

**City Council, Standing Committee and Commission
Conseil, comités permanents et commission**

Committee/Council Motion

Report / Agenda: ACS2025-PDB-PS-0020 / 7

Item / Article: 5.2

Re: Amendments to Supporting Documents 2, 3 and 4

Moved by / Motion de: Vice-Chair Gower

WHEREAS the final draft new Zoning By-law and Zoning Map were released on September 28, 2025, and this version of the proposed By-law and Zoning Map are included in report ACS2025-PDB-PS-0020 released December 1, 2025; and

AND WHEREAS since the release of final Draft in September, staff received comments from the public, and have prepared proposed amendments to the draft By-law and Zoning Map through Document 2, 3 and 4; and

AND WHEREAS, additional supportable changes to the draft provisions and Zoning Map have been identified since the release of the report ACS2025-PDB-PS-0020 on December 1, 2025; and

WHEREAS staff have prepared appendices to Documents 2, 3 and 4, attached to this motion and on file with the City Clerk, with further suggested amendments.

THEREFORE BE IT RESOLVED that Joint Committee approve appendices to Supporting Documents 2, 3, and 4, respectively as modifications to those documents .

AND BE IT FURTHER RESOLVED that Supporting Documents 2, 3, and 4 to report ACS2025-PDB-PS-0020 be revised to incorporate the respective appendices;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the *Planning Act*, no further notice be given.

Appendix to Document 2 – Staff-Recommended Changes to Correct Errors in the Final Draft of the Zoning By-law

December 17, 2025

| Part 9 – Mixed-Use Zones | | |
|---------------------------------|--|--|
| Section | Issue | Proposed provision in track changes |
| 906 and 907 | Subzone A, which applies to Wateridge Village, is currently in the CM2 Zone, which applies to the Outer Urban and Suburban Transects. Wateridge Village in the Inner Urban Transect. | Move Subzone A to the CM1 Zone, which applies to the Downtown Core and Inner Urban Transects. This ensures that the Minor Corridor zoning aligns with Transects, as per the intent and structure of the CM1 and CM2 zones. |
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| Part 12 – Special District Zones | | |
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| Section | Issue | Proposed provision in track changes |
| 1202(3) | <p>The provisions in the final draft for the ByWard Market Special District Zone include the uses in MD2 – Mixed-Use Downtown Subzone 2 and MD3 – Mixed-Use Downtown Subzone 3 of the current Zoning By-law 2008-250.</p> <p>Some lands in the ByWard Market Special District are currently zoned MD – Mixed-Use Downtown Zone which permits more uses than the MD2 and MD3 subzones in the</p> | <p>(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:</p> <ul style="list-style-type: none"> • artist studio • bank • broadcasting and production studio • community centre • government service centre • hotel |

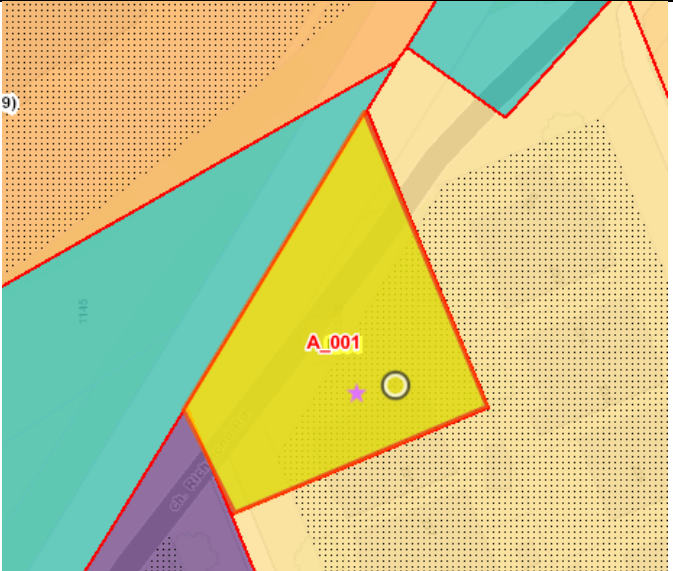
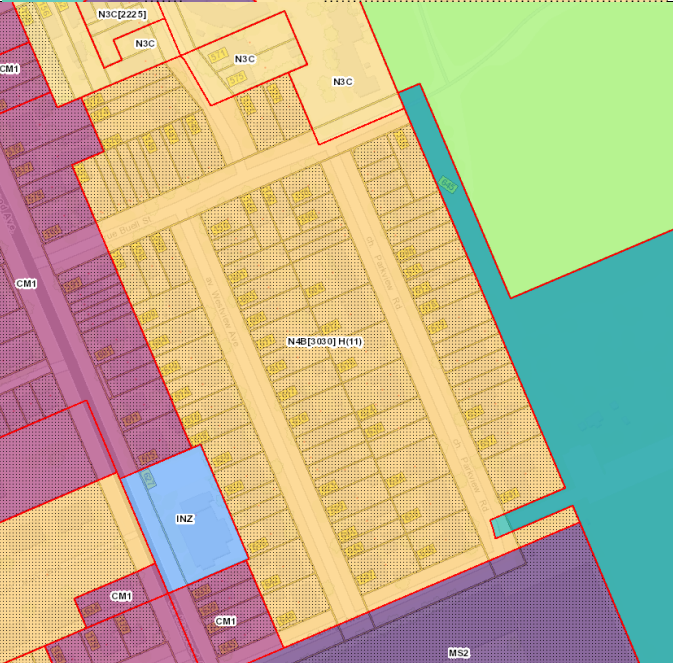
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| | <p>current Zoning By-law 2008-250. These uses, shown in bold font, have been added to the list of conditional uses in subsection (3) of the provisions for the SDB – ByWard Market Special District Zone to reflect the uses that are currently permitted.</p> | <ul style="list-style-type: none"> • 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 |
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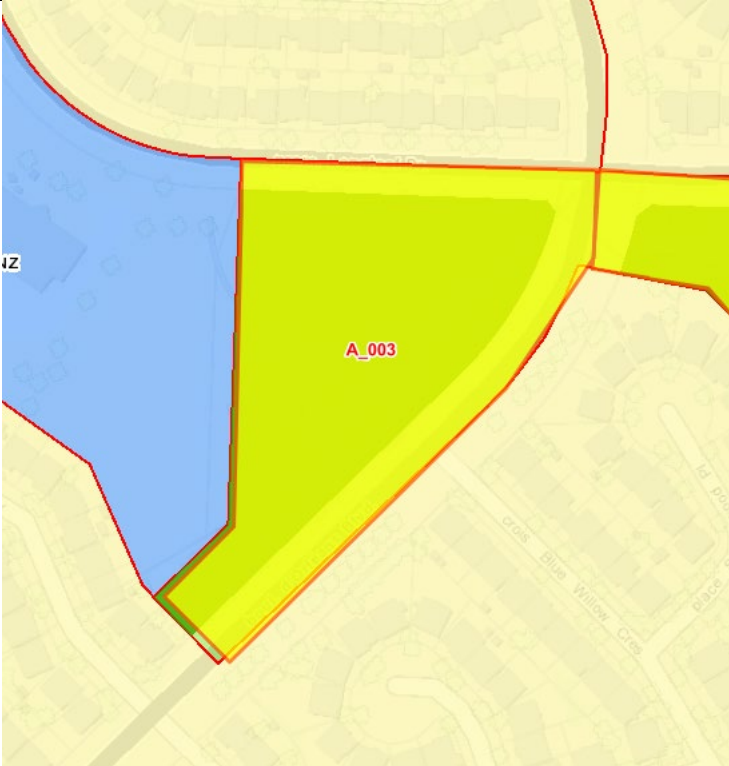
| Part 15 - Exceptions | | |
|-----------------------------|--|--|
| Section | Issue | Proposed provision in track changes |
| XX19 | Modifications are proposed to improve clarity. | <p>Modify the text of the exception as follows:</p> <p>(3) Prohibited uses: The following land uses are prohibited within Area X the buffer area shown on Schedule XX1:</p> <ul style="list-style-type: none"> • day care • dwelling unit • place of worship • school • an outdoor amenity area associated with a day care, school, dwelling unit, place of worship, or school |


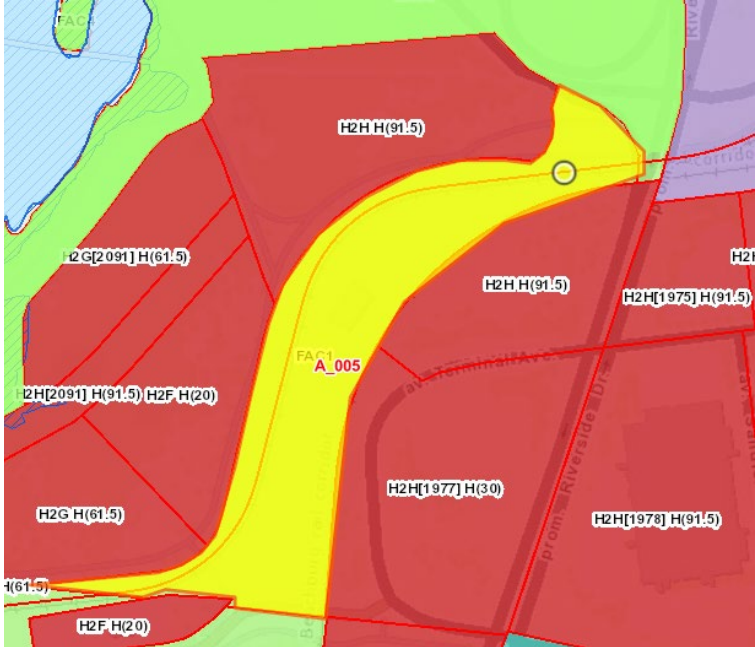
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| Rural Exceptions 235r, 496r, 497r, 498r and 499r | These rural exceptions were proposed to be deleted in error. | These rural exceptions will be included in the new Zoning By-law without any revisions. |
| XX27 | Lands with existing dwellings currently zoned RU and AG in Zoning By-law 2008-250 were proposed to be zoned EP in the final draft of the new Zoning By-law to reflect Official Plan sub-designations. The current zoning permits detached dwelling while the proposed zoning does not. A new exception is proposed to apply to these lands to maintain development rights. | The new exception will include a provision to permit a, “dwelling unit existing as of [the date of passing of this By-law]”as an additional permitted use. |

| Part 16 - Schedules | | |
|----------------------------|---|--|
| Section | Issue | Proposed provision in track changes |
| A6 | Schedule A6 shows Mann Avenue and Charlotte Street as Minor Corridors, when both have been de-designated by the Central and East Downtown Core Secondary Plan. Mann Avenue was also de-designated by OPA 46. | Remove Mann Avenue and Charlotte Street from Schedule A6. |
| 508 | Schedule 508 illustrates a maximum building height of 11 metres for a portion of 2179 Elmira Drive where the Pinecrest and Queensview Stations Secondary Plan permits a maximum building height of up to 4 storeys. The | Change the maximum building height of 11 metres illustrated for a portion of 2179 Elmira Drive to 15 metres. |

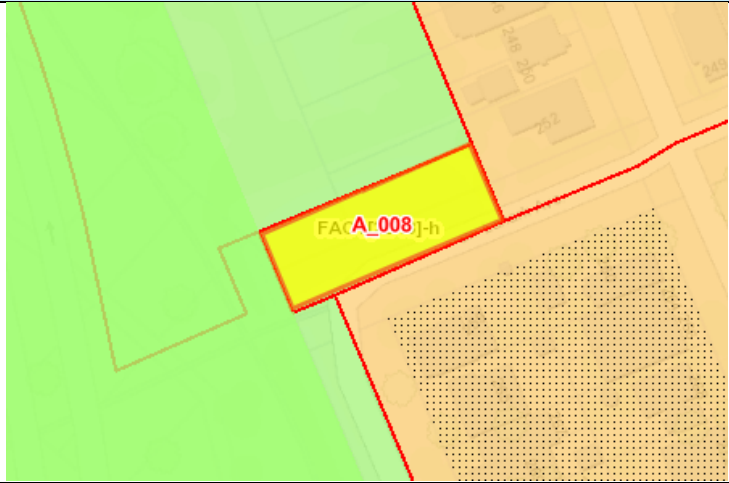
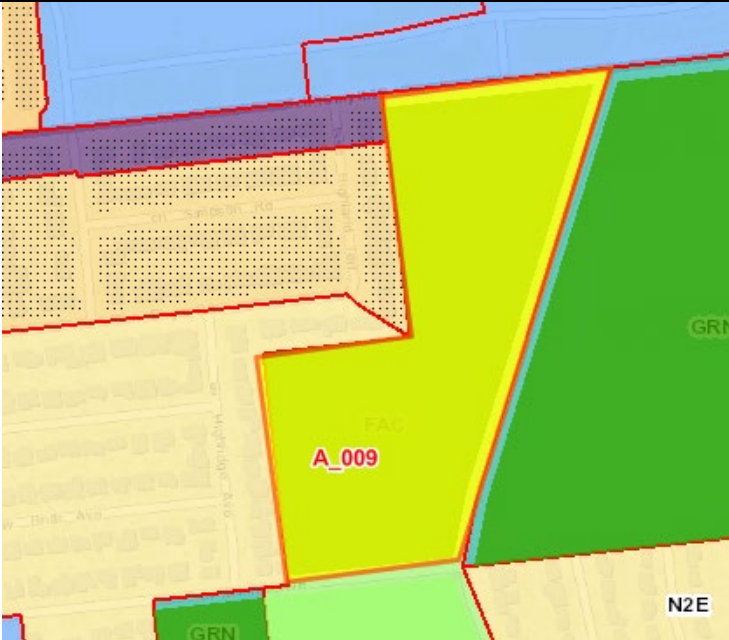
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| | maximum building height will be updated to 15 metres to reflect the Secondary Plan. | |
| A1 | Schedule A1 does not include the Tewin lands, whereas Official Plan Schedules B7 and C17 do include the Tewin lands as part of the suburban transect. | Include the Tewin lands in Schedule A1 of the Zoning By-law to render it consistent with Official Plan Schedules B7 and C17. |

