boulevard Special District Zone:

Table 1201 – Parliament and Confederation Boulevard Special District Zone (SDP) Provisions	
Zoning Mechanism	**Provisions**
(a) Minimum lot area (m^2)	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 schedule or height suffix

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 193(3), Table 193 in the current Zoning By-law 2008-250.

Sections 1201-1 – Parliament and Confederation Boulevard Special District Subzones

Section 1201-1 – Parliament and Confederation Boulevard Special District Subzone 1 (SDP1)

Provisions	Notes

Zone Provisions

(1) The provisions in Table 1201-1 apply in the Parliament and Confederation Boulevard Special District subzone 1:

Table 1201-1 – Parliament and Confederation Boulevard Special District subzone 1 (SDP1) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		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 residential use building	1.2
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zones	5
	(iii) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(f) Minimum rear yard setback (m)	(i) For a residential use building	7.5
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zones	7.5
	(iii) All other cases	No minimum
(g) Maximum building height (m)		18

The SDP1 subzone will be applied to lands in the Parliament and Confederation Boulevard Special District that are not zoned MD – Mixed-Use Downtown in the current Zoning By-law 2008-250.

Subsection (1) – Revised from Section 187(3), Table 187 of the current Zoning By-law 2008-250.

Section 1202 – ByWard Market Special District Zone (SDB)

Provisions	Notes
Purpose The purpose of the ByWard Special District Zone is to: • *Provide a zone for lands designated ByWard Market Special District in the Official Plan.*	**New Section** 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.
Permitted Uses (1) In the ByWard Market Special District Zone, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • bank • broadcasting and production studio • catering establishment • community centre • courthouse • day care • emergency service • government service centre • hotel • indoor entertainment facility • instructional facility • library • market • medical facility • micro-distribution facility • museum • nightclub • office • payday loan establishment • personal service business • place of assembly • place of worship • recreation and athletic facility • research and development centre • restaurant • retail store • school • sports arena • storefront industry • theatre	**Subsection (1)** – Carried forward from Section 193(1) in the current Zoning By-law 2008-250. **Subsection (1)(a) –** Diplomatic residence has been removed as a permitted use as diplomatic residences are comprised of dwelling units. **Subsection (1)(b)** – Car wash was deleted as a conditional use to address Policy 5.1.2(1) of the Official Plan.
Conditional Uses (2) A parking garage is also permitted in the ByWard Market Special District Zone if the use is located: (a) underground; or (b) within the principal building if 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 subsection (1), for a minimum depth of 3 metres.	**Subsection (2)** – Revised from Section 193(1)(c) in the current Zoning By-law to address Policy 5.1.2(3) of the Official Plan.

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
- museum
- nightclub
- personal service business
- restaurant
- retail store

(4) 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.

(5) The maximum width of any permitted uses on the ground floor must be in accordance with Schedule A11 – Maximum Width of Ground Floor Uses.

(6) For the purpose of subsection (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.

(7) Outdoor storage is not permitted.

(8) All parking spaces, whether required or provided, must be located in a parking garage.

(9) The provisions in Table 1202 apply in the ByWard Market Special District Zone:

Table 1202 – ByWard Market Special District Zone (SDB) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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) Maximum exterior side yard setback (m)	1
(e) Minimum rear yard setback (m)	No minimum
(f) Maximum building height (m)	As per Schedule or height suffix

Subsection (3) – Carried forward from Sections 194(2) and 194(3) in the current Zoning By-law 2008-250.

Subsection (4) – Carried forward from Section 194(2)(b) in the current Zoning By-law 2008-250 with minor wording changes. “Gross floor area” deleted; GFA is exclusive of mechanical or access features like corridors or stairways.

Subsection (5) – Table 1201A is proposed to be deleted and replaced by a schedule**.** The maximum width of uses will be presented in that schedule.

Subsection (6) – Carried forward from Section 194(2)(c)(i) in the current Zoning By-law 2008-250.

Deleted: Subsection (7) from Draft 1, which was revised from Section 193(4) in the current Zoning By-law 2008-250, is proposed to be removed as By-law Enforcement Services has confirmed that enforcing this is unachievable.

Subsection (7) – Carried forward from Section 193(5) in the current Zoning By-law 2008-250.

Subsection (8) – Revised from Section 193(6) in the current Zoning By-law 2008-250.

Subsection (9)(c) – Carried forward from Section 194(2)(d) in the current Zoning By-law 2008-250.

Section 1203 – Rideau Canal Special District Zone (SDC)

Provisions	Notes
Purpose The purpose of the Rideau Canal Special District Zone is to: • *Provide a zone for lands designated Rideau Canal Special District as outlined in the Official Plan.*	**New Section** 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.
Permitted Uses (1) In the Rideau Canal Special District Zone, the following uses are permitted: • environmental preserve and education area • marine facility • restaurant • retail store	**Subsection (1)** – Carried forward from Sections 179(1)(a) and 180(12) in the current Zoning By-law 2008-250. Restaurant and retail store are new permitted uses to in part address Policy 7.1(5) in the Official Plan.
Zone Provisions (2) The provisions in Table 1203 apply in the Rideau Canal Special District Zone:	**Subsection (2)** – Carried forward from Section 179(2), Table 179 in the current Zoning By-law 2008-250.

Table 1203 – Rideau Canal Special District Zone (SDC) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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

Section 1204 – Ottawa River Islands Special District Zone (SDR)

Provisions	Notes
Purpose The purpose of the Ottawa River Islands Special District Zone is to: • *Provide a zone for lands designated Ottawa River Islands Special District in the Official Plan.*	**New Section** 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.
Permitted Uses (1) In the Ottawa River Islands Special District Zone, the following uses are permitted: (a) Residential Uses: • dwelling unit (b) Non-residential Uses: • animal care establishment • artist studio • bank • broadcasting and production studio • catering establishment • community centre • day care • emergency service • government service centre • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • nightclub • office • payday loan establishment • personal service business • place of assembly • place of worship • recreation and athletic facility • research and development centre • restaurant • retail store • school • sports arena • storefront industry • theatre	**Subsection (1)** – Carried forward from Section 193(1) in the current Zoning By-law. **Subsection (1)(b)** – Car wash was deleted as a conditional use to address Policy 5.1.2(1) of the Official Plan.
Conditional Uses (2) A parking garage is also permitted in the Ottawa River Islands Special District Zone if the use is located: (a) underground; or (b) within the principal building if 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 subsection (1), for a minimum depth of 3 metres.	**Subsection (2)** – Revised from Section 193(1)(c) in the current Zoning By-law to address Policy 5.1.2(3) of the Official Plan.

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, office limited to embassy, 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
- 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 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 1204 apply in the Ottawa River Islands Special District Zone:

Table 1204 – Ottawa River Islands Special District (SDR) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	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 2008-250.

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 2008-250.

Subsection (5) – Revised from Sections 194(5)(a), 194(5)(b), and 194(5)(c) in the current Zoning By-law 2008-250.

Subsection (6) – Revised from Section 194(5)(d) in the current Zoning By-law 2008-250.

Subsection (7) – Carried forward from Section 194(5)(e) in the current Zoning By-law 2008-250.

Subsection (8) – Carried forward from Section 194(5)(g) in the current Zoning By-law 2008-250.

Subsection (9) – Carried forward from Section 194(5)(h) in the current Zoning By-law 2008-250.

Subsection (10) – Carried forward from Section 194(5)(i) in the current Zoning By-law 2008-250.

Subsection (11)(g) – Carried forward from Section 194(5)(f) in the current Zoning By-law 2008-250.

Sections 1204-1 – Ottawa River Islands Special District Subzones

Section 1204-1 – Ottawa River Islands Special District subzone 1 (SDR1)	
Provisions	**Notes**
Permitted Uses (1) Despite subsections 1204(1) and (2), in the Ottawa River Islands Special District subzone 1 only the following uses are permitted: • artist studio • community centre • environmental preserve and education area • museum	This new subzone is proposed to specify provisions for Victoria Island. **Subsection (1)** – 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.
Zone Provisions (2) Subsections 1204(3) to (10) do not apply. (3) Despite subsection 1204(11), the maximum building height is 11 metres.	**Subsection (2)** – New provision to address that these subsections do not apply to Victoria Island. **Subsection (3)** – 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 Zone and FAC – Open Space Facility Zone.

Section 1205 – Lansdowne Special District Zone (SDL)

Provisions	Notes
Purpose The purpose of the Lansdowne Special District Zone is to: • *Provide a zone for lands designated Lansdowne Special District in the Official Plan.*	**New Section** 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.
Permitted Uses (1) The following uses are permitted in Areas B to N on Schedule 258-A: (a) Residential uses: • retirement home (b) Non-residential uses: • amusement park • animal care establishment • artist studio • bank • broadcasting and production studio • catering establishment • community centre • day care • fairground • golf course • government service centre • hotel • indoor entertainment facility • instructional facility • library • market • medical facility • micro-distribution facility • museum • nightclub • office • payday loan establishment • personal service business • place of assembly • recreation and athletic facility • research and development centre • residential care facility • restaurant • retail store • school • sports arena • training centre (2) The following use is permitted in Area A on Schedule 258-A: • environmental preserve and education area	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. **Subsection (1)** – Carried forward from Sections 175(1)(a), 176(3)(a), 176(4)(a), and 176(5)(a) of the current Zoning By-law 2008-250. For Draft 3, drive-through facility is proposed to be removed to address Policy 5.2.2(1)(c) in the Official Plan. Training centre is also listed because the use was reintroduced in the final draft of the new Zoning By-law (Draft 3). **Subsection (2)** – Carried forward from Section 179(1)(a) of the current Zoning By-law 2008-250.
Conditional Uses (3) A parking garage is permitted in Areas B to N on Schedule 258-A, subject to being located below grade. (4) A theatre is permitted in Areas B to N on Schedule 258-A, subject to a maximum number of ten screens. (5) Dwelling units are permitted, subject to: (a) being located in Areas B, C, D, F, G, H, I J, K, L, or M on Schedule 258-A and provided: (i) the maximum number of dwelling units permitted is 280;	**Subsection (3)** – Carried forward from Section 176(3)(a) in the current Zoning By-law 2008-250. **Subsection (4)** – Carried forward from Section 176(3)(a) in the current Zoning By-law 2008-250. **Subsection (5)(a)** – Carried forward from Section 176(3)(e), (f), and (g) in the current Zoning By-law 2008-250; with modifications to reflect that the

(ii) residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street; and

(iii) buildings fronting directly onto only Holmwood Avenue that are located within the Area B on Schedule 258-A may only be used for residential purposes; or,

(b) being located in Area N on Schedule 258-A.

lands are already developed.

Subsection (5)(b) – Carried forward from Section 176(4)(a) in the current Zoning By-law 2008-250.

Zone Provisions

(6) For lands in Areas B, C, D, F, G, H, I J, K, L, or M on Schedule 258-A the maximum cumulative gross leasable floor area for non-residential uses is 33,450 square metres, excluding an office use and buildings designated under the *Ontario Heritage Act*.

Subsection (6) – Carried forward from Section 176(3)(b) in the current Zoning By-law 2008-250.

(7) For office uses with a cumulative gross leasable floor area of 50 per cent or greater of a building fronting onto Bank Street, the maximum cumulative gross floor leasable area is 9,300 square metres.

Subsection (7) – Revised from Section 176(3)(c) in the current Zoning By-law 2008-250.

(8) Commercial buildings located adjacent to Area B on Schedule 258-A are not permitted to accommodate in whole or part a nightclub and are not permitted to have any rooftop commercial outdoor patios.

Subsection (8) – Carried forward from Section 176(3)(i) in the current Zoning By-law 2008-250.

(9) Lands zoned SDL – Lansdowne Special District are be considered one lot for zoning purposes.

Subsection (9) – Carried forward from Section 176(3)(t) in the current Zoning By-law 2008-250.

(10) For the lands in Area N on Schedule 258-A:

(a) despite Section 613, the bicycle parking provisions do not apply and the minimum bicycle parking rate is one per dwelling unit;

Subsection (10)(a) – Carried forward from Section 176(4)(d) and (e) in the current Zoning By-law 2008-250.

(b) no visitor off-street motor vehicle parking is required;

Subsection (10)(b) – Carried forward from Section 176(4)(f) in the current Zoning By-law 2008-250.

(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 stepback is 3 metres.

(iii) for buildings facing the Aberdeen Pavilion, the minimum stepback is 3 metres; or

(iv) for all other buildings, the minimum stepback is 1.5 metres.

Subsection (10)(c) – Revised from Section 176(4)(h) to (k) in the current Zoning By-law 2008-250.

(d) despite paragraph (10)(c)(ii)2. and sub clause (10)(c)(iii), balconies must not extend greater than 1.5 metres into the required stepback.

Subsection (10)(d) – Revised from Section 176(4)(k) in the current Zoning By-law 2008-250.

(11) The provisions in Table 1205 apply in the Lansdowne Special District Zone:

Table 1205 – Lansdowne Special District Zone (SDL) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum setbacks (m)	(i) From a lot line abutting Bank Street or Holmwood Avenue, excluding buildings designated under the *Ontario Heritage Act*:	3
	(ii) From a lot line abutting Queen Elizabeth Driveway:	7.5
	(iii) All other cases:	No minimum
(d) Maximum building height (m)		See Schedule 258-A and Schedule 258-B

Subsection (11)(c)(i) – Carried forward from Sections 176(3)(l)(i) and 176(3)(l)(ii) in the current Zoning By-law 2008-250.

Subsection (11)(c)(ii) – Revised from Section 176(3)(l)(iii) in the current Zoning By-law 2008-250.

Subsection (11)(d) – Carried forward from Section 176(3)(m) in the current Zoning By-law 2008-250.

Section 1206 – Ottawa Airport Economic District Zone (EDA)

Provisions	Notes
Purpose The purpose of the Ottawa Airport Economic District Zone is to: • *Recognize the Ottawa International Airport (YOW) as a major economic generator of the region.* • *Permit uses that serve employees, travellers, airport operations, and those that are part of the goods movement network.*	This zone and its subzone apply to lands in the Ottawa International Airport Economic District and implements the Official Plan policies in Section 6.6.3.1. Residential properties within the district will be zoned Neighbourhood and receive corresponding Neighbourhood zone codes.
Permitted Uses (1) In the Ottawa Airport Economic District Zone, the following uses are permitted: • airport • animal care establishment • automobile body shop • automobile rental establishment • automobile service station • bank • data centre • drive-through facility • emergency service • gas bar • government service centre • heavy equipment and vehicle sales, rental and servicing • hotel • indoor entertainment facility • instructional facility • light industrial use • medical facility • micro-distribution facility • military and police training facility • museum • office • parking garage • parking lot • personal service business • place of assembly • place of worship • recreation and athletic facility • research and development centre • restaurant • retail store • truck transport terminal • warehouse	**Subsection (1)** - The list of uses has been expanded from the list of uses in the T1A zone in the current Zoning By-law 2008-250 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. **Subsection (1)** – Land uses have been further expanded in response to correspondence received from the Ottawa International Airport. **Subsection (1) –** Newly defined land use of ‘data centre’ has been added as a permitted use.
Conditional Uses (2) An office exceeding 10,000 square metres is permitted in the Ottawa Airport Economic District Zone, provided that a primary building entrance is within 800 metres walking distance of an existing or planned rapid transit station	**Subsection (2)** – This provision has been revised to permit major office (office exceeding 10,000 m^2) at the Ottawa International Airport in accordance with Section 3.5(12)(c) of the Official Plan.
Zone Provisions (3) In the Ottawa Airport Economic District Zone, the following provisions apply: (a) all yards not occupied by parking must be landscaped. (4) The provisions in Table 1206 apply in the Ottawa Airport Economic District Zone:	**Subsections (3)(a)** – Carried forward from the T1A zone in Zoning By-law 2008-250. Subsection (4)(g) – Removed from the EDA zone given adequate development controls in the zone.

Table 1206 – Ottawa Airport Economic District Zone (EDA) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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

Sections 1206-1 to 1206-2 – Ottawa Airport Economic District Subzones

Section 1206-1 – Ottawa Airport Economic District Subzone 1 (EDA1)

Provisions	Notes
Permitted Uses (1) In the Ottawa Airport Economic District subzone 1, the following uses are permitted: • animal care establishment • amusement park • artist studio • automobile dealership • automobile rental establishment • automobile service station • bank • broadcasting and production studio • catering establishment • car wash • drive-through facility • emergency service • funeral home • gas bar • government service centre • heavy equipment and vehicle sales, rental and servicing • hotel • indoor entertainment facility • instructional facility • library • light industrial use • medical facility • micro-distribution facility • museum • office • parking garage • parking lot • payday loan establishment • personal service business • place of assembly • recreation and athletic facility • research and development centre • restaurant • retail store • storefront industry • theatre • truck transport terminal • warehouse	The EDA1 subzone replaces the current IL Zone in the current Zoning By-law 2008-250, where lands zoned IL are within the Airport Economic District.
Conditional Uses (2) A cannabis production facility, indoor is permitted subject to a maximum net floor area of 350 square metres.	
Zone Provisions (3) Outdoor storage is not permitted, except where accessory to an automobile dealership or automobile rental establishment. (4) The provisions in Table 1206-1 apply in the Ottawa Airport Economic District subzone 1:	**Subsection (3) -** These provisions have been carried over from the current Zoning By-law 2008-250.

Table 1206-1 – Ottawa Airport Economic District subzone 1 (EDA1) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	2,000
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	7.5

(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	7.5
(e) Minimum exterior side yard setbacks (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) Where abutting a hydro or railway right-of-way	3.5
	(iii) All other cases	7.5
(g) Maximum building height (m)	(i) Within 20m of a N1, N2, N3, N4, N5 or N6 Zone or EDA Zone	11
	(ii) All other cases	18
(h) Maximum lot coverage (%)		65

Section 1206-2 – Ottawa Airport Economic District Subzone 2 (EDA2)

Provisions	Notes
Permitted Uses (1) In the Ottawa Airport Economic District subzone 2, the following uses are permitted: (a) Residential Uses: • dwelling unit • group home • home-based business • home-based daycare • retirement home • rooming house • shelter (b) Non-residential uses: • animal care establishment • amusement park • artist studio • automobile dealership • automobile rental establishment • automobile service station • bank • broadcasting and production studio • catering establishment • car wash • drive-through facility • emergency service • funeral home • gas bar • government service centre • heavy equipment and vehicle sales, rental and servicing • hotel • indoor entertainment facility • instructional facility • library • light industrial use • medical facility • micro-distribution facility • museum • office • parking garage • parking lot • payday loan establishment • personal service business • place of assembly • recreation and athletic facility • research and development centre • residential care facility • restaurant • retail store • storefront industry • theatre • truck transport terminal • warehouse	The EDA2 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).
Conditional Uses (2) A cannabis production facility, indoor is permitted subject to a maximum net floor area of 350 square metres.	
Zone Provisions (3) Outdoor storage is not permitted, except where accessory to an automobile dealership or automobile rental establishment. (4) The provisions in Table 1206-2 apply to the Ottawa Airport Economic District subzone 2: Table 1206-2 – Ottawa Airport Economic District subzone 2 (EDA2) Provisions	**Subsection (3)-** Carried over from provisions in the current Zoning By-law 2008-250; however, the GMs and their specific zone provisions vary in this area (northeast corner of the district).

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		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 an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) All other cases	7.5
(e) Minimum exterior side yard setbacks (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) Abutting a hydro or railway right-of-way	3.5
	(iii) All other cases	7.5
(g) Maximum building height (m)	(i) Within 20m of an N1, N2, N3, N4, N5, N6 or EDA Zone	11
	(ii) All other cases	18

Subsection (4)(h) – Maximum Floor Space Index removed from the EDA zone given adequate development controls in the zone.

Section 1207 – Kanata North Economic District Zone (EDK)

Provisions	Notes
Purpose The purpose of the Kanata North Economic District Zone is to: • *Permit a broad range of uses including residential, employment, commercial, and institutional.* • *Transform over time from a car-oriented business park to a mixed-use innovation district focused around sustainable modes of transportation.*	The purpose of the Kanata North Economic District Zone (EDK) is to implement the policies of Section 6.6.3.2 of the Official Plan for the Kanata North Economic District.
Permitted Uses (1) In the Kanata North Economic District Zone, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • automobile rental establishment • bank • broadcasting and production studio • catering establishment • community centre • data centre • day care • emergency service • government service centre • hotel • indoor entertainment facility • instructional facility • library • medical facility • micro-distribution facility • museum • nightclub • office • payday loan establishment • personal service business • place of assembly • place of worship • post-secondary educational institution • recreation and athletic facility • research and development centre • restaurant • retail store • sports arena • storefront industry • training centre	**Subsection 1207(1)** – 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. **Subsection (1)(a)** – Diplomatic mission has been deleted as it is permitted as an office use. **Subsection (1)(b)** – Technology industry has been removed as the definition has been consolidated into ‘research and development centre’ **Subsection (1)(b)** – Newly defined land use of ‘data centre’ has been added as a permitted use.

Zone Provisions

(3) In the Kanata North Economic District Zone, the following provisions apply:

(a) parking lots must not be located between a building and a public street;

(b) the ground floor façade of a building facing a front lot line or a exterior side lot line 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;

(d) no minimum landscaping is required, except that where a yard is provided and not used for driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be soft landscaped; and

(e) in the case of a through lot with frontage on Legget Drive, the lot line abutting Legget Drive is considered the front lot line.

(4) The provisions in Table 1207 apply in the Kanata North Economic District Zone:

Table 1207 – Kanata North Economic District Zone (EDK) Provision		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m²)		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) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	15
	(ii) All other cases	No minimum
(g) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	15
	(ii) Where abutting a street	3
	(iii) All 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 an N1, N2, N3, N4, N5 or N6 Zone or INZ 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) and (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.

Draft 3 Subsection (3)(e) – These provisions were added to emphasize the Legget Drive frontage, by bringing buildings towards it as a front lot line, with an applicable maximum front yard setback (Subsection (4)(d), Table 1207).

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 a Neighbourhood Zone is to achieve appropriate heigh 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 to 1207-2 – Kanata North Economic District Subzones

Section 1207-1 Kanata North Economic District subzone 1 (EDK1)

Provisions	Notes
Permitted Uses (1) In the Kanata North Economic District subzone 1, the following additional uses are permitted: • light industrial use • warehouse, limited to self-storage	The provisions in the EDK1 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. **Subsection (1)(a)** – Diplomatic residence has been deleted as it is permitted as an office use.
Zone Provisions (2) The provisions in Table 1207-1 apply in the Kanata North Economic District subzone 1:	**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. **Draft 3 – former subsection (2) [deleted] –** These provisions have been removed from the EDK1 subzone as they are stated in the primary EDK zone and are equally applicable to the subzones. **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 mainsteet 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

Table 1207-1 – Kanata North Economic District subzone 1 (EDK1) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		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) All other cases	10
(f) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) All 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) All other cases	10
(i) Minimum rear yard setbacks (m)	(i) Where abutting a lot in an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) where abutting a street	3
	(iii) All other cases	No minimum
(j) Building height (m)	(i) Minimum for a property fronting on March Road	15
	(ii) Minimum for all other cases	6
	(iii) Maximum for any part of a building within 22.5 m of a lot in an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(iv) Maximum in all other cases	30

	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. **Draft 3 – Subsection (4)(j)(ii)** – Given the minimum building height applicable along March Road (Official Plan S.6.6.3.2, 5)c)) of 4 storeys, added to the Official Plan in September 2024, and the two storey minimum elsewhere, these provisions of the EDK1 subzone have been modified. 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**
Permitted Uses (1) In the Kanata North Economic District subzone 2, only the following uses are permitted: • broadcasting and production studio • cannabis production facility • data centre • emergency service • instructional facility • light industrial use • office • post-secondary educational institution • research and development centre • sports arena • storage yard • storefront industry • training centre • truck transport terminal • warehouse • waste processing and transfer facility, non-putrescible	**Subsection (1)** – The provisions in the EDK2 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. Technology industry has been removed as the definition has been consolidated into ‘research and development centre’.
Conditional Uses (2) 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: • personal service business • restaurant • retail store	**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.

Zone Provisions

(3) In the Kanata North Economic District subzone 2, the following provisions apply:

(a) outdoor storage is permitted subject to:

(i) it must not exceed 20 per cent of lot area;

(ii) it 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.

(b) despite clause 1207(3)(c), no glazing is required on the ground floor of a building.

(4) The provisions in Table 1207-2 apply in the Kanata North Economic District subzone 2:

Table 1207-2 – Kanata North Economic District subzone 2 (EDK2) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		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) Where abutting an N1, N2, N3, N4. N5 or N6 Zone or INZ Zone	15
	(ii) all other cases	3
(f) Minimum exterior side yard setback (m)		3
(g) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	3
(h) Maximum building height (m)	(i) For any part of a building within 22.5 m of a lot in an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	30

Draft 3 – former subsection (3)(a) (b), and (d) [deleted] – These provisions have been removed from the EDK2 subzone as they are stated in the primary EDK zone and are equally applicable to the subzones.