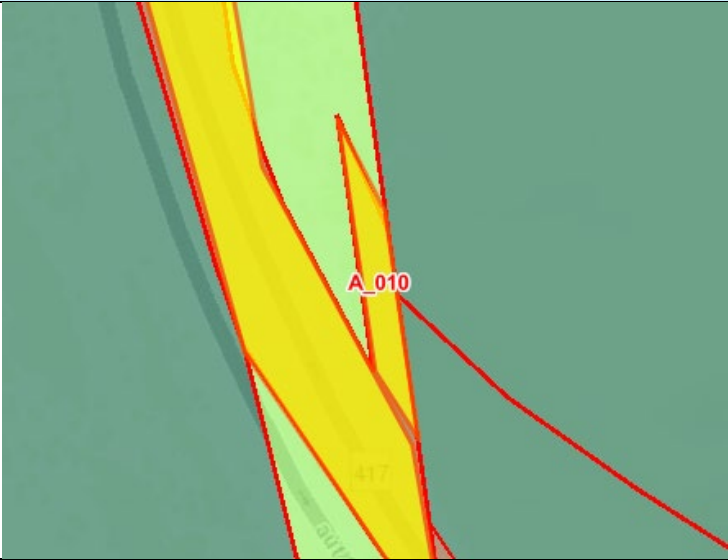
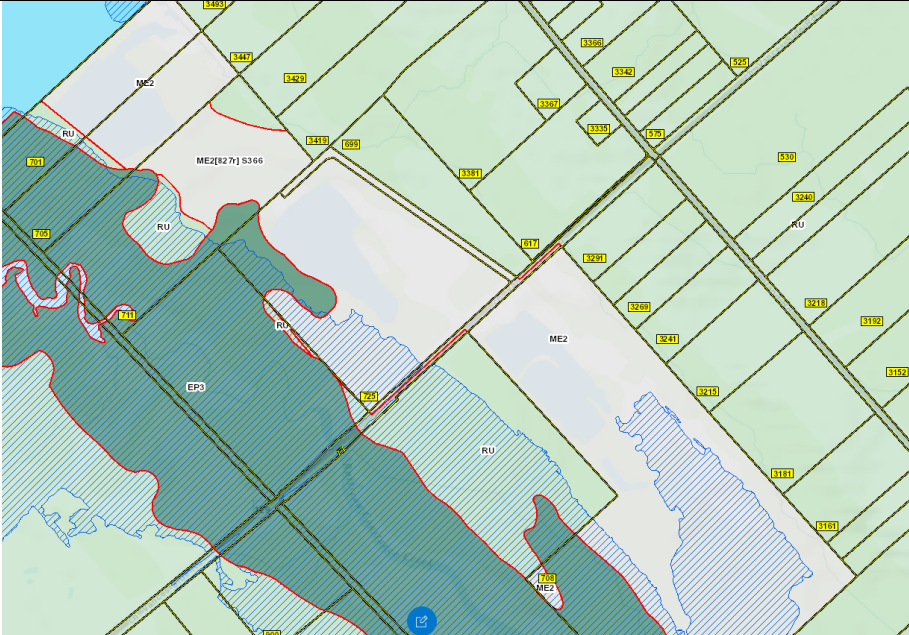
| Corrections (A Code) | | | | |
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_001 | 233 Hartleigh Avenue | Change zoning to N3B. | This property was zoned MS1 in error, the MS1 zone applied to half of a building. Changing the zoning to N3B to match the surrounding properties. |  |
| A_002 | Buell Street, Westview Avenue, Parkview Road except 609, 611, 613, and 615 Parkview | Remove exception [3030] from the N4B H(11) zone code. | Exception [3030], created through a recent Zoning By-law Amendment (By-law 2025-148) was intended to apply only to the properties at 609-615 Parkview Road, but was instead applied to all properties along these streets in error. |  |


| Corrections (A Code) | | | | |
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_003 | 6011 Longleaf Drive | Change zoning to GRN. | This property was zoned FAC in error, the zoning should be GRN to reflect the Park sub-designation in the Official Plan. |  |

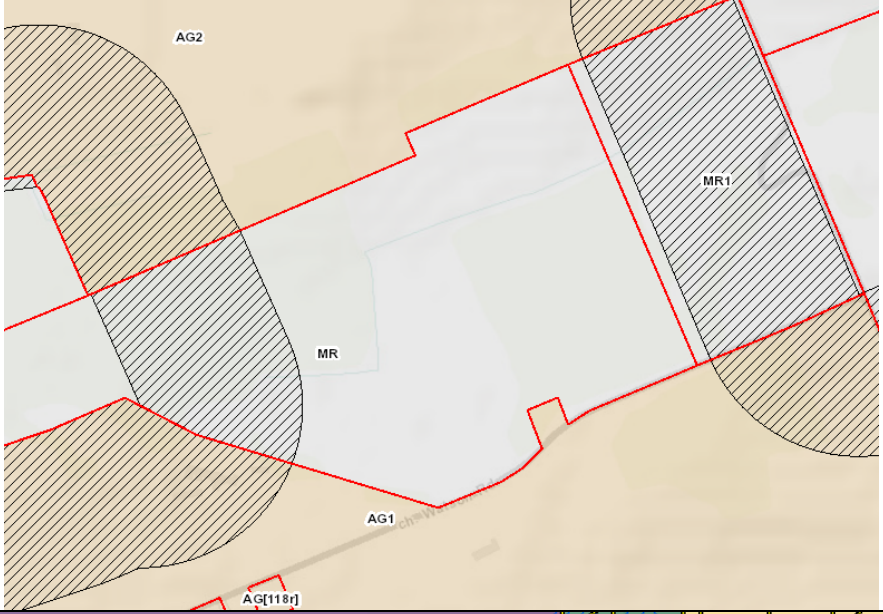

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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_004 | 6116 Creek Crossing Street, 2179 Auburn Ridge Drive, 2151 Auburn Ridge Drive | Change zoning to GRN. | These lands were zoned FAC and N1B in error, the zoning should be GRN to reflect the Park sub-designation in the Official Plan. |  A map snippet showing a residential area with several lots. A large area is highlighted in yellow and labeled 'A_004'. Surrounding areas are labeled 'FAC' and 'N1B'. Other labels include 'N1D', 'Longwater St', 'des Proches Ave', 'Auburn Ridge', and 'Coburn Blvd'. |
| A_005 | Part of 1350 Riverside Drive | Change zoning to FAC. | These lands were zoned FAC1 in error, the zoning should be FAC. |  A map snippet showing a residential area with various lots. A central area is highlighted in yellow and labeled 'A_005'. Surrounding areas are labeled 'FAC1', 'H2H H(91.5)', 'H2G H(61.5)', 'H2F H(20)', and 'H2H[1977] H(30)'. Other labels include 'Riverside Dr' and 'Coburn Blvd'. |

| Corrections (A Code) | | | | |
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_006 | 1699 Alta Vista Drive and Part of 1640 Botsford Street | Change zoning to FAC3. | These lands were zoned FAC in error, the zoning should be FAC3. | |
| A_007 | Part of 119 Clearview Avenue | Change zoning to FAC. | These lands were zoned FAC1 in error, the zoning should be FAC. | |

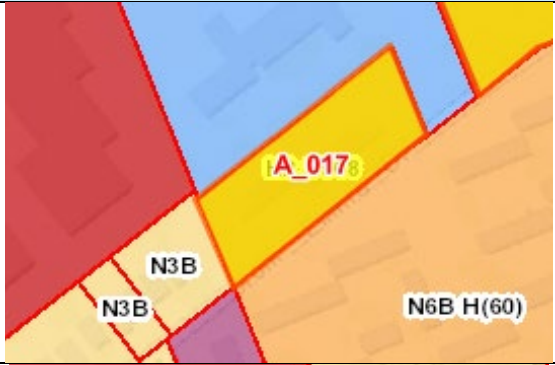
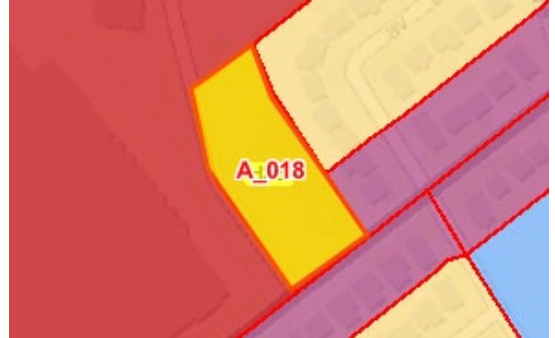
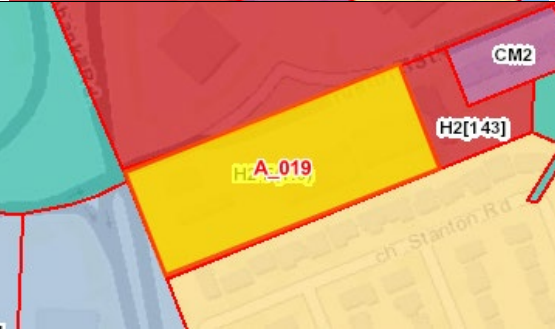

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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_008 | Part of 529 Richmond Road | Change zoning to FAC. | These lands were zoned FAC1 in error, the zoning should be FAC. |  |
| A_009 | 495 Billings Avenue, 550 Smyth Road | Change zoning to GRN. | This property was zoned FAC in error, the zoning should be GRN to reflect the Park sub-designation in the Official Plan. |  |

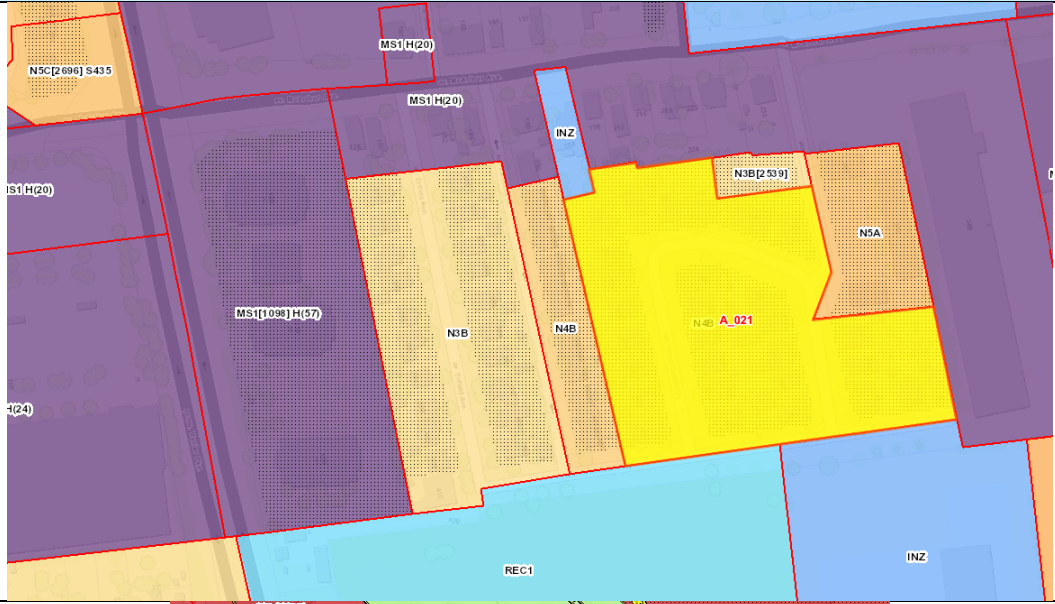
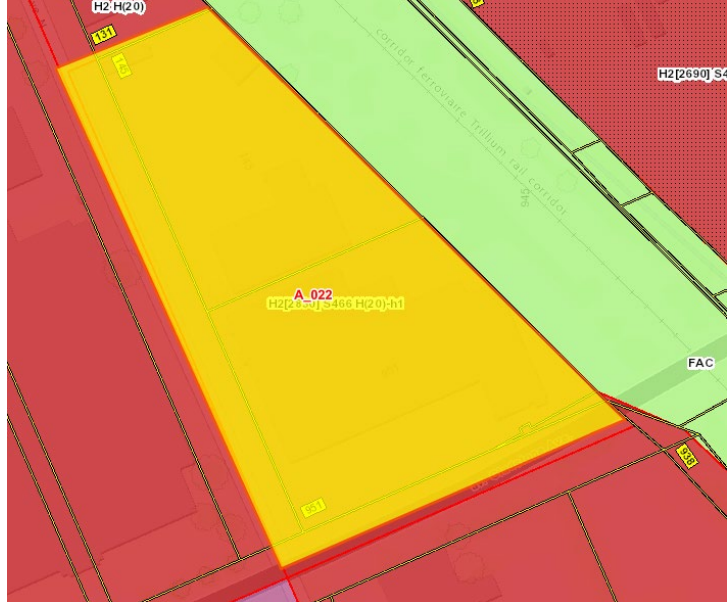
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_010 | Near 2965 Walkley Road | Change zoning to FAC3. | These lands were zoned GBR in error, the zoning should be FAC3. |  |
| A_011 | North and south of Vances Side Road, and east of Greenland Road. | Apply the Mineral Aggregate Separation Overlay to ME and MR zones that are outside of the Official Plan Mineral Aggregate Overlay | The Mineral Aggregate Separation Overlay replaces Section 67 in the current Zoning By-law and is based on a buffer from the Mineral Aggregate Overlays in the Official Plan. The current in Zoning By-law 2008-250 Section 67 is measured from ME or MR zones, so this change maintains the existing separation distance. There are three areas where ME or MR zones exist outside of the Official Plan Overlays where staff propose to apply the Mineral Aggregate Separation Overlay. |  |