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 EDK1 subzone as the EDK2 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 a Neighbourhood Zone 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 Zone 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
Purpose The purpose of the Agricultural Zone is to: • *Recognize and permit agricultural uses in areas designated Agricultural Resource Area in the Official Plan.* • *Restrict the range of permitted uses to ensure prime agricultural lands and systems are protected for future agricultural capability.* • *Regulate uses in a manner that respects the rural character and minimizes land use conflicts.* • *Recognize existing small lots that do not meet the AG – Agricultural Zone requirements using the AG1, AG2 and AG3 subzones.* • *Recognize farm consolidations where a severance of a surplus farmhouse dwelling has occurred through the AG4, AG5, AG6, AG7 and AG8 subzones.*	The first and third bullets of the purpose statement have been carried forward. 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. The fourth and fifth bullets were previously in subzone provisions, but as they describe the purpose of the subzones, they have been relocated to the purpose statement.
Permitted Uses (1) In the Agricultural Zone, the following uses are permitted: (a) Residential uses: • dwelling unit Subject to the following: (i) a maximum of two dwelling units are permitted in a building on a lot smaller than one hectare; (ii) a maximum of three dwelling units with a maximum cumulative total of 10 bedrooms are permitted in a building on a lot greater than one hectare; and (ii) one dwelling unit may be located in a coach house and that unit counts towards the maximum in sub clauses (1)(a)(i) and (ii). (b) Non-residential uses: • agricultural use • agriculture-related use • cannabis production facility, outdoor • environmental preserve and educational area • equestrian establishment • forestry operation • kennel	**Subsection (1)** – 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. **Subsection (1)(a)** – Revised from Section 211(1) in the current Zoning By-law 2008-250 and to reflect the requirements in the 2024 *Provincial Planning Statement* that require permission for three dwelling units in the prime agricultural designation. For the third draft, all provisions related to housing for farm help have been relocated in Conditional Uses. Two units are permitted on lots smaller than one hectare, and three units are permitted with a maximum total of 10 bedrooms are permitted on larger lots. **Subsection (1)(b)** – Non-residential uses have been carried forward from Section 211(c) in the current Zoning By-law.
Conditional Uses (2) In addition to the permitted uses listed in subsection (1), the following conditional uses are permitted: • bunk house dwelling • mobile home • one dwelling unit located in a standalone building Subject to the following: (a) provided that they are located on the same lot and are accessory to an agricultural use and the main dwelling unit; (b) provided that they are removed once active farming operations have ceased; (c) the minimum lot area is 10 hectares; and (d) provided that in addition to the permitted uses listed in clause (1)(a), there is a maximum total of three of the uses listed in subsection (2) and a maximum of one dwelling unit located in a standalone building is permitted.	**Subsection (2)** – 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. For the third draft, the additional detached dwelling that could be used for housing for farm help in Subsection 211(2)(d) in the current Zoning By-law has been moved to this section to improve clarity and ensure that all conditional uses intended for housing for farm help are grouped together.

Zone Provisions

(3) Agriculture-related uses are only permitted on a lot of 10 hectares or greater in area;

(4) An agricultural use is permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or greater in area.

(5) On lots less than 0.8 hectares in area, an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling unit.

(6) 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.

(7) The provisions in Table 1301 apply 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 or forestry operation	36
	(iii) Residential or 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 or forestry operation	90
	(iii) Residential or all other uses	30
(c) Minimum front yard setback (m)		10
(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 buildings, including barns, silos or other farm-related buildings or structures	No maximum
	(ii) All other buildings	12
(h) Maximum lot coverage (%)		20

Subsection (3) – Carried forward from Subsection 211(8) in the current Zoning By-law.

Subsection (4) – Carried forward from Subsection 211(5) in the current Zoning By-law with minor wording changes.

Subsection (5) – New provision that extends the permissions in the Rural Countryside zone on smaller lots to the Agricultural Zone.

Subsection (6) – Carried forward from Table 211 in the current Zoning By-law as a written provision.

Subsection (7) – 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 Subzones

Provisions	Notes
Zone Provisions (1) Despite Table 1301, the provisions in Table 1301-1 apply for lot area and lot width in the AG1, AG2 and AG3 subzones:	**Subsection (1) – Table 1301-1** – 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.

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 Subzones

Provisions	Notes
Prohibited Uses (1) Residential uses are prohibited in the AG4, AG5, AG6, AG7 and AG8 subzones.	**Subsection (1)** – 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.
Zone Provisions (2) Despite Table 1301, the provisions in Table 1301-2 apply for lot area and lot width in the AG4, AG5, AG6, AG7 and AG8 subzones:	**Subsection (2) – Table 1301-2** – Carried forward from Subsection 212(5) in the current Zoning By-law**,** except for clarifying that the primary zone provisions apply except for lot area and lot width.

Table 1301-2 – AG4, AG5, AG6, AG7 and AG8 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 Zone (RU)

Provisions	Notes
Purpose The purpose of the Rural Countryside Zone is to: • *Accommodate agricultural, forestry, residential uses and other land uses characteristic of Ottawa's countryside, in areas designated as Rural Countryside in the Official Plan.* • *Recognize and permit a range of rural-based land uses that often require large lots or distance separations.* • *Regulate permitted uses in a manner that addresses compatibility with neighbouring land uses and respects the rural context.*	The purpose statement has been carried forward from the current Zoning By-law 2008-250 except for updating the Official Plan designations
Permitted Uses (1) In the Rural Countryside Zone, the following uses are permitted: (a) Residential uses: • dwelling unit Subject to the following: (i) a maximum of two dwelling units are permitted on a lot; and (ii) a dwelling unit located in a coach house counts towards sub clause (1)(a)(i). (b) Non-residential uses: • agricultural use • agriculture-related use • animal care establishment • artist studio • cannabis production facility, outdoor • cemetery • environmental preserve and educational area • equestrian establishment • forestry operation] • kennel	**Subsection (1)(a)** – 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. **Subsection (1)(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.
Zone Provisions (2) Despite the minimum lot area in Table 1302, 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 greater in area. (3) On lots less than 0.8 hectares in area, an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling unit. (4) Despite the minimum lot area in Table 1302, there are no minimum lot width and lot area requirements for an agricultural use that excludes the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals. (5) Agriculture-related uses are permitted only on a lot of 2 hectares or greater in area. (6) 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. (7) The provisions in Table 1302 apply in the Rural Countryside Zone:	**Subsection (2) –** Carried forward from Subsection 227(4) in the current Zoning By-law. **Subsection (3) –** New provision that allows the keeping on hens on smaller lots. **Subsection (4) –** Carried forward from Subsection 227(7) in the current Zoning By-law with minor wording changes. **Subsection (5) –** Carried forward from Subsection 227(8) in the current Zoning By-law. **Subsection (6) –** Carried forward from Table 227 in the current Zoning By-law, but this provision has been relocated out of the table and is now a written provision. **Subsection (7) – Table 1302** – Carried forward from Subsection

Table 1302 – Rural Countryside Zone (RU) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (ha)	(i) Agricultural use or equestrian establishment	2

	(ii) Residential or all other uses	0.8
(b) Minimum lot width (m)	(i) Agricultural use or equestrian establishment	60
	(ii) Residential or 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

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) Subzone

Section 1302-1 – RU1 Subzone	
Provisions	**Notes**
Permitted Uses (1) Despite subsection 1302(1), only the following uses are permitted in Rural Countryside subzone 1: (a) Residential uses: • dwelling unit Subject to the following: (i) a maximum of two dwelling units are permitted within a building; and (ii) a dwelling unit located in a coach house counts towards sub clause (1)(a)(i). (b) Non-residential uses: • agricultural use • agricultural-related use • artist studio	The RU1 to RU4 subzones in the current Zoning By-law have been merged into one subzone. 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. Properties in the current RU4 subzone, which had a smaller side yard setback of 3 metres will receive an exception to maintain that permission. **Subsection (1)** – 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.

Section 1303 – Rural Commercial Zone (RC)

Provisions	Notes
Purpose The purpose of the Rural Commercial Zone is to: • *Permit the development of commercial uses which serve the rural community in areas mainly designated as Agricultural Resource Area, Rural Countryside and Village in the Official Plan.* • *Accommodate a range of commercial uses, such as agriculture-related uses, vehicle-oriented and construction products and services.* • *Regulate development in a manner that has a minimal impact on the surrounding rural area or villages*. • *The RC5 subzone is used for campgrounds, while the RC6 and RC7 subzones apply in the Carp Road Corridor Convenience Commercial area-specific policy.*	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. The RC1 to RC5 subzones have the same zone codes as in the current Zoning By-law. 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. The RC10 subzone has been replaced by the Greenbelt Facility Zone and a statement referring to Greenbelt employment uses has been removed. RC11 is now RC6, and RC12 is now RC7.
Permitted Uses (1) In the Rural Commercial Zone, the following uses are permitted: • agriculture-related use • amusement park, excluding a go-kart track • animal care establishment • artist studio • automobile dealership • automobile rental establishment • automobile service station • campground • car wash • drive-through facility • gas bar • heavy equipment and vehicle sales, rental and servicing • hotel • indoor entertainment facility • instructional facility • kennel • light industrial use, limited to a brewery, cidery or distillery • micro distribution facility • parking lot • personal service business • place of assembly • restaurant • retail store, limited to a retail food store, convenience store or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies • storefront industry • warehouse	**Subsection (1)** – Carried forward from Subsection 217(1) in the current Zoning By-law, except that instructional facility and agriculture-related use have been added. For the second draft, retail store, limited to a convenience store is no longer a conditional use and is now a permitted use.
Conditional Uses (2) The following conditional uses are also permitted in the Rural Commercial Zone: • office • one dwelling unit Subject to the following: (a) they must be located on the same lot as a permitted use.	**Subsection (2)** – 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.

(3) A go-kart track is permitted provided it must not be located on a lot abutting a VM – Village Mixed-Use Zone, V1, V2, V3, V4 and V5 - Village Residential Zones.

Subsection (3) – Carried forward from Subsection 217(1)(b) in the current Zoning By-law.

Zone Provisions

(4) An individual occupancy is limited to a maximum of 2,500 square metres of gross leasable floor area when the lot is located in a village shown on Schedule A2 – Rural Villages.

(5) Except for permitted driveways and walkways, required front and exterior side yards must be landscaped with soft landscaping.

(6) Outdoor storage is only permitted in an interior side yard or rear yard and must be screened from abutting streets or a Residential Zone;

(a) Despite subsection (6) outdoor storage is permitted in any yard for an automobile dealership, automobile rental establishment, the sale of heavy vehicles and equipment, or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies.

(7) The provisions in Table 1303 apply in the Rural Commercial Zone:

Table 1303 – Rural Commercial Zone (RC) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		4,000
(b) Minimum lot width (m)		30
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)	(i) Where 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 (4), (5) and (6) – Relocated from Subsection 217 in the current Zoning By-law to group provisions together for ease of use. (4) was located under permitted uses, (5) and (6) were located in the zone provisions table.

Subsection (6) – Modified for the second draft to remove “concealed from view” as this is redundant in addition to screened.

Subclause (6)(c) – New provision that clarifies outdoor storage is permitted for vehicle sales and some retail sales.

Subsection (7) – 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
Permitted Uses (1) In addition to the uses listed in subsection 1303(1), the following uses are also permitted in the RC1, RC2, RC3 and RC4 subzones: • light industrial use • office • research and development centre	**Subsection (1)** – 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.
Zone Provisions (2) The provisions in Table 1303-1 apply in the RC1, RC2, RC3 and RC4 subzones:	**Subsection (2) – Table 1303-1** – Carried forward from Subsection 218(1) in the current Zoning By-law. Provisions relating to outdoor storage and landscaping that were in this table are now in the primary zone provisions and do not need to be repeated.

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^2)		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. Where 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 building height (m)		11	11	11	11
(viii) Maximum lot coverage (%)		30	30	20	15

Section 1303-2 – RC5 Subzone

Provisions	Notes
Permitted Uses (1) Despite subsections 1301(1), (2) and (3), only the following non-residential uses are permitted in the RC5 subzone: • campground, including chalets and cabins • marine facility, including the storage, servicing, repair, or sale or rental of boats, and sale of marine fuels	**Subsection (1)** – Carried forward from Subsection 218(2) in the current Zoning By-law.
Conditional Uses (2) The following conditional uses are also permitted in the RC5 subzone: • one dwelling unit • market • restaurant	**Subsection (2)** – Carried forward from Subsection 218(2)(e) in the current Zoning By-law, except that retail store, limited to a convenience store has been added as a permitted

• retail store, limited to a convenience store Subject to: (a) they must be located on the same lot as a permitted use.	use.
Zone Provisions (3) The provisions for the RC4 subzone in Table 1303-1 apply in the RC5 subzone.	**Subsection (3)** – Carried forward from Subsection 218(4) in the current Zoning By-law.

Section 1303-3 – RC6 and RC7 Subzones

Provisions	Notes
Permitted Uses (1) Despite subsections 1303 (1),(2) and (3),only the following uses are permitted in the RC6 and RC7 subzones: • automobile rental establishment • car wash • drive-through facility • gas bar • parking lot • storefront industry	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 the RC6 and RC7 subzones: • animal care establishment • artist studio • bank • instructional facility • medical facility • micro-distribution 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 subsection (2) on a lot must not exceed 900 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) The provisions in Table 1303-2 apply in the RC6 and RC7 subzones:

Table 1303-2 – RC6 and RC7 Provisions			
Zoning Mechanism		**Provisions**	
Subzone		**(a) RC6**	**(b) RC7**
(i) Minimum lot area (m²)		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. Where abutting an ME, RIL, RC, RG or RH Zone	3	3
	2. All other cases	4.5	4.5
(v) Minimum exterior side yard setback (m)		6	6
(vi) Minimum rear yard setback (m)	1. Where abutting an ME, RIL, RC, RG or RH Zone	3	3
	2. Where abutting a street	8	8
	3. All other cases	10	10
(vii) Maximum building height (m)		15	15
(viii) Maximum lot coverage (%)		50	50

Subsection (3) – Table 1308-3 – 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 1303-4 – RC8 Subzone

Provisions	Notes
Permitted Uses (1) Despite subsections 1303(1), (2) and (3), only the following uses are permitted in the RC8 subzone: • artist studio • automobile dealership • automobile rental establishment • automobile service station • bank • catering establishment • drive-through facility • funeral home • gas bar • heavy equipment and vehicle sales, rental and servicing • indoor entertainment facility • light industrial use • medical facility • office • personal service business • place of assembly • research and development centre • restaurant • retail store	This subzone replaces RC11. **Subsection (1)** – Carried forward from Subsection 218(10)(a) in the current Zoning By-law.
Conditional Uses (2) One dwelling unit is permitted providing it must be located in the same building as a permitted use.	**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 RC8.

Zone Provisions

(3) The provisions in Table 1303-3 apply in the RC8 subzone:

Table 1303-3 – RC8 Subzone Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (m²)		1,350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)	(i) Where 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)		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 1303-5 – RC9 Subzone	
Provisions	**Notes**

Permitted Uses

(1) Despite subsections 1303(1), (2) and (3), only the following uses are permitted in the RC9 subzone:

- animal care establishment
- artist studio
- automobile dealership
- automobile rental establishment
- 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
- indoor entertainment facility
- instructional facility
- library
- medical facility
- micro-distribution facility
- office
- parking lot
- 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) One dwelling unit is permitted providing it must be located in the same building as a permitted use.

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.

Zone Provisions

(3) 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) The provisions in Table 1303-4 apply in the RC9 subzone:

Table 1303-4 – RC9 Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		1,350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)	(i) Where 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 Zone (ME)

Provisions	Notes
Purpose The purpose of the Mineral Aggregate Extraction Zone is to: • *Permit licensed mineral extraction operations in areas subject to the Mineral Aggregate Overlay in the Official Plan.* • *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.* • *Impose regulations to minimize the impact of mineral extraction operations on the surrounding area.* • *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 mineral aggregate resources.* • *The ME1 subzone is used to permit dwelling units; the ME2 subzone is used to limit mineral aggregate operations to a pit; and the ME3 subzone is used to permit dwellings where mineral aggregate operations are limited to a pit.*	The first bullet has been revised with new Official Plan designations. The second and third bullets have been carried forward from the current Zoning By-law 2008-250. The fourth bullet point consolidates statements that were in subzone provisions to the purpose section as they explain the intent of provisions. To ensure consistency with the definitions used in the Provincial Planning Statement, 2024, the term “mineral aggregate” is now used instead of “mineral.” Subzone descriptions have been moved to the purpose statement.
Permitted Uses (1) In the Mineral Aggregate Extraction Zone, the following uses are permitted: • agricultural use • agriculture-related use • environmental preserve and educational area • equestrian establishment • forestry operation • kennel • leaf and yard waste composting facility • mineral extraction operation	**Subsection (1)** – Carried forward from Subsection 213(1)(a) in the current Zoning By-law.
Conditional Uses (2) One mobile home is permitted provided that it must be located on the same lot as, and associated with, an operating mineral extraction operation. (3) A waste processing and transfer facility, limited to inert construction materials such as concrete and asphalt is permitted, provided that it must be located on the same lot as an operating mineral extraction operation.	**Subsection (2)** – 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. **Subsection (3)** – Carried forward from Subsection 213(2)(d) in the current Zoning By-law.
Zone Provisions (4) In the Mineral Aggregate Extraction Zone, the following provisions apply: (a) agriculture-related uses are permitted only a lot of 10 hectares or greater; and (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. (5) The provisions in Table 1304 apply in the Mineral Aggregate Extraction Zone:	**Subsections (4)(a) and (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 is now a written provision. **Subsection (5) – Table 1304** – Carried forward from Section 213(3) in in the current Zoning By-law.

Table 1304 – Mineral Aggregate 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 Subzones

Section 1304-1 – Mineral Aggregate Extraction Subzone 1 (ME1)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses listed in subsections 1304(1), (2) and (3), the following use is also permitted in the ME1 subzone: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted on a lot; and (b) a dwelling unit located in a coach house counts towards clause (1)(a).	**Subsection (1)** – 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.
Zone Provisions (2) Despite Table 1304, the minimum front yard setback for a dwelling unit is 10 metres and the maximum front yard setback for a dwelling unit is 45 metres.	**Subsection (2) –** Revised from Subsection 214(1)(b) in the current Zoning By-law to reduce the minimum front yard setback to 10 metres, which is the same as the Rural Countryside Zone. The maximum setback has been carried forward.

Section 1304-2 – Mineral Aggregate Extraction Subzone 2 (ME2)	
Provisions	**Notes**
Permitted Uses (1) Despite subsection 1304(1), a mineral extraction operation is limited to a pit in the ME2 subzone.	**Subsection (1)** – Carried forward from Subsection 214(2) in the current Zoning By-law.

Section 1304-3 – Mineral Aggregate Extraction Subzone 3 (ME3)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses listed in subsections 1304(1), (2) and (3), the following use is also permitted ME3 subzone: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted within a building; and (b) a dwelling unit located in a coach house counts towards clause (1)(a).	**Subsection (1)** – Carried forward from Subsection 214(3)(a) in the current Zoning By-law.
(2) Despite subsection 1304(1), a mineral extraction operation is limited to a pit in the ME3 subzone.	**Subsection (2)** – Carried forward from Subsection 214(3)(a) in the current Zoning By-law.
Zone Provisions (3) Despite Table 1304, the minimum front yard setback for a dwelling unit is 10 metres and the maximum front yard setback for a dwelling unit is 45 metres.	**Subsection (3)** – Revised from Subsection 214(3)(b) in the current Zoning By-law to reduce the minimum front yard setback to 10 metres, which is the same as the Rural Countryside Zone. The maximum setback has been carried forward.

Section 1305 – Mineral Aggregate Reserve Zone (MR)

Provisions	Notes
Purpose The purpose of the Mineral Aggregate Reserve Zone is to: • *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.* • *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.* • *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.* • *Recognize existing dwellings through the MR1 Subzone.*	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. 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. The second and third bullets have been carried forward from the current Zoning By-law 2008-250. The fourth bullet point consolidates statements from subzone provisions to the purpose section as they explain the intent of provisions.
Permitted Uses (1) In the Mineral Aggregate Reserve Zone, the following uses are permitted: • agricultural use • agriculture-related use • environmental preserve and educational area • equestrian establishment • forestry operation • kennel	**Subsection (1)** – Carried forward from subsection 215(1)(a) in the current Zoning By-law.
Zone Provisions (2) In the Mineral Aggregate Reserve Zone, the following provisions apply: (a) agriculture-related uses are permitted only a lot of 10 hectares or greater; and (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. (3) The provisions of Table 1305 apply in the Mineral Aggregate Reserve Zone:	**Subsections (2)(a) and (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. **Subsection (3) – Table 1305** – Carried forward from Section 215(2) in 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.

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 Subzone

Section 1305-1 – Mineral Aggregate Reserve Subzone 1 (MR1)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses listed in subsection 1305(1), the following use is also permitted in the ME1 subzone: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (b) a dwelling unit located in a coach house counts towards clause (1)(a).	**Subsection (1)** – 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.
Zone Provisions (2) Despite Table 1305, the maximum front yard setback for a dwelling is 45 metres.	**Subsection (2)** – 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.

Section 1306 – Rural General Industrial Zone (RG)

Provisions	Notes
Purpose The purpose of the Rural General Industrial Zone is to: • *Permit the development of light industrial uses in areas mainly designated as Rural Countryside and Village in the Official Plan.* • *Accommodate a range of light industrial uses as well as limited service or commercial uses.* • *Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*	The first bullet has been updated to include new Official Plan Designations. The second bullet has been changed to remove “traveling public” as zoning cannot regulate who uses a commercial use. The third bullet has been carried forward. The RG4 and RG5 subzones have been replaced by Rural Industrial and Logistics zones.
Permitted Uses (1) In the Rural General Industrial Zone, the following uses are permitted: • animal care establishment • automobile body shop • automobile dealership • automobile service station • broadcasting and production studio • cannabis production facility, indoor • car wash • drive-through facility • emergency service • gas bar • heavy equipment and vehicle sales, rental and servicing • instructional facility • kennel • leaf and yard waste composting facility • light industrial use • office • parking lot • personal service business • restaurant • retail store • storage yard • truck transport terminal • warehouse • waste processing and transfer facility, non-putrescible	**Subsection (1)** – Revised from Subsections 219(1) and (2) in the current Zoning By-law 2008-250 with the following uses added: • broadcasting and production studio • emergency service • instructional facility The following uses have been moved from conditional to permitted uses: • animal care establishment • car wash • personal service business • restaurant • retail store The Official Plan direction in Policy 9.3 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.
Conditional Uses (2) One dwelling unit is permitted provided it must be located on the same lot as a use listed in subsection (1).	**Subsection (2)** – 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.

Zone Provisions

(3) 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) The provisions in Table 1306 apply in the Rural General Industrial Zone and the RG1, RG2 and RG3 subzones:

Table 1306 – Rural General Industrial Zone (RG), and RG1, RG2 and RG3 Subzones Provisions

Zoning Mechanism		**Provisions**			
Subzone		**(a) RG**	**(b) RG1**	**(c) RG2**	**(d) RG3**
(i) Minimum lot area (m²)		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. Where 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. Where 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 building height (m)		15	15	15	15
(viii) Maximum lot coverage (%)		50	50	50	50

Deleted from DRAFT 1 – provision limiting size of sales and display areas, because a retail use is permitted.

Subsection (3) – 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 – Rural Heavy Industrial Zone (RH)

Provisions	Notes
Purpose The purpose of the Rural Heavy Industrial Zone is to*:* • *Permit the development of heavy industrial uses in areas designated as Rural Countryside in the Official Plan.* • *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.* • *Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*	The first bullet has been updated to reflect new Official Plan designations. Any RH parcels under the current Zoning By-law designated Rural Industrial and Logistics by the Official Plan will be zoned RIL – Rural Industrial and Logistics, which includes all of the RH4 and RH5 subzones in the Carp Road Corridor. The second and third bullets have been retained.
Permitted Uses (1) In the Rural Heavy Industrial Zone, the following uses are permitted: • automobile body shop • automobile service station • cannabis production facility, indoor • crematorium • drive-through facility • gas bar • heavy equipment and vehicle sales, rental and servicing • heavy industrial use • kennel • leaf and yard waste composting facility • light industrial use • parking lot • personal service business, limited to a service and repair shop • storage yard • truck transport terminal • warehouse • waste processing and transfer facility	**Subsection (1)** – Carried forward from Subsection 221(1)(a) in the current Zoning By-law 2008-250.
Conditional Uses (2) The following conditional uses are also permitted in the Rural Heavy Industrial Zone provided the use is located on the same lot as a use listed in subsection (1): • car wash • 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) (3) The following conditional uses are also permitted in the Rural Heavy Industrial Zone • office • restaurant (a) the use is located on the same lot as a use listed in subsection (1); and (b) the use is limited to a maximum gross floor area of 300 square metres.	**Subsection (2) –** Carried forward from Subsection 221(2) in the current Zoning By-law, except that retail food store has been added. **Subsection (3)** – 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.