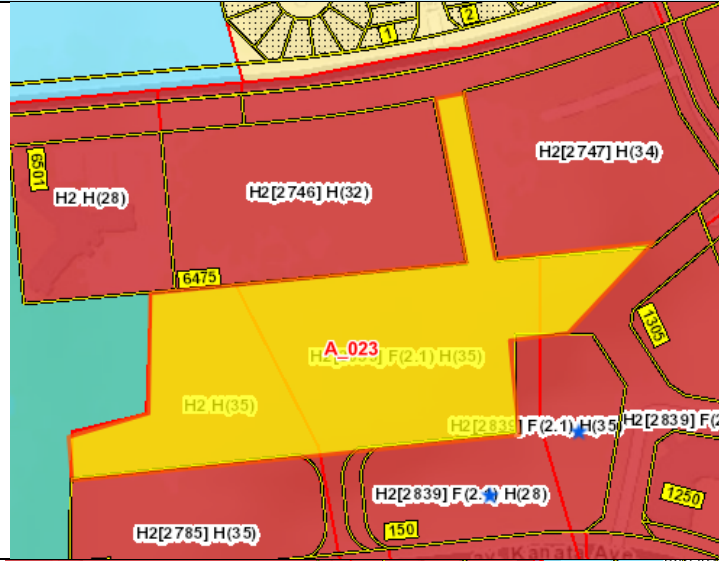
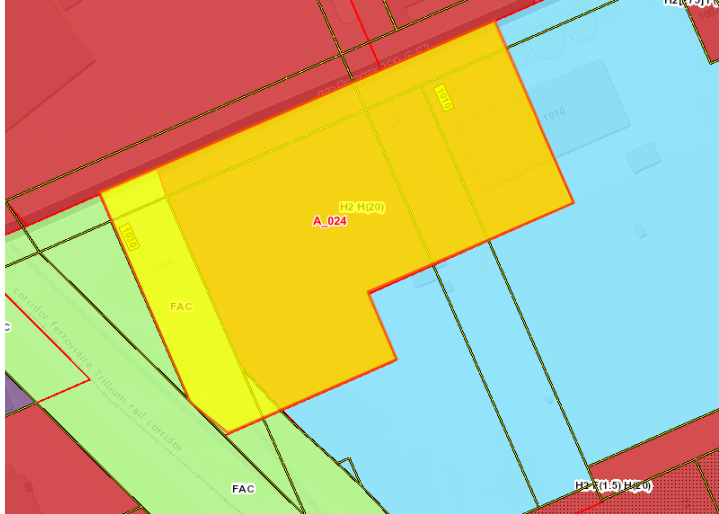
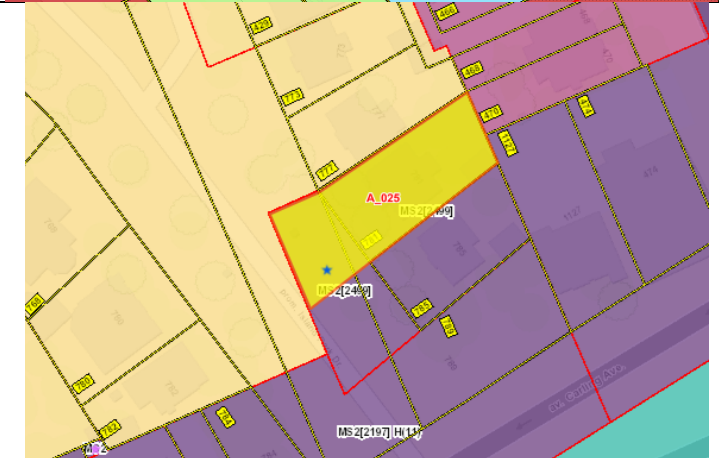
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_012 | Area north and south of Rideau Road located to the south of the Airport and Findlay Creek | Apply the Mineral Aggregate Separation Overlay to ME and MR zones that are outside of the Official Plan Mineral Aggregate Overlay | The Mineral Aggregate Separation Overlay replaces Section 67 in the current Zoning By-law and is based on a buffer from the Mineral Aggregate Overlays in the Official Plan. The current Zoning By-law 2008-250 Section 67 is measured from ME or MR zones, so this change maintains the existing separation distance. There are three areas where ME or MR zones exist outside of the Official Plan Overlays where staff propose to apply the Mineral Aggregate Separation Overlay. |  |

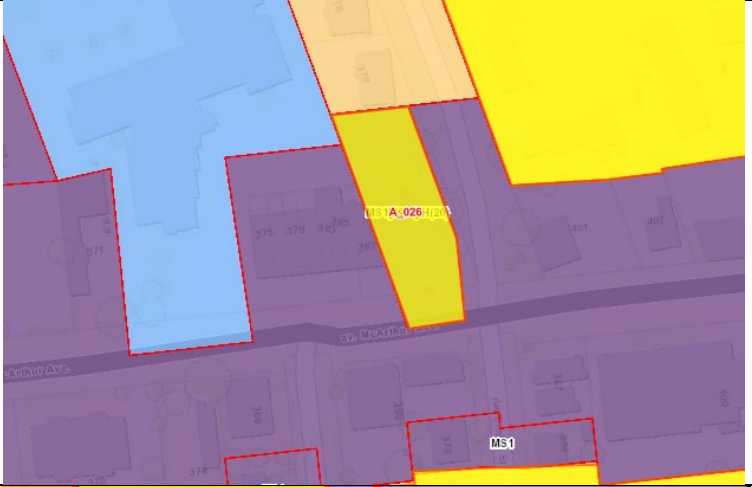
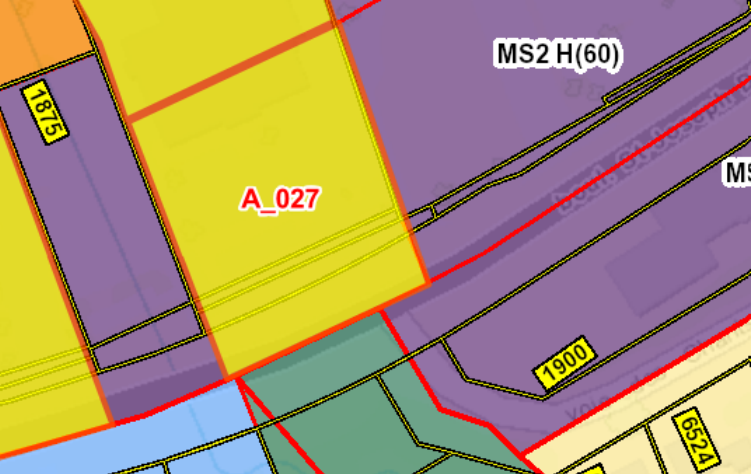
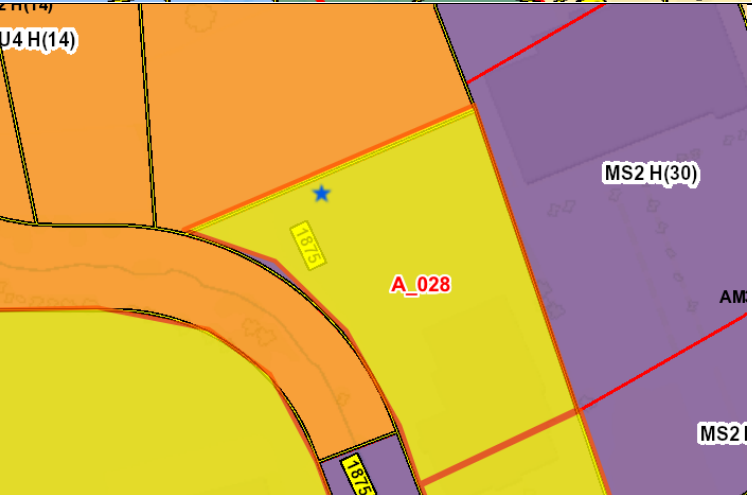
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_013 | 3315 and 3551 Watson Road | Apply the Mineral Aggregate Separation Overlay to ME and MR zones that are outside of the Official Plan Mineral Aggregate Overlay | The Mineral Aggregate Separation Overlay replaces Section 67 in the current Zoning By-law and is based on a buffer from the Mineral Aggregate Overlays in the Official Plan. The currentin Zoning By-law 2008-250 Section 67 is measured from ME or MR zones, so this change maintains the existing separation distance. There are three areas where ME or MR zones exist outside of the Official Plan Overlays where staff propose to apply the Mineral Aggregate Separation Overlay. |  |
| A_014 | 910 March Road | Change zoning from NMU[2962] H(32) to MS2[2962] H(32) | This property is located on a Mainstreet Corridor, so MS2 is the appropriate zoning. NMU is intended to be used in the Neighbourhood designation. |  |

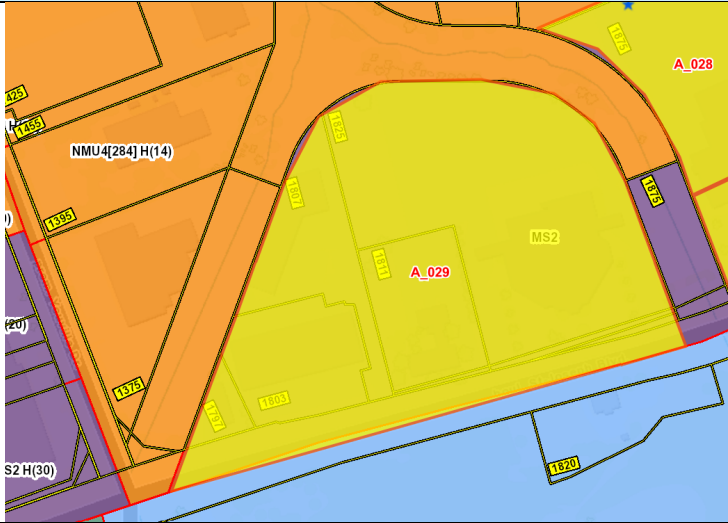
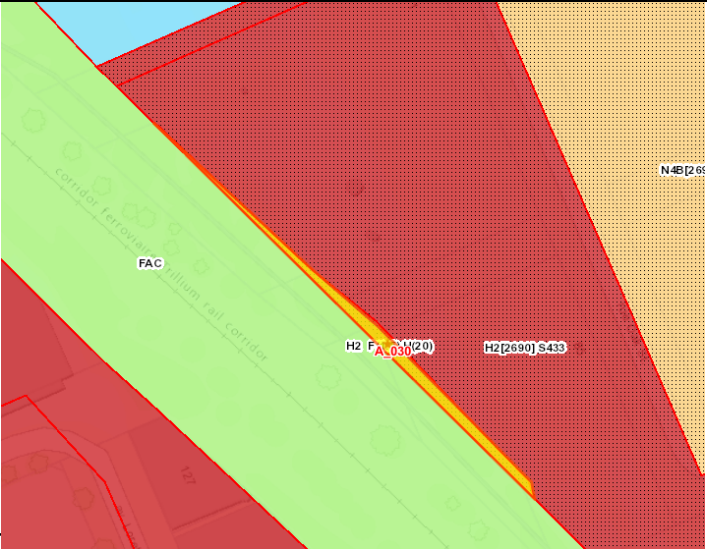
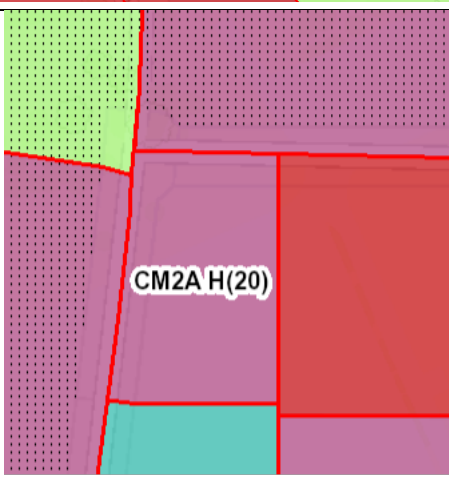
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_015 | 250 and 251 Linseed Road | Change zoning from NMU[3021] to MS2[3021] | This property is located on a Mainstreet Corridor, so MS2 is the appropriate zoning. NMU is intended to be used in the Neighbourhood designation. | |
| A_016 | 2179 Elmira Drive | Change zoning to H2E S508. | The lands were zoned H2 S508 in error. The zoning should be H2E S508 to reflect the current MC20 S508 zoning in Zoning By-law 2008-250. | |

| Corrections (A Code) | | | | |
|----------------------|-------------------------------|------------------------------------|---|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_017 | 2231 Elmira Drive | Change zoning to H2E S508. | The lands were zoned H2 S508 in error. The zoning should be H2E S508 to reflect the current MC20 S508 zoning in Zoning By-law 2008-250. |  |
| A_018 | 1119 Baxter Road | Add Schedule 508 to the zone code. | Schedule 508 was not included in the zone code for the lands in error. |  |
| A_019 | 2750 and 2770 Iris Street | Change zoning to H2E S508. | The lands were zoned H2 F(1.0) in error. The zoning should be H2E S508 to reflect the current MC20 S508 zoning in Zoning By-law 2008-250. |  |
| A_020 | Part of 6861 Fallowfield Road | Change zoning to RU. | The lands were zoned FAC2 in error. The zoning should be RU. |  |