Zone Provisions

(4) 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) The provisions in Table 1307 apply in the Rural Heavy Industrial Zone and the RH1, RH2 and RH3 Subzones:

Table 1307 – Rural Heavy Industrial Zone (RH) and RH1, RH2 and RH3 subzones Provisions					
Zoning Mechanism		**Provisions**			
Subzone		**(a) RH**	**(b) RH1**	**(c) RH2**	**(d) RH3**
(i) Minimum lot area (m²)		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. Where 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 – provision limiting size of sales and display areas, because a retail use is permitted.

Subsection (4) – Carried forward from Subsection 221(3)(i) in the current Zoning By-law, but relocated from the table.

Subsection (5) – Table 1307 – 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 – Rural Industrial and Logistics Zone (RIL)

Provisions	Notes
Purpose The purpose of the Rural Industrial and Logistics Zone is to: • *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.* • *Permit a limited number of commercial uses intended to provide services to employees or the travelling public.* • *Regulate development in a manner that minimizes impacts on the surrounding rural area.* • *Heavy industrial and noxious uses will be directed to the RIL3, RIL4 and RIL5 subzones.*	This is a new zone to recognize protections for employment uses in the Provincial Policy Statement and lands designated as Rural Industrial and Logistics in the Official Plan. Provisions are generally adapted from the existing rural commercial (RC) and rural industrial (RG and RH) zones. The primary zone, and the RIL1 and RIL2 subzones replace the current RG zones. The RIL subzones that reflect the area-specific policies for the Carp Road Corridor have been deleted for the third draft as a result of the revised definition of *area of employment* in the *Planning Act.*
Permitted Uses (1) In the Rural Industrial and Logistics Zone, the following uses are permitted: • automobile body shop • automobile service station • cannabis production facility, indoor • drive-through facility • gas bar • heavy equipment and vehicle sales, rental, and servicing • leaf and yard waste composting facility • light industrial use • research and development centre • storage yard • truck transport terminal • warehouse • waste processing and transfer facility, non-putrescible	**Subsection (1)** – New provision that implements Official Plan Policy 9.3.2.1 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. Sensitive land uses that would conflict with or be negatively affected by industrial facilities are prohibited by Official Plan Policy 9.3.2.2. **Subsection (1)** – Permitted uses have been modified in accordance with uses permitted within the revised definition of *area of employment* in the *Planning Act.*
Conditional Uses (2) The following conditional uses are permitted in the Rural Industrial and Logistics Zone provided the gross floor area of each individual occupancy for a use must not exceed 300 square metres: • car wash • personal service business, limited to a service and repair shop • restaurant • training centre (3) An automobile dealership is permitted provided it is located on the same lot as an automobile service station or an automobile body shop.	**Subsection (2)** – New provision that implements Official Plan Policy 9.3.2.1(d) 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. **Subsection (3)** – New provision that permits automobile sales in association with permitted uses.

Zone Provisions

(4) 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 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) The provisions in Table 1308 apply in the Rural Industrial and Logistics Zone:

Table 1308 – Rural Industrial and Logistics Zone (RIL) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		8,000
(b) Minimum lot width (m)		50
(c) Minimum front yard setback (m)		8
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an ME, RIL, RC, RG or RH Zone	3
	(ii) All other cases	8
(e) Minimum exterior side yard setback (m)		8
(f) Minimum rear yard setbacks (m)	(i) Where abutting an ME, RIL, RC, RG or RH Zone	3
	(ii) Where abutting a street	8
	(iii) All other cases	10
(g) Maximum building height (m)		15
(h) Maximum lot coverage (%)		50

Subsection (4)(a) – New provision that allows permitted uses to have on-site sales and display areas.

Subsection (4)(b) – Carried forward from Section 219(3)(i) in the current Zoning By-law 2008-250, but moved out of the table.

Subsection (5) – Table 1308 – 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 1308-1 to 1308-4 – Rural Industrial and Logistics Subzones

Section 1308-1 – RIL1 and RIL2 Subzones

Provisions	Notes
Zone Provisions (1) In the RIL1 and RIL2 subzones, the following provisions apply: (a) despite Table 1308, the minimum lot area in RIL1 is 4,000 square metres and the minimum lot width is 30 metres; and (b) despite Table 1308, the minimum lot area in RIL2 is 2,000 square metres and the minimum lot width is 30 metres.	The RIL1 subzone replaces the current RG and RG5 subzones. The RIL2 subzone replaces the current RG2, RG3, and RG4 subzones. **Subsection (1)** – 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.

Section 1308-2 – RIL3, RIL4 and RIL5 Subzones

Provisions	Notes
Permitted Uses (1) In addition to the uses permitted in subsections 1308(1) and (2), the following uses are also permitted in the RIL3, RIL4 and RIL5 subzones: • crematorium • heavy industrial use • waste processing and transfer facility	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. The RIL3 subzone replaces the current RH1 and the RH5 subzone. The RIL4 subzone replaces the current RH zone. The RIL5 subzone replace the current RH2 and RH3 subzones. **Subsection (1)** – Carried forward from the RH permitted uses in section 221(1)(a) of the current Zoning By-law.
Zone Provisions (2) The provisions in Table 1308-1 apply in the RIL3, RIL4 and RIL5 subzones:	**Subsection (2) – Table 1308-2** – 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.

Table 1308-1 – RIL3, RIL4 and RIL5 Subzone Provisions

Zoning Mechanism		Provisions		
Subzone		(a) RIL3	(b) RIL4	(c) RIL5
(i) Minimum lot area (m²)		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. Where abutting an 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. Where abutting an ME, RIL, RC, RG or RH Zone	3	3	3
	2. Where abutting a street	12	12	12
	3. All other cases	15	15	15
(vii) Maximum building height (m)		15	15	15
(viii) Maximum lot coverage (%)		50	50	50

Section 1309 – Rural Institutional Zone (RI)

Provisions	Notes
Purpose The purpose of the Rural Institutional Zone is to: • *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.* • *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.* • *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.*	The purpose statement has been carried forward with updated Official Plan designations.
Permitted Uses (1) In the Rural Institutional Zone, the following uses are permitted: (a) Residential uses: • one dwelling unit (b) Non-residential uses: • cemetery • community centre • day care • emergency service • environmental preserve and educational area • government service centre • library • market • museum • place of assembly • place of worship • recreational and athletic facility • school • shelter	**Subsection (1)** – 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.
Conditional Uses (2) The following conditional use is also permitted in the Rural Institutional Zone: • instructional facility • restaurant • retail store Subject to: (a) the use must be located on the same lot as a use listed in subsection (1); and (b) must not exceed 300 square metres of gross floor area.	**Subsection (2)** – 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.

Zone Provisions

(3) The provisions in Table 1309 apply in the Rural Institutional Zone:

Table 1309 – Rural Institutional Zone (RI) Provisions		
Zoning Mechanism		**Provisions**
Zone/Subzone		**(a) RI**
(i) Minimum lot area (m²)		2,000
(ii) Minimum lot width (m)		30
(iii) Minimum front yard setback (m)		6
(iv) Minimum interior side yard setback (m)		6
(v) Minimum exterior side yard setback (m)		6
(vi) Minimum rear yard setbacks (m)	1. Where abutting a Residential Zone	10
	2. All other cases	7.5
(vii) Maximum building height (m)		10
(viii) Maximum lot coverage (%)		50
(ix) Minimum landscaped area (%)		20

Subsection (3) – Table 1309 – 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 1309-1 to 1309-3 – Rural Institutional Subzones

Section 1309-1 – Rural Institutional 1, 2 and 3 Subzones (RI1, RI1 and RI3)

Provisions	Notes
Zone Provisions (1) The provisions in Table 1309-1 apply in the RI1, RI2 and RI3 subzones:	**Subsection (1) – Table 1309-1** – Carried forward from Subsection 224(2)(b) in the current Zoning By-law.

Table 1309-1 – RI1, RI2 and RI3 Subzone Provisions

Zoning Mechanism		Provisions		
Zone/Subzone		**(a) RI1**	**(b) RI2**	**(c) RI3**
(i) Minimum lot area (m²)		1,000	4,000	10,000
(ii) Minimum lot width (m)		30	60	75
(iii) Minimum front yard setback (m)		6	9	9
(iv) Minimum interior side yard setback (m)		3	9	9
(v) Minimum exterior side yard setback (m)		6	9	9
(vi) Minimum rear yard setbacks (m)	1. Where abutting a Residential Zone	10	10	10
	2. All other cases	7.5	10	10
(vii) Maximum building height (m)		10	12	12
(viii) Maximum lot coverage (%)		75	30	30

Section 1309-2 – Rural Institutional Subzone 4 (RI4)

Provisions	Notes
Permitted Uses (1) In addition to the uses listed in subsections 1309(1), (2) and (3), the following uses are also permitted in RI4 subzone: • fairground • sports arena	**Subsection (1)** – 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.
Zone Provisions (2) The provisions in Table 1309-2 apply in the RI4 subzone:	**Subsection (2) – Table 1309-2** – Carried forward from Subsection 224(2)(b) in the current Zoning By-law.

Table 1309-2 – RI4 Subzone Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	10,000
(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 1309-3 – Rural Institutional 5, 6 ,7 and 8 Subzones (RI5, RI6, RI7 and RI8)

Provisions	Notes
Permitted Uses (1) Despite subsections 1309 (1), (2) and (3), only the following uses are permitted in the RI5, RI6, RI7 and RI8 subzones: (a) Residential uses: • one dwelling unit (b) Non-residential uses: • cemetery • community centre • day care • emergency service • environmental preserve and education area • library • museum • place of worship • school	**Subsection (1)** – 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, library and museum have been added as uses.
Conditional Uses (2) The following conditional uses are also permitted in the RI5, RI6, RI7 and RI8 subzones provided they are located on the same lot as a permitted use: • artist studio • place of assembly	**Subsection (2)** – This new provision permits new uses that are complimentary to the permitted uses in these subzones.
Zone Provisions (3) The provisions in Table 1309-3 apply in the RI5, RI6, RI7 and RI8 subzones:	**Subsection (3) – Table 1309-2** – Carried forward from Subsection 224(c) in the current Zoning By-law.

Table 1309-3 – RI5, RI6, RI7 and RI8 Subzone Provisions

Zoning Mechanism		Provisions			
Subzone		**(a) RI5**	**(b) RI6**	**(c) RI7**	**(d) RI8**
(i) Minimum lot area (m²)		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. Where 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

Section 1310 – Rural Residential Zone (RR)

Provisions	Notes
Purpose The purpose of the Rural Residential Zone is to: • *Recognize existing residential development in Rural Countryside and Greenbelt areas outside of Villages.* • *Regulate development in a manner that respects both the residential character of the area and the surrounding rural context.* • *Represent historical country lot developments through the RR1, RR2 and RR3 subzones.* • *Represent existing small lot rural development in hamlets and clusters as well as golf course estate subdivisions through the RR4 to RR17 subzones.*	The purpose statement has been updated to reflect the policies of the new Official Plan in Section 9.2.3, 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. 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
Permitted Uses (1) In the Rural Residential Zone, the following use is permitted: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a).	**Subsection (1)** – 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. Bed and breakfast, group home, retirement home, converted, home-based business and home-based daycare are generally permitted wherever residential uses are allowed.
Zone Provisions (2) 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. (3) The provisions in Table 1310 apply in the Rural Residential Zone:	**Subsection (2)(a)** – New provision that allows development on existing lots to occur provided all other provisions can be met. This provision has been deleted for the third draft as subsection 103(4) allows development on an existing lot, including on vacant lots, that do not meet lot width or lot area requirements. **Subsection (2)**– Carried forward from Subsection 225(1)(e) in the current Zoning By-law. **Subsection (3) – Table 1310** – Carried forward from Subsection 225(2) in the current Zoning By-law.

Table 1310 – Rural Residential Zone (RR) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	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 1310-1 to 2 – Rural Residential Subzones

Section 1310-1 – RR1, RR2 and RR3 Subzones

Provisions	Notes

Zone Provisions

(1) The provisions in Table 1310-1 apply in the RR1, RR2 and RR3 subzones:

Table 1310-1 – RR1, RR2 and RR3 Subzone Provisions

Zoning Mechanism	Provisions		
Subzone	**(a) RR1**	**(b) RR2**	**(c) RR3**
(i) Minimum lot area (m²)	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

Subsection (1) – Table 1310-1 – 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.

These subzones are used for existing country lot developments.

Section 1310-2 – RR4 to RR17

Provisions	Notes

Zone Provisions

(1) The provisions in Table 1310-2 apply in the RR4 to RR17 subzones:

Table 1310-2 – RR4 to RR8 Subzone Provisions

Zoning Mechanism	Provisions				
Subzone	**(a) RR4**	**(b) RR5**	**(c) RR6**	**(d) RR7**	**(e) RR8**
(i) Minimum lot area (m^2)	8,000	8,000	8,000	8,000	8,000
(ii) Minimum lot width (m)	40	45	40	40	40
(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 1310-2 – RR9 to RR13 Subzone Provisions

Zoning Mechanism	Provisions				
Subzone	**(f) RR9**	**(g) RR10**	**(h) RR11**	**(i) RR12**	**(j) RR13**
(i) Minimum lot area (m^2)	8,000	8,000	8,000	8,000	8,000
(ii) Minimum lot width (m)	40	40	40	40	40
(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 1310-2 – revised 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 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 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 1310-2 – RR14 to RR17 Subzone Provisions				
Zoning Mechanism	**Provisions**			
Subzone	**(k) RR14**	**(l) RR15**	**(m) RR16**	**(n) RR17**
(i) Minimum lot area (m^2)	8,000	8,000	8,000	8,000
(ii) Minimum lot width (m)	40	40	40	40
(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 – Village Mixed-Use Zone (VM)

Provisions	Notes
Purpose The purpose of the Village Mixed-Use Zone is to: • *Permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan.* • *Reinforce Village core areas and main streets by promoting small-scale, street-oriented building form.* • *Recognize the function of Business Improvement Areas as primary business or shopping areas.* • *The VM7 subzone applies in North Gower; the VM8 subzone applies in the Village of Richmond; and VM9 applies in the Village of Manotick.*	The purpose statement has been carried forward from the current Zoning By-law. A new bullet has been introduced to indicate where three village-specific subzones apply.
Permitted Uses (1) In the Village Mixed-Use Zone, the following uses are permitted: (a) Residential uses: • dwelling unit (b) Non-residential uses: • animal care establishment • artist studio • automobile rental establishment, • automobile service station • bank • catering establishment • cemetery • community centre • day care • emergency service • funeral home • gas bar • government service centre • hotel • indoor entertainment facility • instructional facility • library • marine facility • medical facility • micro-distribution facility • museum • office • personal service business • place of assembly • place of worship • recreation and athletic facility • restaurant • retail store • school • shelter • sports arena • storefront industry • theatre	**Subsection (1)(a)** – Revised from Section 229(1) in the current Zoning By-law 2008-250 to reflect shift away from typologies. **Subsection (1)(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. Diplomatic mission has been removed as it is permitted under the use, ‘dwelling unit’ and embassies and consulates are permitted under the use, ‘office’. Food production has been removed as a permitted use, as it is a generally permitted use in the VM zone under Section 309. 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.
Conditional Uses (2) An automobile dealership is permitted in the Village Mixed-Use Zone provided 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.	**Subsection (2)** – Carried forward from Section 229(3) in the current Zoning By-law. **Subsection (3)** – Deleted for the final draft of the Zoning By-law. Official Plan policy 9.4.2.c and Consolidated

Villages Secondary Plan policy 3.7 direct that residential care facilities should be broadly permitted in Villages.

Zone Provisions

(3) In the Village Mixed-Use Zone, the following provisions apply:

(a) all uses located on the ground floor must have a street-facing entrance;

(b) automobile rental establishment and automobile service station are not permitted on lots subject to the Village Enterprise Overlay in the Village of Greely;

(c) outdoor storage accessory to a non-residential use is only permitted where:

(i) the principal building occupies 65 per cent of the street frontage for a minimum depth of 3 metres;

(ii) it is not located in a required yard; and

(iii) it is screened from a public street, and from residential or institutional zones.

(d) where a yard is provided and not used for required driveways, walkways, aisles, parking or loading spaces, the whole yard must be landscaped; and

(e) an individual occupancy is limited to a maximum of 2,500 square metres of gross leasable floor area when the lot is located in a village shown on Schedule A2 – Rural Villages.

(4) The provisions in Table 1311 apply in the Village Mixed-Use Zone:

Table 1311 – Village Mixed-Use Zone (VM) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		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) Where abutting a Residential Zone:	3
	(ii) Where abutting all other Zones:	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 where abutting a Residential Zone:	7.5
	(iii) All other cases:	No minimum
(g) Maximum building height (m)		11

Subsection (3)(a) – Deleted for the final draft as subsection 103(3) applies. Section 103(3) permits development on existing lots, including vacant lots, that are non-complying for lot width or lot area.

Subsection (3)(a) – Revised from Section 229(1)(d) in the current Zoning By-law with minor wording changes for clarity.

Subsection (3)(b) – Carried forward from Section 229(3) in the current Zoning By-law.

Subsection (3)(c) – Revised from Section 229(1)(b) in the current Zoning By-law with minor wording changes for clarity.

Subsection (3)(d) – Carried forward from Table 229(2)(h) in the current Zoning By-law, but relocated out of the table.

Subsection (3)(e) – Carried forward from 229(1)(g) in the current Zoning By-law.

Subsection (4) - Table 1311 – Carried forward from Section 229(2) in the current Zoning By-law. The minimum building height requirement has been removed for the final draft.

Sections 1311-1 to 1311-10 – Village Mixed-Use Subzones

Section 1311-1 – Village Mixed-Use Subzone 1 (VM1)

Provisions	Notes
Permitted Uses (1) Despite subsection 1311(1), only the following uses are permitted in VM1 subzone: (a) Residential uses: • dwelling unit (b) Non-residential uses: • bank • community centre • day care • government service centre • personal service business • restaurant • retail store	**Subsection (1)(a)** – New provision that revises residential uses to a form-based approach. **Subsection (1)(b)** – Carried forward from Subsection 230(1)(a) in the current Zoning By-law.
Zone Provisions (2) In VM1 subzone, the following additional provisions apply: (a) non-residential uses must be located on the ground floor of a building; and (b) each non-residential occupancy must not exceed 200 square metres in gross leasable floor area. (3) The provisions in Table 1311-1 apply in the VM1 subzone:	**Subsections (2)(a) and (b)** – Carried forward from Subsection 230(1)(a)(i) and (ii) in the current Zoning By-law. **Subsection (3)** – Carried forward from Subsection 230(1)(b) in the current Zoning By-law.

Table 1311-1 – VM1 Subzone Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		1,350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		3
(d) Minimum interior side yard setbacks (m)	(i) Where abutting a Residential Zone	5
	(ii) All other cases	No minimum
(e) Minimum exterior side yard setback (m)		3
(e) Minimum rear yard setbacks (m)	(i) Where 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) Where abutting a street	3
	(iv) All other cases	No minimum
(f) Maximum building height (m)		8
(g) Minimum width of landscaped area (m)	(i) Where abutting a street	3
	(ii) Where 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) All other cases	No minimum

Section 1311-2 – Village Mixed-Use Subzone 2 (VM2)

Provisions	Notes

Permitted Uses

(1) Despite subsection 1311(1), only the following uses are permitted in the VM2 subzone:

(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 service business
- place of assembly
- place of worship
- restaurant
- retail store
- 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) Each individual, non-residential occupancy must not exceed a gross leasable floor area of 120 square .

(3) The provisions in Table 1311-2 apply in the VM2 subzone:

Table 1311-2 – VM2 Subzone Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		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) All other uses	7.5
(g) Maximum building height (m)		11

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.

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 1311-3 – Village Mixed-Use Subzone 3 (VM3)

Provisions	Notes
Zone Provisions (1) Table 1311-1 applies in the VM3 subzone.	**Subsection (1)** – 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.

Section 1311-4 – Village Mixed-Use Subzone 4 (VM4)

Provisions	Notes
Permitted Uses (1) In addition to the uses listed in subsections 1311(1) and (2), a parking lot is also permitted in the VM4 subzone.	**Subsection (1)** – Carried forward from Subsection 230(4)(a) in the current Zoning By-law.
Prohibited Uses (2) The following uses are prohibited in the VM4 subzone: • automobile rental establishment • automotive service station • cemetery • gas bar • marine facility • residential care facility	**Subsection (2)** – Carried forward from Subsection 230(4)(b) in the current Zoning By-law
Zone Provisions (3) The provisions in Table 1311-4 apply in the VM4 subzone:	**Subsection (3)** – Carried forward from Subsection 230(4)(c) in the current Zoning By-law.

Table 1311-4 – VM4 Subzone Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		600
(b) Minimum lot width (m)		18
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Zone	6
	(ii) All other cases	1
(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

Section 1311-5 – Village Mixed-Use Subzone 5 (VM5)

Provisions	Notes
Conditional Uses (1) Despite the residential uses listed in clause 1311(1)(a), only one dwelling unit is permitted and it must be ancillary to a permitted use.	**Subsection (1)** – Revised from Subsections 230(5)(a) and (b) in the current Zoning By-law to maintain current limit on the number of dwelling units.
Prohibited Uses (2) The following uses are prohibited in the VM5 subzone: • residential care facility • rooming house • shelter	**Subsection (2)** – 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).

Section 1311-6 – Village Mixed-Use Subzone 6 (VM6)

Provisions	Notes
Prohibited Uses (1) The following uses are prohibited in the VM6 subzone: • automobile rental establishment • automotive service station • gas bar • marine facility	**Subsection (1)** – Carried forward from 230(6)(a) in the current Zoning By-law.
Zone Provisions (2) The provisions in Table 1311-6 apply in the VM6 subzone:	**Subsection (2)** – Carried forward from 230(6)(b) in the current Zoning By-law.

Table 1311-6 – VM6 Subzone Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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

Section 1311-7 – Village Mixed-Use Subzone 7 (VM7)

Provisions	Notes
Prohibited Uses (1) The following uses are prohibited in the VM7 subzone: • animal care establishment • automobile rental establishment • cemetery • marine facility	**Subsection (1)** – Carried forward from Subsection 230(7)(a) in the current Zoning By-law, except that food production has been removed from the list of prohibited uses for the final draft. 230(7)(b), a provision that permitted outdoor storage without restrictions, has been deleted and the primary zone provisions on outdoor storage will apply.

Section 1311-8 – Village Mixed-Use Subzone 8 (VM8)

Provisions	Notes
Prohibited Uses (1) The following uses are prohibited in the VM8 subzone: • automobile rental establishment • cemetery	**Subsection (1)** – Carried forward from Section 230(8)(a) in the current Zoning By-law.
(2) The following uses are also prohibited in the VM8 subzone, except those that existed on July 14, 2010: • automobile service station • gas bar	**Subsection (2)** – 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.
Zone Provisions (3) In the VM8 subzone, 50 per cent of the lot width within 3 metres of the front lot line must be occupied by building walls.	**Subsection (3)(a)** – Carried forward from Subsection 230(8)(d) in the current Zoning By-law.

Section 1311-9 – Village Mixed-Use Subzone (VM9)

Provisions	Notes
Conditional Uses (1) Despite clause 1311(1)(a), a dwelling unit is only permitted in the VM9 subzone provided that it is located in a mixed-use building above the ground floor.	**Subsection (1)** – Revised from Subsection 230(9)(b) in the current Zoning By-law to reflect form-based approach to residential uses.
Prohibited Uses (2) The following uses are prohibited in the VM9 subzone: • automobile rental establishment • automobile service station • cemetery • funeral home • gas bar • marine facility • sports arena	**Subsection (2)** – Carried forward from Subsection 230(9)(a) in the current Zoning By-law, except that food production has been removed from the list of prohibited uses for the final draft.

Section 1311-10 – Village Mixed-Use Subzone 10 (VM10)	
Provisions	**Notes**
Conditional Uses (1) Despite clause 1311(1)(a), a dwelling unit is only permitted in the VM10 subzone provided that it is located in a mixed-use building above the ground floor.	**Subsection (1)** – 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
Prohibited Uses (2) The following uses are prohibited in the VM10 subzone: • automobile rental establishment • automobile service station • cemetery • funeral home • gas bar • marine facility • sports arena	**Subsection (2)** – Carried forward from Subsection 230(10)(a) in the current Zoning By-law.

Section 1312 – Village Residential 1 Zone (V1)

Provisions	Notes
Purpose The purpose of the Village Residential 1 Zone is to: • *Permit a maximum of two dwelling units per lot in areas designated as Village in the Official Plan that are not serviced by municipal water or sewage services.* • *Regulate development in a manner that is respectful of the character of the village and the existing low-rise building form.* • *Implement Official Plan policies for minimum lot areas for Villages that are not on municipal water and sewage services.*	The first bullet of the purpose statement has been updated with new terminology. The second bullet has been introduced to describe the scale of development permitted by the V1 zone. 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. 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.
Permitted Uses (1) In the Village Residential 1 Zone, the following use is permitted: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a).	**Subsection (1)** – Revised from Section 231(1) in the current Zoning By-law 2008-250. V1 residential uses have changed to a form-based approach. Two dwelling units are permitted when not on full municipal services, which carries forward existing permissions for a primary unit and an accessory dwelling unit (ADU). As there is currently no size limit for ADU’s, there is no meaningful distinction between a primary and accessory dwelling. 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.