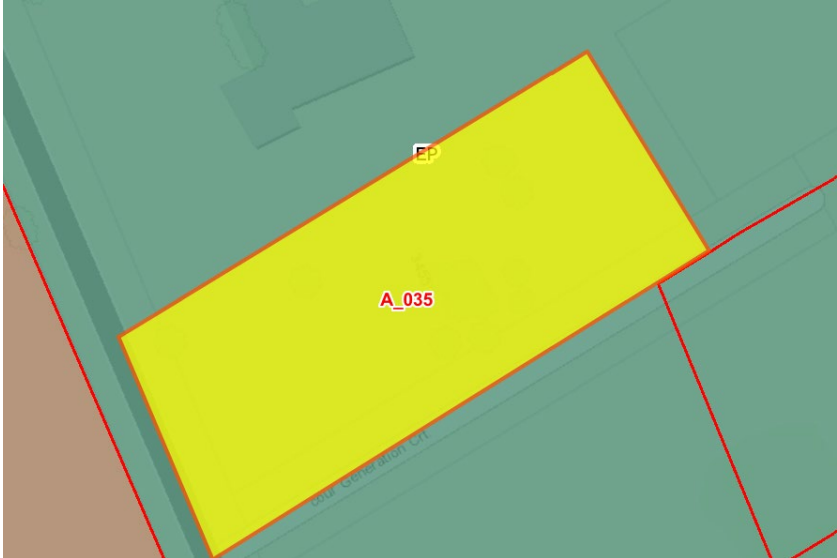
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_021 | Maria Goretti Circle | Change zoning from N4B to N3B | The existing zoning of this s in Zoning By-law 2008-250.reet is R2L. N3B is the correct conversion for this street within the Evolving Neighbourhood Overlay. |  |
| A_022 | 145 Loretta Ave N. and 951 Gladstone Ave | Remove H(20) suffix from zone code to be H2(2830) S466-h1. | Schedule 466 applies and sets out maximum heights and setbacks. The 20m height suffix was applied in error and should not apply in addition to the schedule. |  |

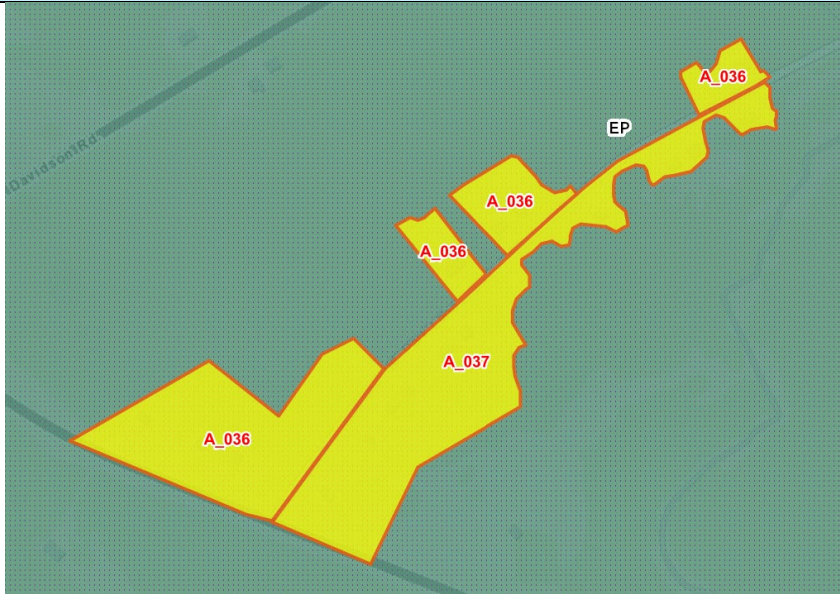
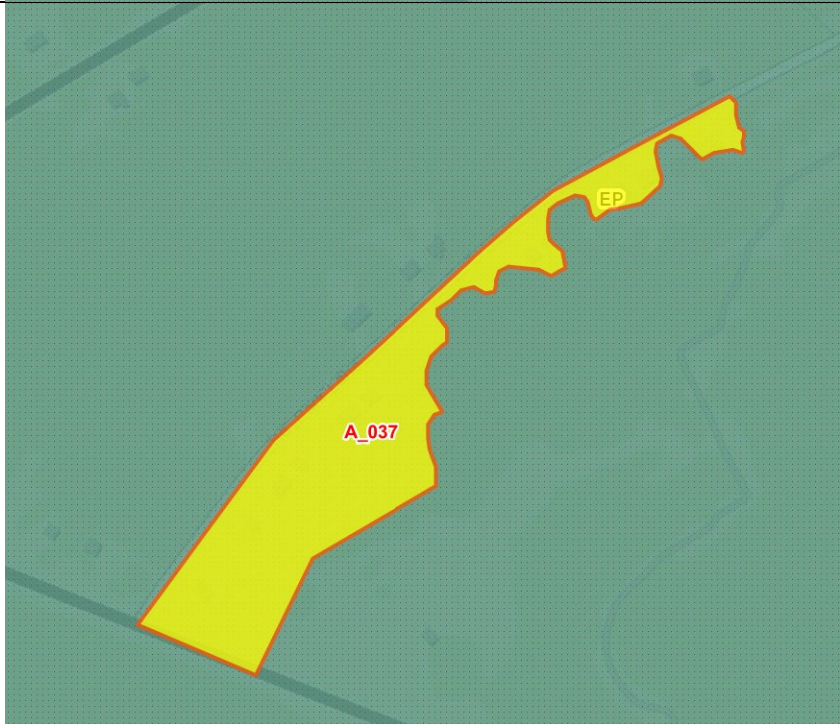
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_023 | Part of 6905 Campeau Drive | Change zoning to GRN. | The zoning for a part of the lands should be changed to GRN to apply one zone to the park. |  |
| A_024 | 1010, 1020 and 1030 Somerset St W. | Remove height suffix. | This area was rezoned to MC in June 2025 with no height suffix. The suffix was applied in error. |  |
| A_025 | 781 Island Park | Rezzone to N3B[2499]. | MC2 zone is extended too deeply here; policy does not support going beyond 785 Island Park. |  |

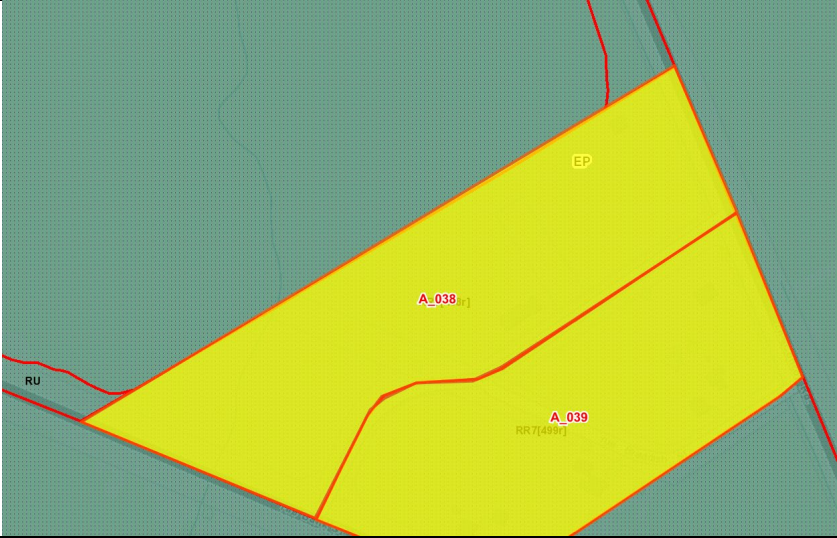
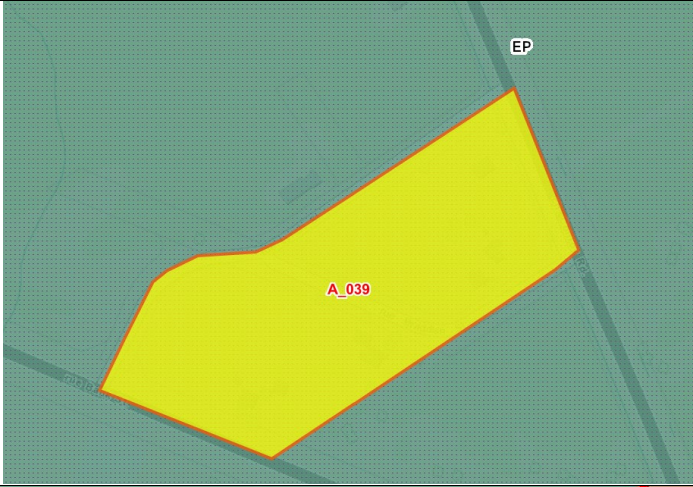
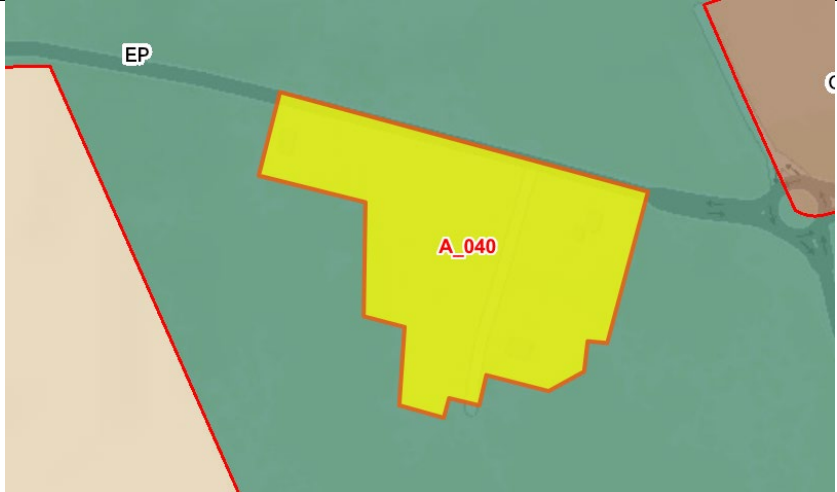
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_026 | 393 McArthur | Delete H(20) suffix. | There is no policy reason for a 20-metre height limit here, nor was there a 2the current Zoning By-law 0m limit in 2008-250. |  |
| A_027 | Part of 1875 St-Joseph Boulevard | Add a height suffix of 60 metres to the zone code. | The height suffix implements the maximum building height in the Orleans Corridor Secondary Plan. |  |
| A_028 | Part of 1875 St-Joseph Boulevard | Add a height suffix of 30 metres to the zone code. | The height suffix implements the maximum building height in the Orleans Corridor Secondary Plan. |  |

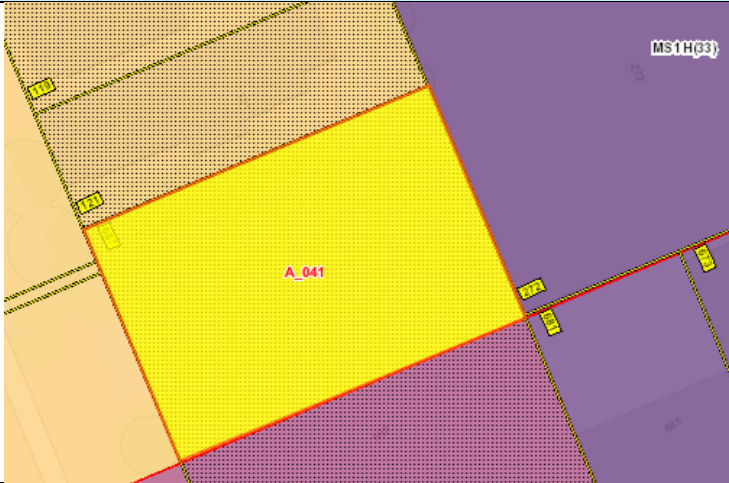
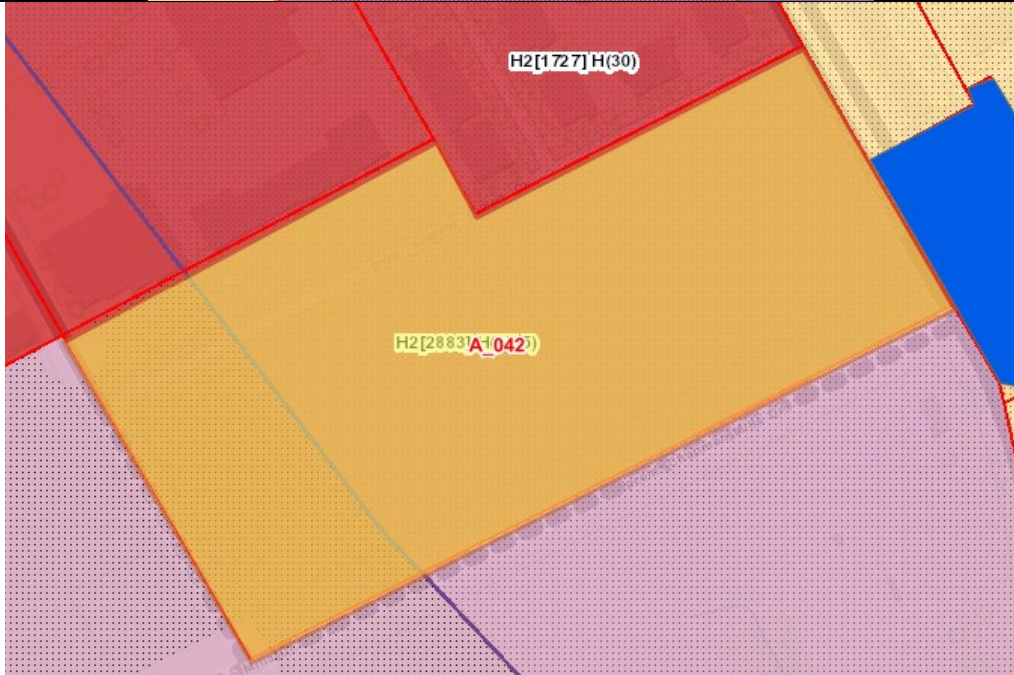
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_029 | 1797, 1803, 1807, 1811 and 1825 St-Joseph Boulevard | Add a height suffix of 20 metres to the zone code. | The height suffix implements the maximum building height in the Orleans Corridor Secondary Plan. |  |
| A_030 | 71 and 85 Oak St | Merge small sliver of H2 (1.5) H(20) zoning that runs along part of the western boundaries of these two properties. | Removing a small, irregular sliver of different zoning from both properties to ensure consistent zoning. |  <p>Word1234ofWor</p> |
| A_031 | Hemlock and Codd's | Increase height from 20m to 30m. | Surrounding area has 30m heights per the Maximum Heights allowed by the Secondary Plan. This portion of land also has a 30m height limit under the SP – the Zoning should implement and align the SP. |  |

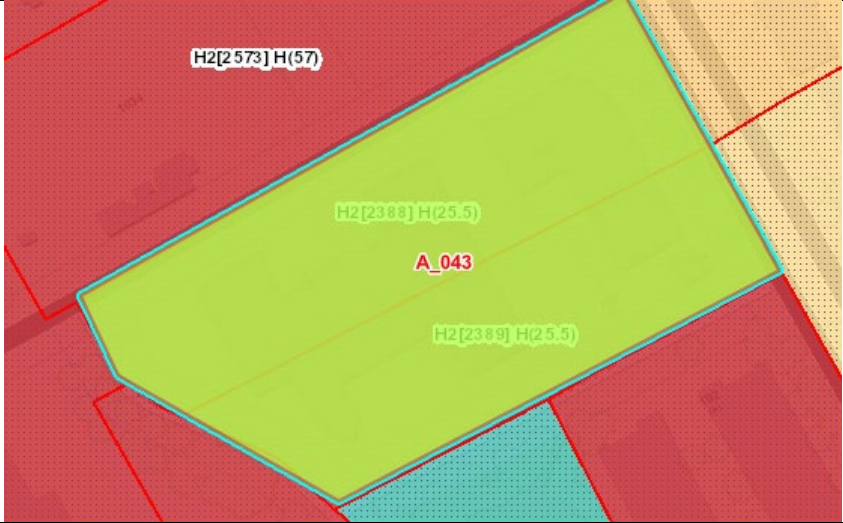
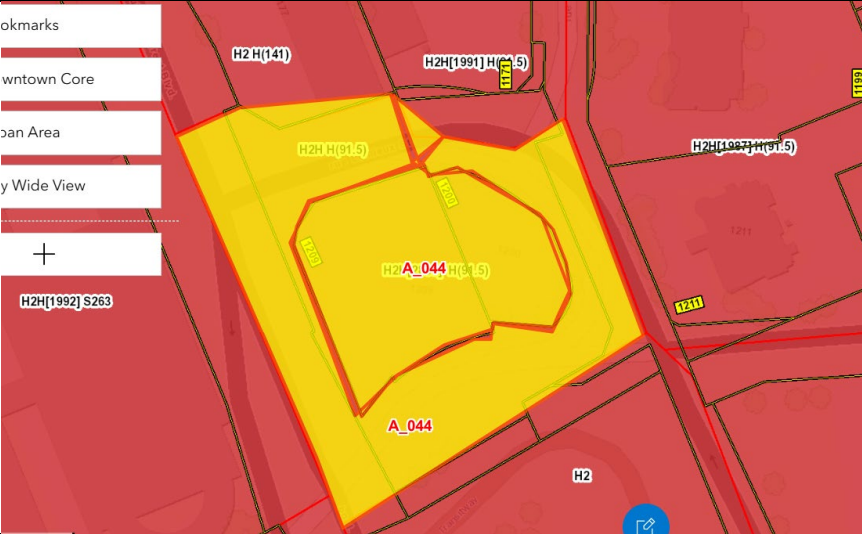
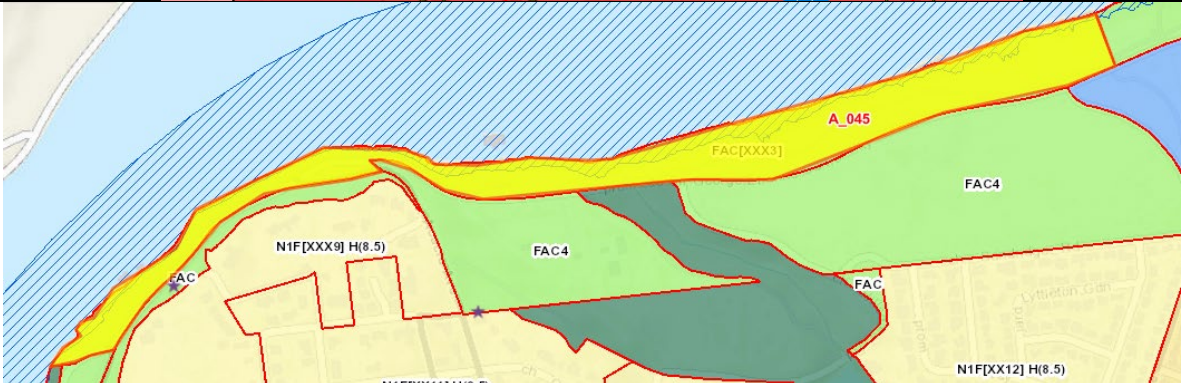
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| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_032 | Hemlock and Codd's | Change from H3I to H2I | There is no Subzone I in the H3 Zone. There was an error in the mapping and this should be H2I – which implements the SP via the subzone provisions. | |
| A_033 | Near 384 Wellington Street | Change zoning to SDP1 S11. | The lands were zoned REC1 S11 in error. The zoning should be SDP1 S11. | |

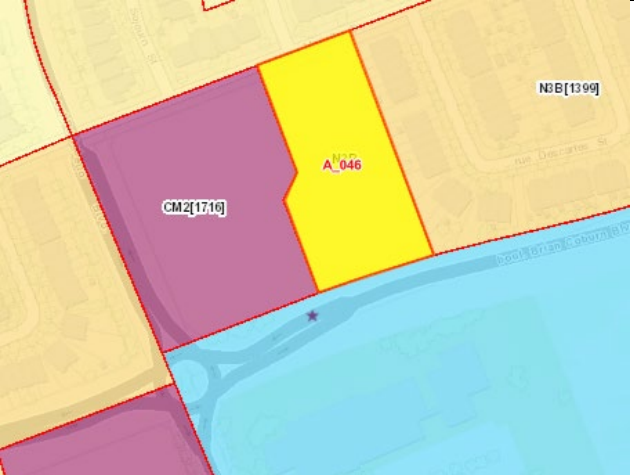
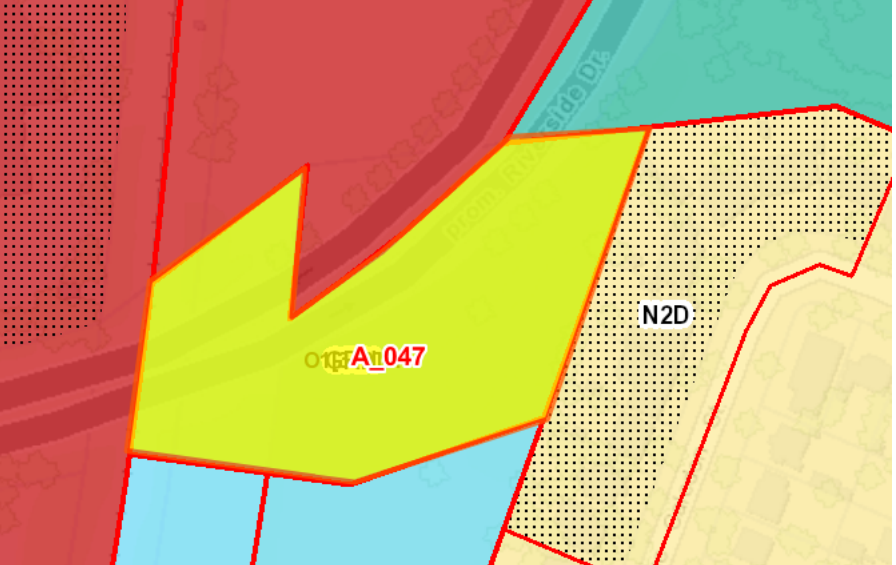
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|----------------------|--------------------------|--|---|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_034 | Part of 3248 Carp Road | Change zoning to AG2. | The zoning change reflects the Agricultural designation in the Official Plan. |  |
| A_035 | 3455 Ramsayville Road | Add rural exception 235r to the zone code. | This rural exception was removed from the zone code in error. |  |

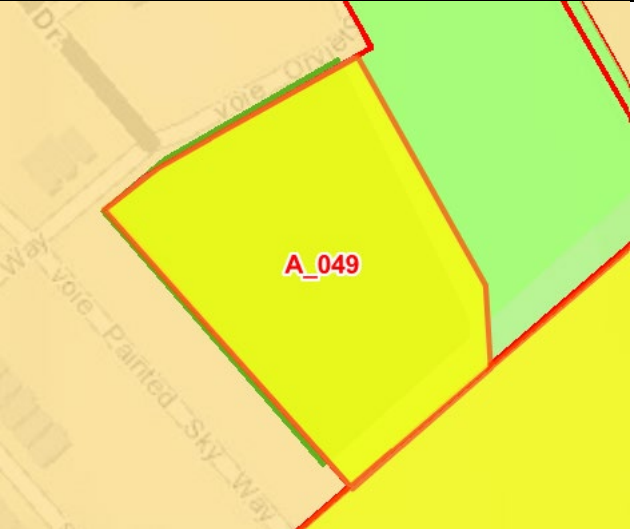
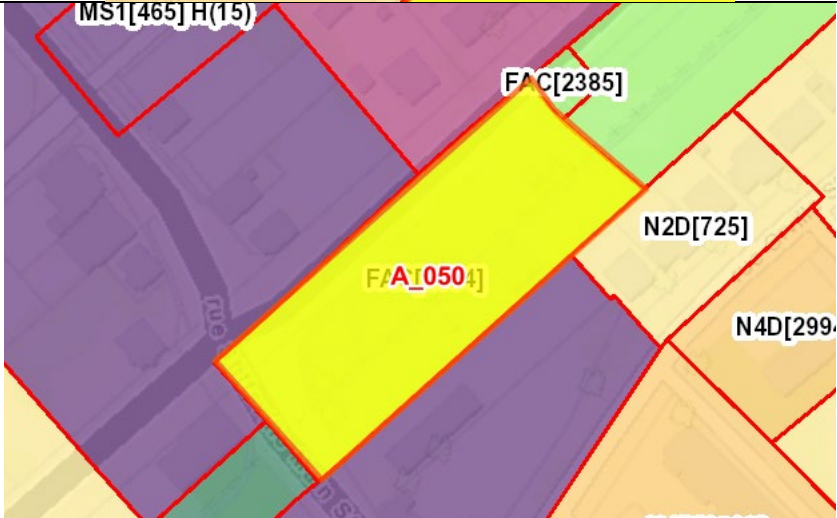
| Corrections (A Code) | | | | |
|----------------------|-----------------------------|---|--|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_036 | Parts of 3170 Davidson Road | Add rural exception 496r to the zone codes. | This rural exception was removed from the zone codes in error. |  |
| A_037 | Part of 3585 Bank Street | Add rural exception 497r to the zone code. | This rural exception was removed from the zone code in error. |  |

| Corrections (A Code) | | | | |
|----------------------|---|--|---|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_038 | Part of 3585 Bank Street | Add rural exception 498r to the zone code. | This rural exception was removed from the zone code in error. |  |
| A_039 | 3275 Braddish Street and Part of 3246 Braddish Street | Add rural exception 499r to the zone code. | This rural exception was removed from the zone code in error. |  |
| A_040 | Part of 2090 Innes Road | Add rural exception 542r to the zone code. | This rural exception was removed from the zone code in error. |  |

| Corrections (A Code) | | | | |
|----------------------|--|--|---|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_041 | 687 Somerset (north half) | Extend CM1 zone to the back of the site. | This site should not be split zoned. |  |
| A_042 | Area subject to exception 2883 northwest of the intersection of Longfields Dr. and Chapman Mills Drive | Change height suffix from 37.5 metres to 16 metres | This area was rezoned in 2023 with a height suffix of 16-metres. A higher maximum height was applied in error. This change maintains the existing height suffix here. |  |

| Corrections (A Code) | | | | |
|----------------------|--|--|--|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_043 | 121 and 125 Marketplace Avenue and 101 and 109 Lindenshade Drive | Remove 25.5m height suffix | The two exceptions that apply to this development have height maximums in storeys. It is not necessary to also have a maximum height applied through a suffix. |  |
| A_044 | 1209 St. Laurent Blvd. | Alter Height Suffix from 91.5m to 97m. | A Zoning By-law Amendment granted for this property in 2023 gave a 97m height permission. The draft zoning maps show a 91.5m height permission in error. |  |
| A_045 | Part of 101 Princess Avenue and 501 Sir-George-Étienne-Cartier Parkway | Change the zoning to FAC4[XXX3]. | The lands were zoned FAC[XXX3] in error. The lands are owned by the NCC so they should be zoned FAC4[XXX3]. |  |