Zone Provisions

(2) In the Village Residential 1 Zone, development is permitted on a lot existing as of [the date of passing 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) The provisions in Table 1312 apply in the V1A to V1M subzones:

Table 1312 – V1A to V1E Subzone Provisions					
Zoning Mechanism	**Provisions**				
Subzone	**(a) V1A**	**(b) V1B**	**(c) V1C**	**(d) V1D**	**(e) V1E**
(i) Minimum lot area (m^2)	8,000	8,000	4,000	4,000	4,000
(ii) Minimum lot width (m)	60	50	45	40	40
(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 1312 – V1F to V1J Subzones Provisions					
Zoning Mechanism	**Provisions**				
Subzone	**(f) V1F**	**(g) V1G**	**(h) V1H**	**(i) V1I**	**(j) V1J**
(i) Minimum lot area (m^2)	4,000	4,000	4,000	4,000	4,000
(ii) Minimum lot width (m)	40	40	40	40	40
(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 1312 – V1K to V1M Subzones Provisions

Subsections (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 from 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 been increased to a minimum of 40 metres, as narrower lot widths would be unfeasible with 0.4 hectare minimum lot areas.

The subzone conversion from the current V1 Zone is as follows:

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

Zoning Mechanism	Provisions		
Subzone	**(k) V1K**	**(l) V1L**	**(m) V1M**
(i) Minimum lot area (m²)	4,000	4,000	4,000
(ii) Minimum lot width (m)	40	40	40
(iii) Minimum front yard setback (m)	7	9	6
(v) Minimum interior side yard setback (m)	2	3	3
(vi) Minimum exterior side yard setback (m)	4.5	9	6
(iv) Minimum rear yard setback (m)	6	7.5	7.5
(vii) Maximum building height (m)	11	11	11
(viii) Maximum lot coverage (%)	25	20	25

Section 1313 – Village Residential 2 Zone (V2)

Provisions	Notes
Purpose The purpose of the Village Residential 2 Zone is to: • *Permit up to three dwellings per lot in areas designated as Village in the Official Plan, where the lots are serviced by municipal water and sewage services.* • *Regulate development in a manner that is respectful of the character of the village and the existing low-rise building form.*	The first bullet of the purpose statement has been updated with new terminology. The second bullet has been introduced to describe the scale of development permitted by the V2 zone.
Permitted Uses (1) In the Village Residential 2 Zone, the following use is permitted: • dwelling unit Subject to the following: (a) a maximum of three dwelling units are permitted; and, (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a).	**Subsection (1)** – The Village Residential 2 zone carries forward the serviced subzones from the Village Residential First Density Zone in the current Zoning By-law 2008-250 as a separate zone. The zone permits up to three dwelling units on full municipal services as required by the Bill 23 changes to the Planning Act. 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.
Zone Provisions (2) The provisions in Table 1313 apply in the V2A, V2B, V2C, V2D and V2E subzones:	**Subsection (2) – Table 1313** – Carried forward from the subzones on full municipal services in Table 232 in the current Zoning By-law. The zone conversion is as follows: Current – New V1C – V2A V1M – V2B V1N – V2C V1O – V2D V1Q – V2E Former subsection (2) was deleted in Draft 3, as Section 103 provides provisions that ensure development can occur on lots that do not comply with the lot width or lot area required in Table 1313.

Table 1313 – V2A, V2B, V2C, V2D and V2E Subzone Provisions

Zoning Mechanism	Provisions				
Subzone	**(a) V2A**	**(b) V2B**	**(c) V2C**	**(d) V2D**	**(e) V2E**
(i) Minimum lot area (m^2)	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	6m 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

Section 1314 – Village Residential 3 Zone (V3)

Provisions	Notes
Purpose The purpose of the Village Residential 3 Zone is to: • *Permit up to six dwelling units in areas designated as Village in the Official Plan, where servicing permits.* • *Regulate development in a manner that reflects existing low-rise land use patterns while permitting vertically attached dwellings.*	The Village Residential Second Density Zone in the current Zoning By-law 2008-250 has been replaced by 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. 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.
Permitted Uses (1) In the Village Residential 3 Zone, the following residential use is permitted: • dwelling unit Subject to the following: (a) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (1)(a)(i); and (iii) despite sub clauses (1)(a)(i) and (ii), a total of six units are permitted on a lot where at least twice the required lot area and lot width is provided. (b) for all other servicing types: (i) a maximum of two dwelling units are permitted on a lot; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (1)(b)(i); and (iii) despite sub clauses (1)(b)(i) and (ii), a total of four units are permitted on a lot where at least twice the required lot area and lot width is provided.	**Subsection (1)** – Revised from Section 233(1)(c) in the current Zoning By-law 2008-250. Group home, bed & breakfast, home-based business, park and home-based daycare are now generally permitted wherever residential uses are permitted and are no longer listed. **Subsection (1)(a)** – 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 provided that the lot area and lot width are equal to or greater than twice the required amounts. **Subsection (1)(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).
Zone Provisions (2) The provisions in Table 1314 apply in the V3A and V3B subzones:	**Subsection (2)(a)** This provision has been deleted as subsection 103(4) allows development on a vacant lot that does not meet lot width or lot area requirements. **Subsection (2) – Table 1314** – The V3A subzone replaces the current V2D subzone and the V3B subzone replaces 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.

Table 1314 – V3A and V3B Subzone Provisions

Zoning Mechanism		Provisions	
Subzone		**(a) V3A**	**(b) V3B**
(i) Minimum lot area (m^2)	1. For each vertically attached dwelling	320	200
	2. For other uses	600	300
(ii) Minimum lot width (m)	1. For each vertically attached dwelling	10	10

	2. For other uses	20	10
(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

The current V2A, V2B and V2C subzones are proposed to be converted to exceptions.

Section 1315 – Village Residential 4 Zone (V4)

Provisions]	Notes
Purpose The purpose of the Village Residential 4 Zone is to: • *Permit a range of low and medium density housing types in areas designated as Village in the Official Plan.* • *Regulate development in a manner that is low-rise and compatible with its surroundings.*	The Village Residential Third Density Zone in the current Zoning By-law 2008-250 has been split into two zones for the second draft of the new Zoning By-law. The Village Residential 4 Zone carries forward the current V3A and V3B subzones that permitted densities up to townhouses, but not low-rise apartments. The current V3C and V3D subzones are proposed to be converted to exceptions as they are both very uncommon.
Permitted Uses (1) In the Village Residential 4 Zone, the following use is permitted: • dwelling unit Subject to the following: (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; (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a); and (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.	**Subsection (1)** – Revised from Section 235(1) in the current Zoning By-law to reflect a form-based approach to residential uses that maintains the existing scale of development from the current V3A and V3B subzones.
Conditional Uses (2) A planned unit development is permitted provided it is located on a lot in the Villages of Carp, Richmond, or Manotick.	**Subsection (2)** – Carried forward from Section 235(2) in the current Zoning By-law.
Zone Provisions (3) The provisions in Table 1315 apply in the V4A and V4B subzones:	**Subsections (3)(a) and (b)** –This provision has been deleted as subsection 103(4) allows development on a vacant lot that does not meet lot width or lot area requirements. **Subsection (3) – Table 1315** – Revised from Section 236 in the current Zoning By-law, but based on the provisions for the existing V3A and V3B subzones. 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 1315 – V4A and V4B Subzone Provisions

Zoning Mechanism		Provisions	
Subzone		**(a) V4A**	**(b) V4B**
(i) Minimum lot area (m^2)	1. For each vertically attached dwelling	200	240
	2. For all other uses	350	400
(ii) Minimum lot width (m)	1. For each vertically attached dwelling	6.5	6
	2. For all other uses	12	12
(iii) Minimum front yard setback (m)		6	6
(iv) Minimum interior side yard setback (m)		2	3
(v) Minimum exterior side yard setback (m)		4.5	6
(vi) Minimum rear yard setback (m)		7.5	7.5
(vii) Maximum building height (m)		11	11
(viii) Minimum landscaped area (%)		30	30
(ix) Maximum lot coverage (%)		40	30
(x) Maximum density (units per hectare)		40	No maximum

Section 1316 – Village Residential 5 Zone (V5)

Provisions	Notes
Purpose The purpose of the Village Residential 5 Zone is to: • *Permit a range of low and medium density housing types in areas designated as Village in the Official Plan.* • *Regulate development in a manner that respects existing land use patterns in Villages.*	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. 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.
Permitted Uses (1) In the Village Residential 5 Zone, the following use is permitted: • dwelling unit	**Subsection (1)** – Revised from Section 235(1) in the current Zoning By-law to convert the previous typology-based approach to residential uses to a form-based approach.
Conditional Uses (2) A planned unit development is permitted provided it is located on a lot in the Villages of Carp, Richmond or Manotick.	**Subsection (2)** – Carried forward from Section 235(2) in the current Zoning By-law.
Zone Provisions (3) The provisions in Table 1316 apply in the V5A, V5B andV5C subzones:	**Subsections (3)(a) and (b)** – This provision has been deleted as subsection 103(4) allows development on a vacant lot that does not meet lot width or lot area requirements. **Subsection (4) – Table 1316** – Revised from Section 236 in the current Zoning By-law. The V5A subzone replaces 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 range of residential uses, but did not have applicable provisions in a number of cases. New provisions have been introduced where needed to ensure a range of development is feasible.

Table 1316 – V5A, V5B andV5C Subzone Provisions

Zoning Mechanism		Provisions		
Subzone		**(a) V5A**	**(b) V5B**	**(c) V5C**
(i) Minimum lot area (m^2)	1. Per vertically attached dwelling	220	220	220
	2. For all other uses	900	2,000	360
	3. Per dwelling in a building containing more than 6 dwelling units	N/A	N/A	135
(ii) Minimum lot width (m)	1. Per vertically attached dwelling	6	6	6
	2. For all other uses	24	30	12
	3. Per dwelling in a building containing more than 6 dwelling units	N/A	N/A	30
(iii) Minimum front yard setback (m)		9	7.5	9
(iv) Minimum interior side yard setback (m)	1. For all other uses	3.5	3.5	1.2
	2. For a building containing more than 6 dwellings	N/A	N/A	6
(v) Minimum exterior side yard setback (m)		9	7.5	9
(vi) Minimum rear yard setback (m)		11	10.5	7.5
(vii) Maximum building height (m)		15	11	11

(viii) Minimum landscaped area (%)	25	35	30
(ix) Maximum lot coverage (%)	25	No maximum	30
(x) Maximum density (units per hectare)	99	No maximum	No maximum

Section 1317 – Mobile Home Park Zone (MH)

Provisions	Notes
Purpose The purpose of the Mobile Home Park Zone is to: • *Permit the development of and recognize existing mobile home parks in areas designated as Village, Rural Countryside or Neighbourhood in the Official Plan.* • *Allow a range of ancillary uses to serve the residents of the mobile home park.* • *Regulate development to ensure the orderly placement of mobile homes and service buildings within the mobile home park.*	**Section 1317** – Carried forward from Section 806 in the current Zoning By-law 2008-250. The provisions in this section are carried forward from the RM – Mobile Home Park zone. **Section 1317** – For the second draft, 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.
Permitted Uses (1) In the Mobile Home Park Zone, the following residential uses are permitted: • mobile home • mobile home park • one dwelling unit	**Subsection (1)** – 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.
Conditional Uses (2) The following conditional uses are also permitted in the Mobile Home Park Zone: • community centre • day care • personal service business • retail store Subject to: (a) they must be located on the same lot as a mobile home park; and (b) the cumulative total gross floor area of all conditional uses must not exceed 150 square metres.	**Subsection (2)** – Revised from Section 167 of the current Zoning By-law with a provision requiring conditional uses to not be visible from a public street being removed. 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.
Zone Provisions (3) The provisions in Table 1317 apply in the MH1, MH2, MH3, MH4 and MH5 subzones:	**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.