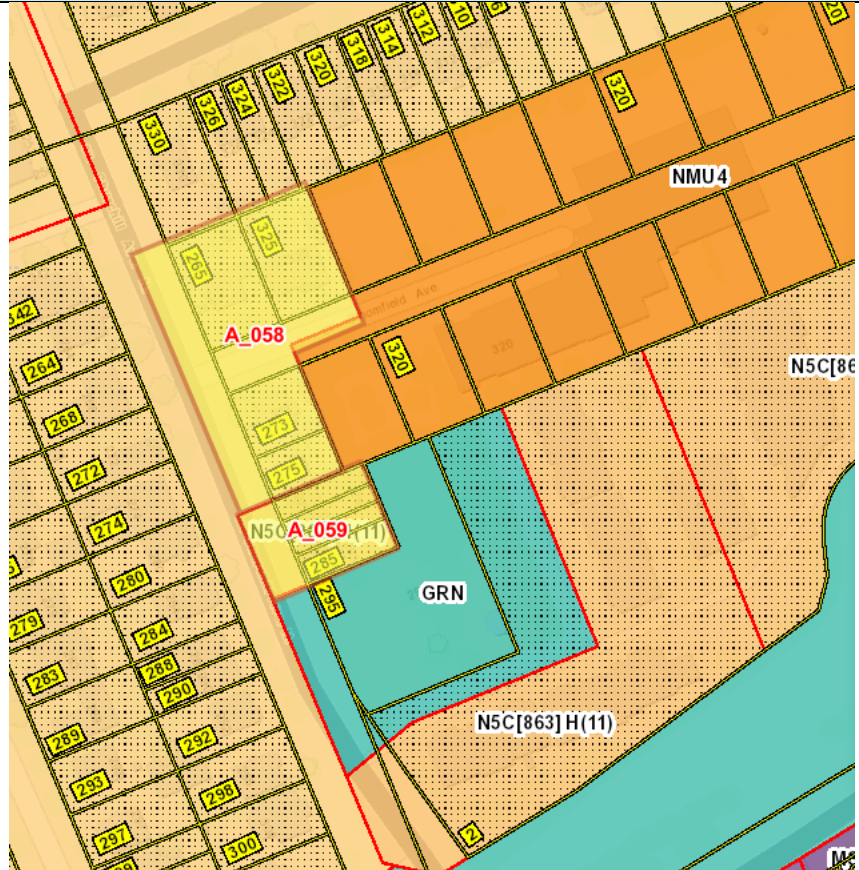
| Corrections (A Code) | | | | |
|----------------------|---|--|--|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_046 | NE corner of Portobello/Brian Coburn intersection | Change the zoning to CM2. | These lands are in a Minor Corridor designation in the Official Plan. It is proposed to apply a CM2-Minor Corridor Zone. |  |
| A_047 | Near 1590 Alta Vista Drive | Change the zoning to REC1. | The lands were zoned GRN in error. The lands should be zoned REC1 to apply one zone to the entire park. |  |
| A_048 | Parts of 1929 Woodroffe Avenue, 3136 Conroy Road, 3880 Ramsayville Road, 4305 Blake Road, 4311 Blake Road, 2090 Innes Road, 5358 Ridge Road, 5176 Ridge Road, 3800 Ramsayville Road, 228 Grenfell Crescent, | Add the new exception [XX27] to the zone code. | Lands with existing dwellings currently zoned RU and AG in Zoning By-law 2008-250 were proposed to be zoned EP in the final draft of the new Zoning By-law to reflect Official Plan sub-designations. The current zoning permits detached dwelling while the proposed zoning does not. This new exception is proposed to be added to the zone code to maintain development rights. | |

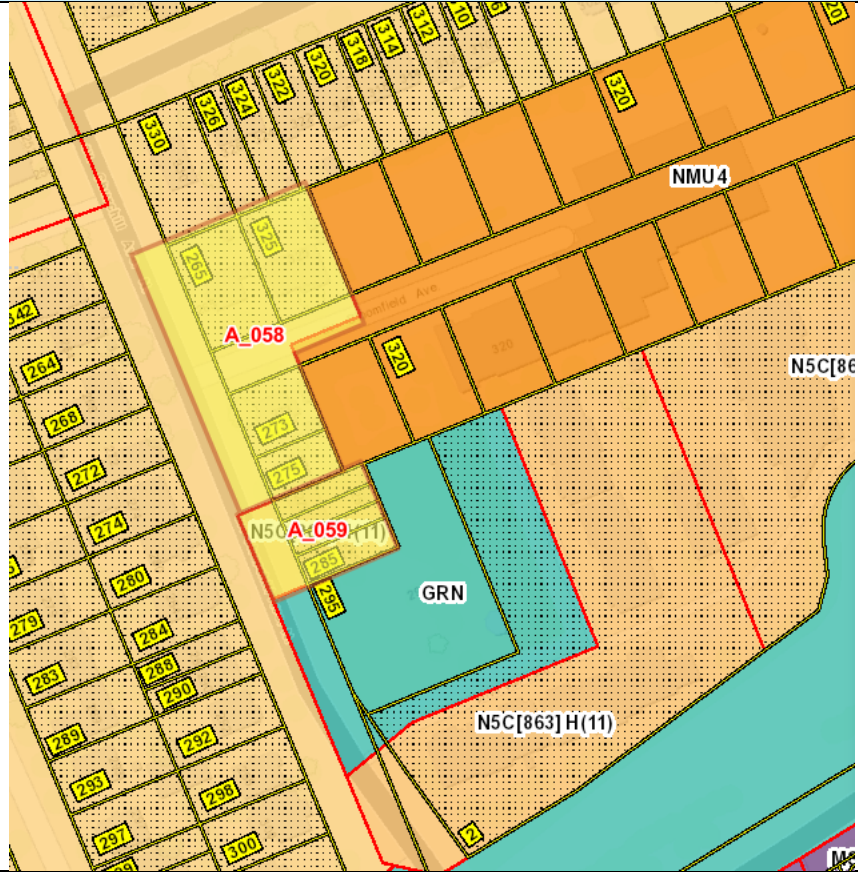

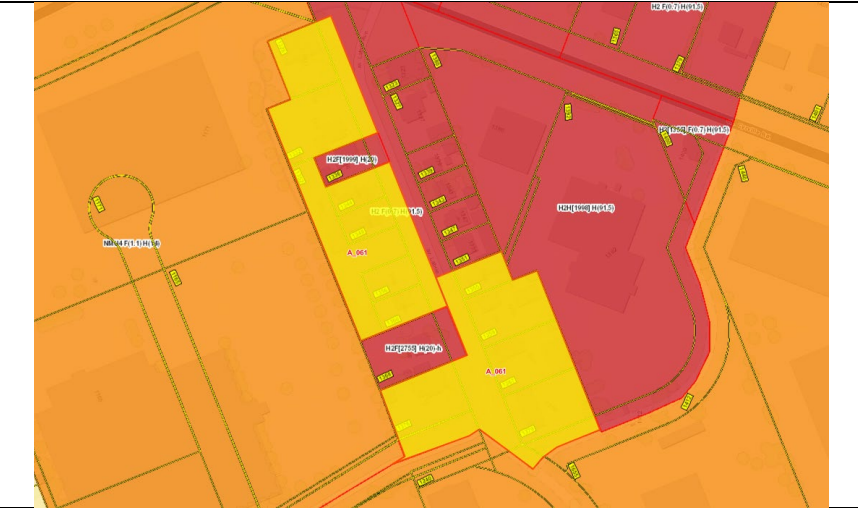
| Corrections (A Code) | | | | |
|----------------------|---|--------------------------------|--|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| | 216 Grenfell Crescent, 208 Grenfell Crescent, 228 Slack Road, 61 Davidsons Side Road and 4435 Bank Street | | | |
| A_049 | 910 Orvieto Way | Change zoning to GRN. | These lands were zoned FAC in error. The zoning should be GRN. |  |
| A_050 | Part of 6000 Abbott Street E | Change zoning to GRN[2384]. | These lands were zoned FAC[2384] in error. The zoning should be GRN[2384]. |  |

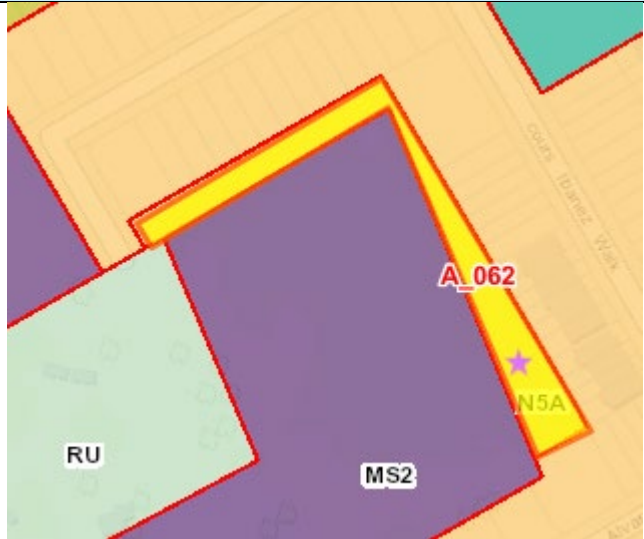
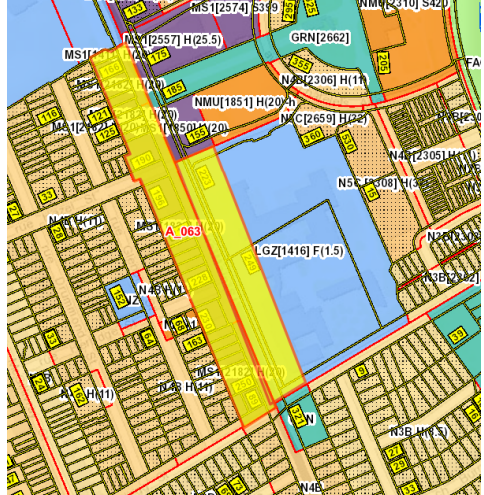
| Corrections (A Code) | | | | |
|----------------------|-----------------------------|--------------------------------|--|----------------------------|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_051 | 590 Rouncey Road | Change zoning to GRN. | These lands were zoned FAC in error. The zoning should be GRN. | |
| A_052 | Part of 631 Putney Crescent | Change zoning to GRN. | These lands were zoned FAC in error. The zoning should be GRN. | |

| Corrections (A Code) | | | | |
|----------------------|---------------------------------|--------------------------------|---|----------------------------|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_053 | 123 Echowoods Avenue | Change zoning to FAC. | These lands were zoned GRN in error. The zoning should be FAC. | |
| A_054 | 170 Hickstead Way | Change zoning to GRN. | These lands were zoned FAC in error. The zoning should be GRN. | |
| A_055 | Part of 100 Weeping Willow Lane | Change zoning to FAC5. | These lands were zoned GRN in error. The zoning should be FAC5. | |

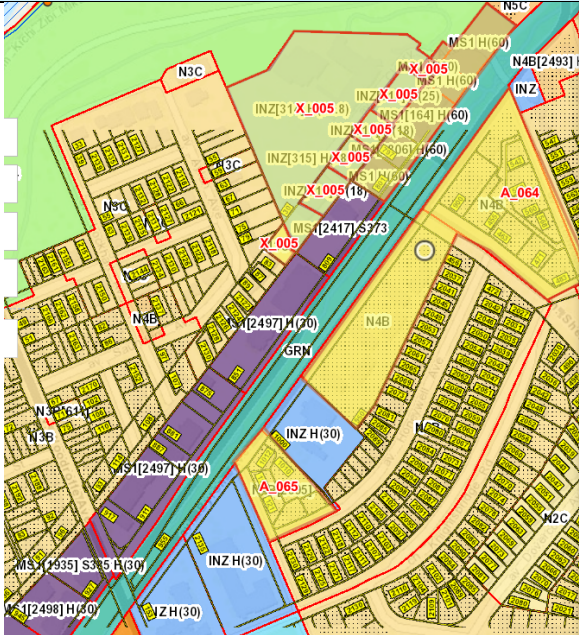
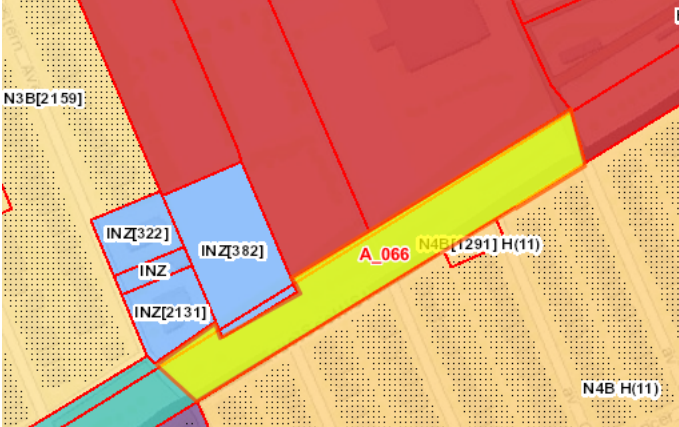

| Corrections (A Code) | | | | |
|----------------------|--|--------------------------------|--|----------------------------|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_056 | 28 Glencoe Street and 230 Greenbank Road | Change zoning to FAC3. | These lands were zoned FAC in error. The zoning should be FAC3. | |
| A_057 | 3290 Leitrim Road and Part of 4601 Bank Street | Change zoning to GRN. | These lands were zoned INZ in error. The zoning should be GRN to apply one zone to the park. | |

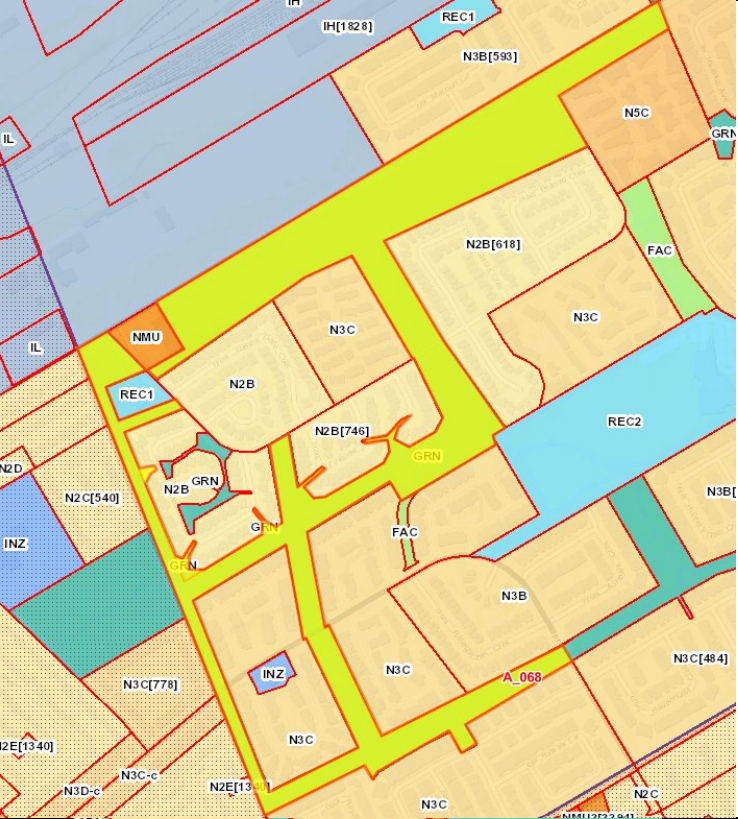
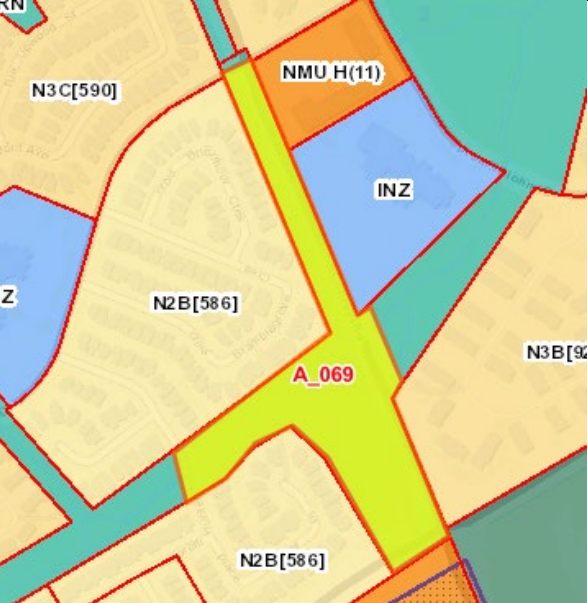
| Corrections (A Code) | | | | |
|----------------------|---|--------------------------------|--|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_058 | 265, 273 and 275 Churchill Ave.N; 325 Bloomfield Ave | Change zoning from N4B to N5B | Align zoning with the applicable Secondary Plan and OPA 46 amendments. |  |

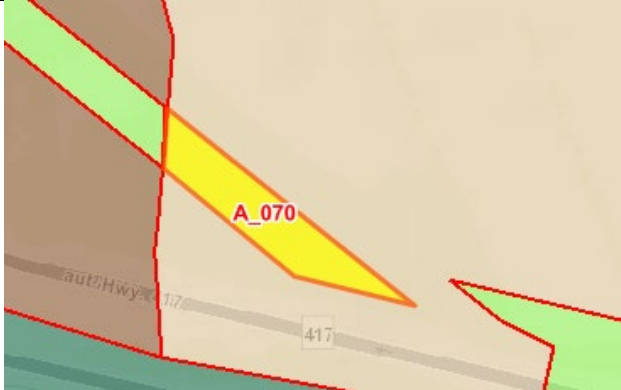
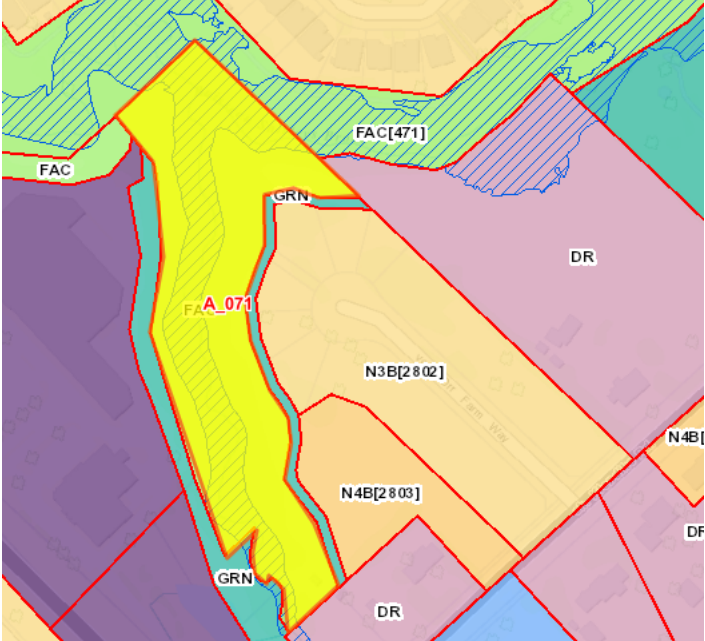
| Corrections (A Code) | | | | |
|----------------------|--|---|---|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_059 | 279 to 285 Churchill Ave.N; 2 Van Lang Private; 320 Bloomfield Ave; and 270 Lanark | Alter height suffix from H(11) to H(30) | Align zoning with the applicable Secondary Plan and OPA 46 amendments. |  |
| A_060 | 801 to 747 Richmond Road | Amend height suffix from H(60) to H(90) | Align zoning with the applicable Secondary Plan and OPA 46 amendments. |  |
| A_061 | Labrie Avenue | Change zoning to H2F. | The height suffix and FSI limit are incorrect; the H2F subzone exists to implement the Secondary Plan's intent for these lands. |  |

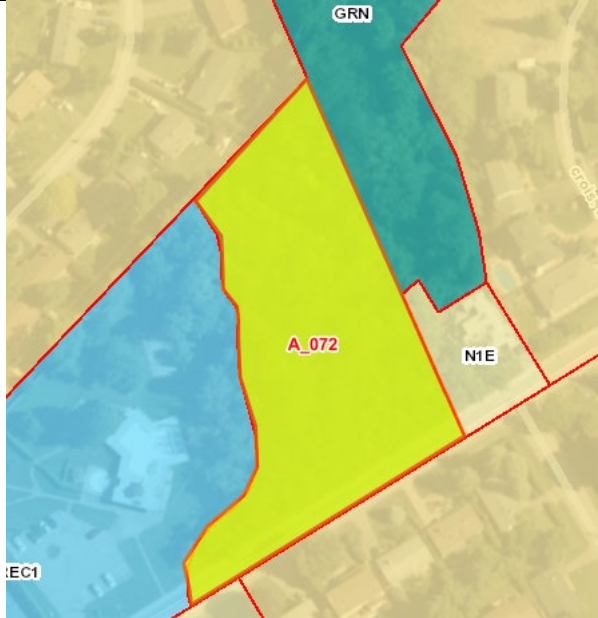
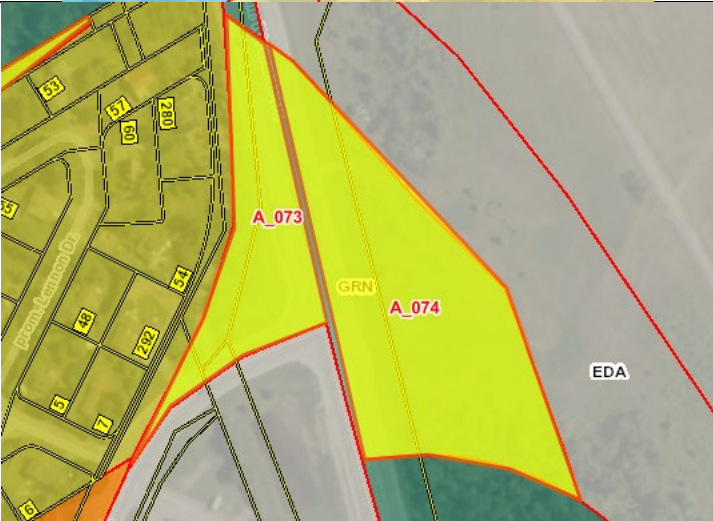
| Corrections (A Code) | | | | |
|----------------------|---------------------------------------|--|--|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_062 | Parcel behind 4771 Bank St | Change zoning from N5A to N4B to match surrounding area. | This unaddressed parcel is currently zoned R4Z and should be zoned N4B in accordance with the surrounding neighbourhood. |  |
| A_063 | Various properties along Clegg Street | Add H(30) to zoning. | Align with changes made to the Secondary Plan via OPA 46. |  |

| Corrections (A Code) | | | | |
|-----------------------------|--|--------------------------------|--|----------------------------|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_064 | 950 Byron Ave and block between Byron, Sherbourne, Keenan, and Redwood | Change from N4B to N5B | Align with changes made to the Secondary Plan via OPA 46 | |

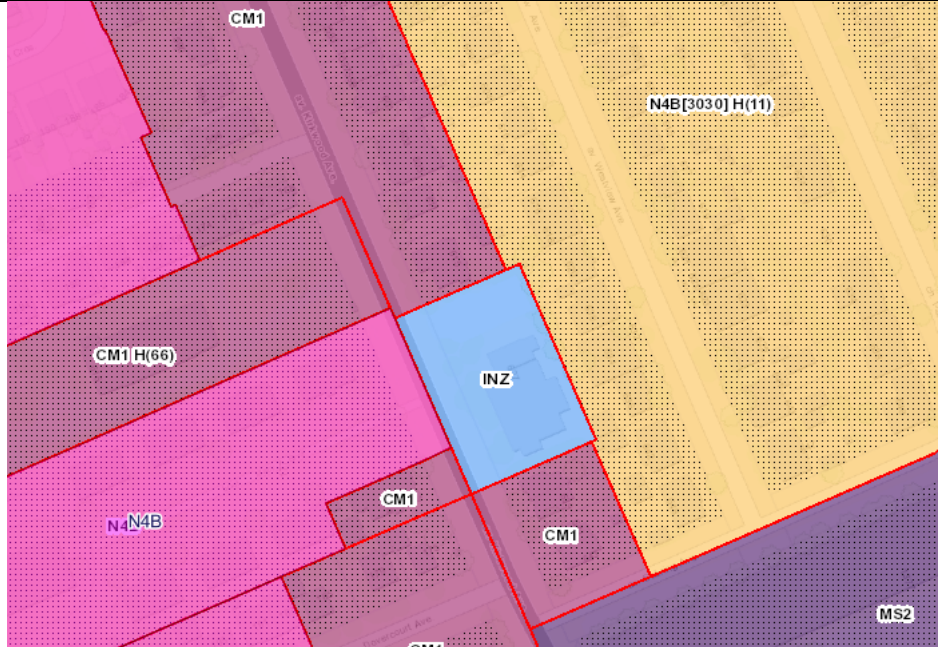
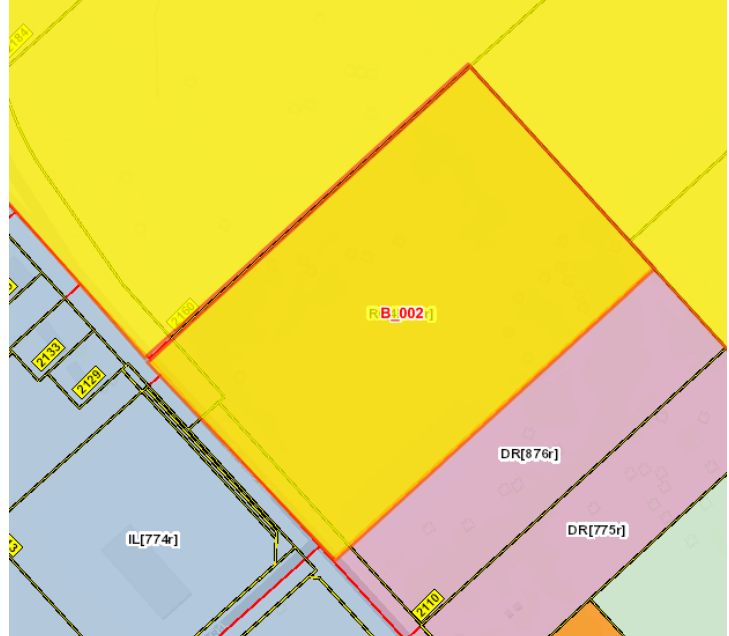
| Corrections (A Code) | | | | |
|----------------------|--|--------------------------------|--|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_065 | Block between Byron, Lockhart and Honeywell. | Change from N4B to N5B | Align with changes made to the Secondary Plan via OPA 46 |  |
| A_066 | 1565 Scott Street | Change zoning to FAC. | These lands were zoned GRN in error. The zoning should be FAC. |  |
| A_067 | 3340 Hawthorne Road | Change zoning to FAC. | These lands were zoned GRN in error. The zoning should be FAC. |  |