Table 1317– MH1, MH2, MH3, MH4 and MH5 Subzone Provisions

Zoning Mechanism	Provisions				
Subzone	**(a) MH1**	**(b) MH2**	**(c) MH3**	**(d) MH4**	**(e) MH5**
(i) Minimum lot area (ha)	4	0.2	13	23	4
(ii) Minimum lot width (m)	60	30	250	400	45
(iii) Minimum front yard setback (m)	7	5	15	15	9
(iv) Minimum interior side yard setback (m)	7	1.2	10	10	9

(v) Minimum exterior side yard setback (m)	7	5	25	15	9
(vi) Minimum rear yard setback (m)	7	7	10	10	9
(vii) Maximum building height (m)	10	10	5	10	10
(viii) Minimum landscaped area (%)	10	n/a	5	5	50
(ix) Maximum number of mobile homes in a mobile home park	No maximum	No maximum	As per applicable exception	95	5 per hectare

Section 1401 – Development Reserve Zone (DR)

Provisions	Notes
Purpose The purpose of the Development Reserve Zone is to: • *Recognize lands that are set aside for future urban development in the Official Plan.*	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.
Permitted Uses (1) In the Development Reserve Zone, the following uses are permitted: • agricultural use • agriculture-related use • emergency service • environmental preserve and education area • forestry operation • marine facility	**Subsection (1)** – 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.
Conditional Uses (2) On a lot existing as of [the date of passing of this By-law], dwelling units are also permitted provided: (a) they are located on the same lot as one or more of the uses listed in subsection (1); (b) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(b)(i); and (iii) subsection 702(2) does not apply to the DR – Development Reserve Zone, and the building envelope within this zone must be contained within a single parcel of urban residential land. (c) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(c)(i). (3) An on-farm diversified use is also permitted provided: (a) no new buildings are established for that use; and (b) uses are limited to conversions and temporary structures.	**Subsection (2)** – Revised from Section 237(1) of the current Zoning By-law with modifications to recognize changes to the *Planning Act* under Bill 23. **Subsection (3)** – Carried forward from Section 237(1) of the current Zoning By-law with minor word changes to improve clarity.
Zone Provisions (4) The provisions in Table 1401 apply in the Development Reserve Zone:	**Subsection (4)** – Carried forward from Section 237(2), Table 237 of the current Zoning By-law.

Table 1401 – Development Reserve Zone (DR) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	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 Subzones

Section 1401-1 – Development Reserve Subzone 1 (DR1)	
Provisions	**Notes**
Conditional Uses (1) The provisions in subsections 1401(1), 1401(2) and 1401(3) apply, except dwelling units are permitted in Development Reserve subzone 1 on a lot existing as of [the date of passing of this By-law] do not need to be located on the same lot as one or more of the uses listed in subsection 1401(1).	**Subsection (1)** – Revised from Section 238(1) of the current Zoning By-law, with modifications to recognize changes to the *Planning Act* under Bill 23.

Section 1401-2 – Development Reserve Subzone 2 (DR2)	
Provisions	**Notes**
Permitted Uses (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 also permitted.	**Subsection (1)** – Carried forward from Section 238(2) of the current Zoning By-law.

Section 1401-3 – Development Reserve Subzone 3 (DR3)	
Provisions	**Notes**
Conditional Uses (1) The provisions in subsections 1401(1), 1401(2) and 1401(3) apply, except dwelling units are permitted in Development Reserve subzone 3 on a lot existing as of [the date of passing of this By-law] and must be located on a lot abutting a public street if that public street existed as of June 25, 2008.	**Subsection (1)** – Revised from Section 238(3) of the current Zoning By-law, with modifications to recognize changes to the *Planning Act* under Bill 23.
Zone Provisions (2) The provisions in Table 1401-3 apply in the Development Reserve subzone 3 :	**Subsection (2)** – Carried forward from Section 238(3), Table 238A of the current Zoning By-law.

Table 1401-3 – Development Reserve Subzone 3 (DR3) Provisions

Zoning Mechanism	Provisions
(a) Minimum lot area (m^2)	4,000
(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

Section 1402 – Environmental Protection Zone (EP)

Provisions	Notes
Purpose The purpose of the Environmental Protection Zone is to: • *Recognize lands which are designated in the Official Plan as Significant Wetlands, Natural Environment Areas, Urban Natural Features, Greenbelt Natural Area, and Greenbelt Natural Linkage that contain important environmental resources which must be protected for ecological, educational and recreational reasons.* • *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.* • *Regulate development to minimize the impact of any buildings or structures within these environmental areas.*	These sections have been carried forward from Sections 183 and 184 of the current Zoning By-law 2008-250.
Permitted Uses (1) In the Environmental Protection Zone, the following uses are permitted: • environmental preserve and education area • forestry operation	**Subsection (1)** – Carried forward from Section 183(1) of the current Zoning By-law.
Zone Provisions (2) The provisions in Table 1402 apply in the Environmental Protection Zone :	**Subsection (2)** – 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.

Table 1402 – Environmental Protection Zone (EP) Provisions

Zoning Mechanism		Provisions
(a) Minimum lot area (m^2)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10
	(ii) All other uses	No minimum
(d) Minimum interior side yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	5
	(ii) All other uses	No minimum
(e) Minimum exterior side yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10
	(ii) All other uses	No minimum
(f) Minimum rear yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10
	(ii) All other uses	No minimum
(g) Maximum building height (m)		11
(h) Maximum lot coverage (%)		15

Sections 1402-1 to 1402-3 – Environmental Protection Subzones

Section 1402-1 – Environmental Protection Subzone 1 (EP1)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses permitted in subsection 1402(1), a utility installation is also permitted.	**Subsection (1)** – Carried forward from Section 184(1) of the current Zoning By-law.

Section 1402-2 – Environmental Protection Subzone 2 (EP2)	
Provisions	**Notes**
Permitted Uses (1) In addition to the uses permitted in subsection 1402(1), an agricultural use is also permitted.	**Subsection (1)** – Carried forward from Section 184(2)(a) of the current Zoning By-law
Conditional Uses (2) On a lot existing as of [the date of the passing of this By-law], dwelling units are also permitted in Environmental Protection subzone 2, provided: (a) they are located on a lot fronting on a public street; (b) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(b)(i); and (iii) subsection 702(2) does not apply to the EP2 – Environmental Protection subzone 2, and the building envelope within this subzone must be contained within a single parcel of urban residential land. (c) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(c)(i).	**Subsection (2)** – Revised from Section 184(2)(a) of the current Zoning By-law, with modifications to recognize changes to the *Planning Act* under Bill 23.

Section 1402-3 – Environmental Protection Subzone 3 (EP3)	
Provisions	**Notes**
Conditional Uses (1) On a lot existing as of [the date of the passing of this By-law], dwelling units are also permitted in Environmental Protection subzone 3, provided: (a) they are located on a lot fronting on a public street; (b) an accessory building or structure may be located no further than 60 metres from a building containing a dwelling unit; (c) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(c)(i); and	**Subsection (1)** – Carried forward from Section 184(3) of the current Zoning By-law, with modifications to recognize changes to the *Planning Act* under Bill 23.

(iii) subsection 702(2) does not apply to the EP3 – Environmental Protection subzone 3, and the building envelope within this subzone must be contained within a single parcel of urban residential land.

(d) for all other servicing types:

(i) a maximum of two dwelling units are permitted; and

(ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(d)(i).

Section 1403 – Greenbelt Facility Zone (GBF)

Provisions	Notes
Purpose The purpose of the Greenbelt Facility Zone is to*:* • *Protect the natural features of the National Capital Commission Greenbelt by limiting development to strategic areas as identified in the Official Plan.* • *Permit institutional, cultural, creative, recreation, tourism, office and research uses as outlined in the Official Plan.*	The Greenbelt Facility Zone is a new section for lands designated Greenbelt Facility on Schedule B4 of the Official Plan. The provisions are revised from the current Rural Commercial Subzone 10 (RC10) in the current Zoning By-law 2008-250.
Permitted Uses (1) In the Greenbelt Facility Zone, the following uses are permitted: • agriculture use • agriculture-related use • broadcasting and production studio • environmental preserve and education area • forestry operation • instructional facility • market • office • recreation and athletic facility • research and development centre	**Subsection (1)** – 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. Broadcasting and production studio, instructional facility, office and recreation and athletic facility are newly permitted uses to address Policy 8.4(3)(a) of the Official Plan.
Conditional Uses (2) The following uses are also permitted: • day care • personal service business • restaurant • retail store Subject to: (a) must be located on the same lot as one or more of the following uses: instructional facility, office, and research and development centre; (b) except day care, each use is limited to a maximum gross floor area of 300 square metres; and (c) the uses must not exceed a cumulative gross floor area of 3,000 square metres.	**Subsection (2)** – Personal service business, restaurant, and retail store are new conditional uses to provide more service options in the Greenbelt. **Subsection (2)(a)** – The location requirement in this provision is proposed to ensure the conditional use supports the employment use(s). **Subsections (2)(b) and (2)(c)** – 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.
Zone Provisions (3) Required front and exterior side yards must be landscaped, excluding driveways crossing the front or exterior side yard leading to a parking area. (4) 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 1.5 metres from abutting streets and from lands zoned RR – Rural Residential or RU – Rural Countryside. (5) The provisions in Table 1403 apply in the Greenbelt Facility Zone:	**Subsection (3)** – Carried forward from Section 218(9)(c), Table 218B(i) of the current Zoning By-law. **Subsection (4)** – 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 (5)** – 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.

Table 1403 – Greenbelt Facility Zone (GBF) 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

Section 1404 – Greenbelt Rural Zone (GBR)

Provisions	Notes
Purpose The purpose of the Greenbelt Rural Zone is to: • *Protect the natural features of the National Capital Commission Greenbelt by limiting development to strategic areas as identified in the Official Plan.* • *Permit residential, forestry, recreation, agriculture, tourism and small-scale commercial uses as outlined in the Official Plan.*	The Greenbelt Rural Zone is a new section for lands designated Greenbelt Rural on Schedule B4 of the Official Plan. The provisions are carried forward from the current Rural Countryside (RU), Rural Commercial (RC) and Rural Institutional (RI) zones.
Permitted Uses (1) In the Greenbelt Rural Zone, the following uses are permitted: • agriculture use • agriculture-related use • animal care establishment • artist studio • cannabis production facility, outdoors • cemetery • community centre • day care • emergency service • environmental preserve and education area • equestrian establishment • forestry operation • government service centre • kennel • library • market • museum • place of assembly • place of worship • residential care facility • school	**Subsection (1)** – Carried forward uses from Section 217(1) and Section 223(1) of the current Zoning By-law to maintain permissions for current uses. Also 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. Short-term rental has been removed as a permitted use as it is permitted in any location where a dwelling unit is permitted. Municipal service centre has been deleted and replaced with government service centre. For Draft 3 research and development centre has been removed to address Policy 8.4(2) of the Official Plan.
Conditional Uses (2) The following uses are also permitted provided: • dwelling unit • group home • retirement home • rooming house (a) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in Subsection sub clause (2)(a)(i); and (iii) subsection 702(2) does not apply to the GBR – Greenbelt Rural Zone, and the building envelope within this zone must be contained within a single parcel of urban residential land. (b) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in Subsection sub clause (2)(b)(i).	**Subsection (2)** – Revised to combine provisions from Section 217(1)(d), Section 223(1)(b), and Section 227(1) of the current Zoning By-law, with modifications to recognize changes to the *Planning Act* under Bill 23.

Zone Provisions

(3) Despite Table 1404, 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 uses when a dwelling unit is on a lot with an area of 0.8 hectares or greater.

(4) Despite Table 1404, there is no minimum lot width and minimum lot area provisions for an agricultural use that excludes livestock-related food production.

(5) The provisions in Table 1404 apply in the Greenbelt Rural Zone :

Table 1404 – Greenbelt Rural Zone (GBR) Provisions		
Zoning Mechanism		**Provisions**
(a) Minimum lot area (ha)	(i) Agriculture use and equestrian establishment	2
	(ii) All other uses	0.2
(b) Minimum lot width (m)	(i) Agriculture use and equestrian establishment	60
	(ii) All other uses	30
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)		5
(e) Minimum exterior side yard setback (m)		6
(f) Minimum rear yard setback (m)	(i) Where abutting a residential use building or a Residential Zone	10
	(ii) All other cases	7.5
(g) Maximum building height (m)		12
(h) Maximum lot coverage (%)		50
(i) Minimum landscaped area (%)		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)(a)(i) and (b)(i) – Carried forward from Section 227(2)(a) and (b), Table 227 of the current Zoning By-law.

Subsection (5)(a)(ii), (5)(b)(ii), (5)(c), and (5)(e), (5)(f), (5)(h), and (5)(i) – Carried forward from Section 223(2), Table 223 of the current Zoning By-law.

Subsection (5)(d) and (5)(g) – Carried forward from Section 227(2)(f) and (2)(g), Table 227 of the current Zoning By-law.

For Draft 3, the Greenbelt Rural Subzone 1 is proposed to be combined with the Greenbelt Rural Zone as the policies in the Official Plan list permitted uses for all lands designated Greenbelt Rural.