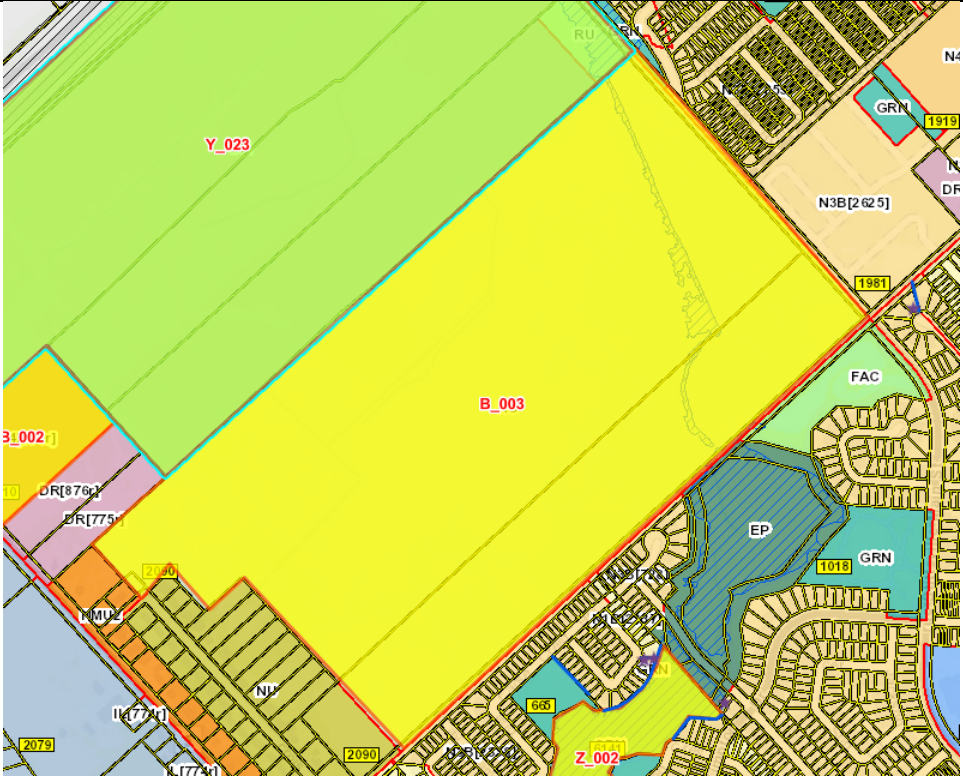

| Corrections (A Code) | | | | |
|----------------------|--|--------------------------------|--|---|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_068 | 1550 Johnston Road, 100 Tapiola Crescent, 3407 Albion Road S and 1534 Cahill Drive | Change zoning to FAC. | These lands were zoned GRN in error. The zoning should be FAC. |  |
| A_069 | 3460 Conroy Road | Change zoning to FAC. | These lands were zoned GRN in error. The zoning should be FAC. |  |

| Corrections (A Code) | | | | |
|----------------------|--------------------------|--------------------------------|---|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_070 | Near 4610 Russell Road | Change zoning to FAC3. | These lands were zoned AG in error. The zoning should be FAC3. |  |
| A_071 | Near 989 Marconi Avenue | Change zoning to FAC5. | These lands were zoned FAC in error. The zoning should be FAC5. |  |

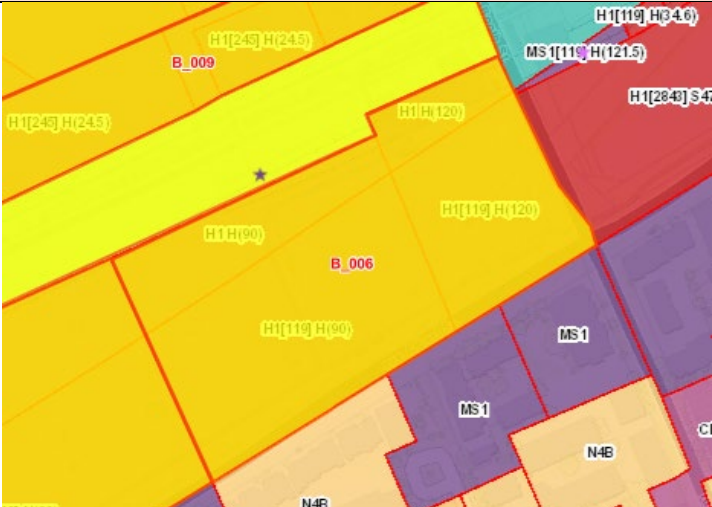
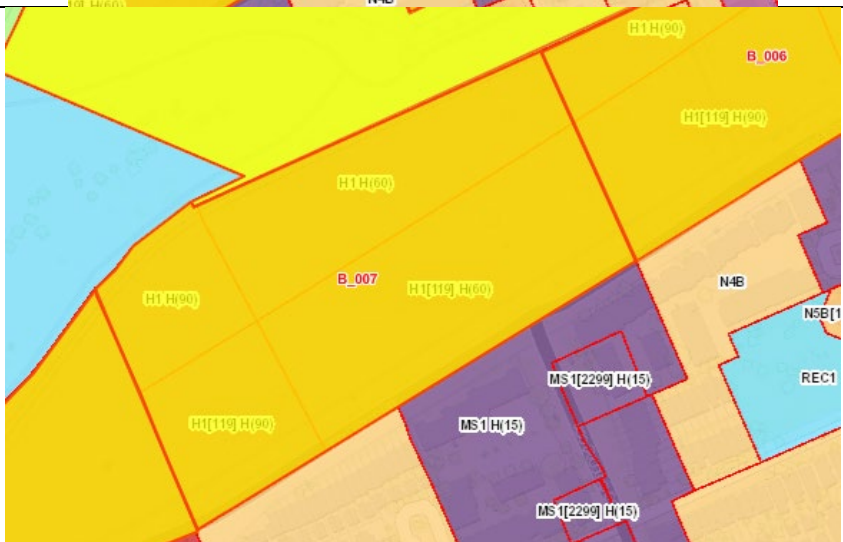
| Corrections (A Code) | | | | |
|----------------------|---------------------------|--------------------------------|---|--|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_072 | Part of 61 Corkstown Road | Change zoning to REC1. | These lands were zoned GRN in error. The zoning should be REC1. |  |
| A_073 | Near 54 Lennon Drive | Change zoning to NU. | These lands were zoned GRN in error. The zoning should be NU. |  |

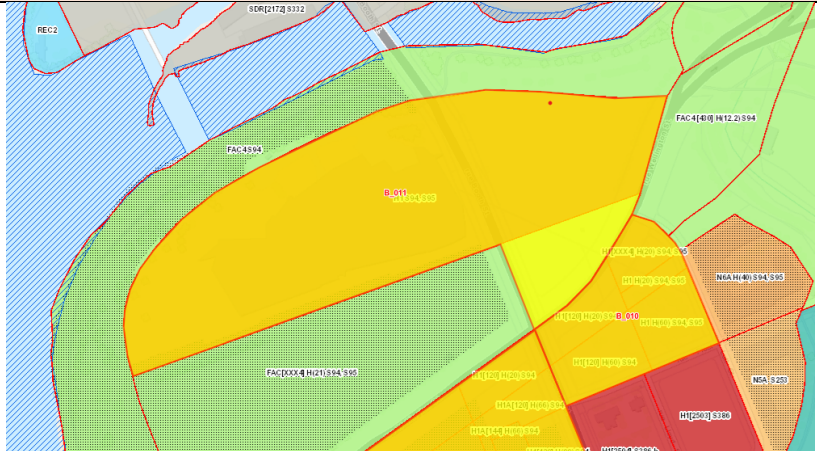
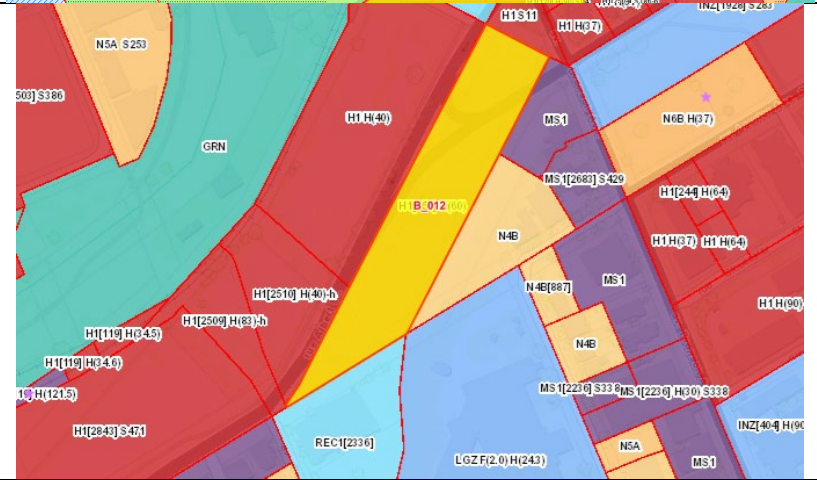
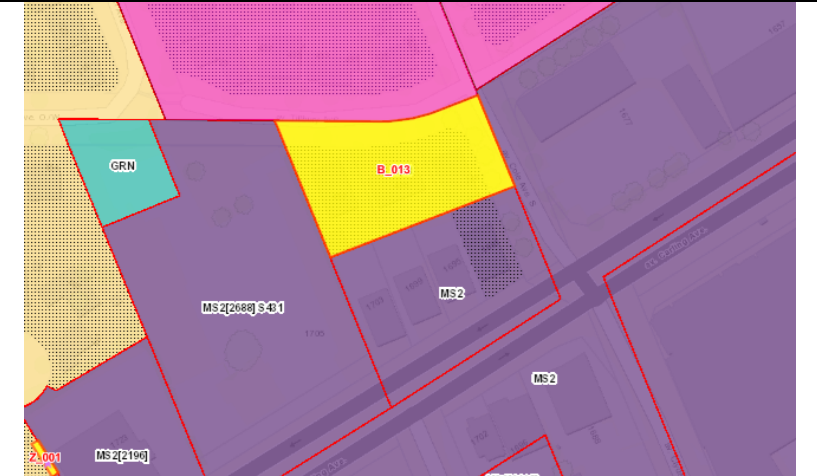
| Corrections (A Code) | | | | |
|----------------------|------------------------------|--------------------------------|--|----------------------------|
| ID | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| A_074 | Near 54 Lennon Drive | Change zoning to EDA. | These lands were zoned GRN in error. The zoning should be EDA. | |
| A_075 | Near 385 William Mooney Road | Change zoning to FAC. | These lands were zoned RU in error. The zoning should be FAC. | |

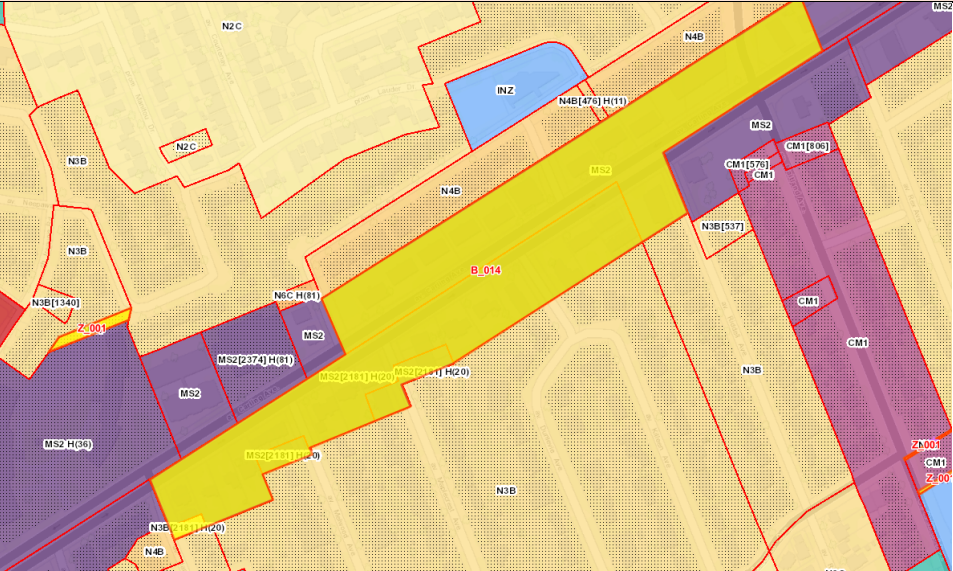
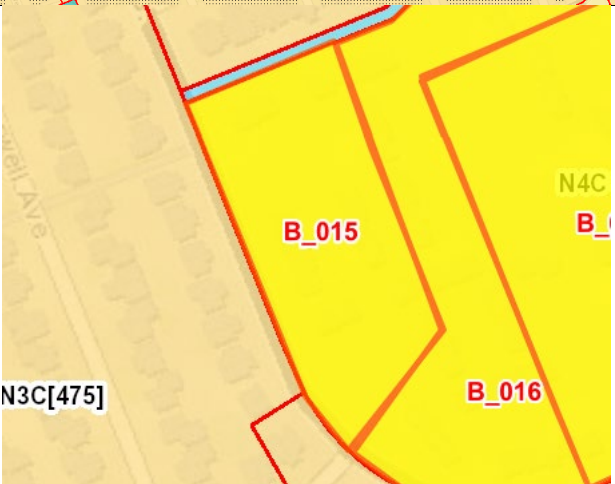
| Change of Intent (B Code) | | | | |
|------------------------------------|-----------------------------|---|--|--|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_001 | 627 Kirkwood Avenue | Change zoning from INZ to CM1 to reflect Official Plan designation. | The property is designated Minor Corridor in the Official Plan. The proposed Minor Corridor 1 zone accurately applies that Official Plan designation. |  |
| B_002 | 2110 Carp Road | Change zoning from RC[876r] to DR[876r] | This is a city-owned parcel that is partially occupied by a park and ride. Unless there is an active Zoning By-law Amendment, application or for lands subject to the Future Neighbourhoods Overlay, rural zones are being converted to urban zones. This parcel has a split Neighbourhood and Industrial and Logistics designation, which may require site-specific zoning to accommodate sensitive uses in proximity to industrial uses if it were to develop in the future. |  |

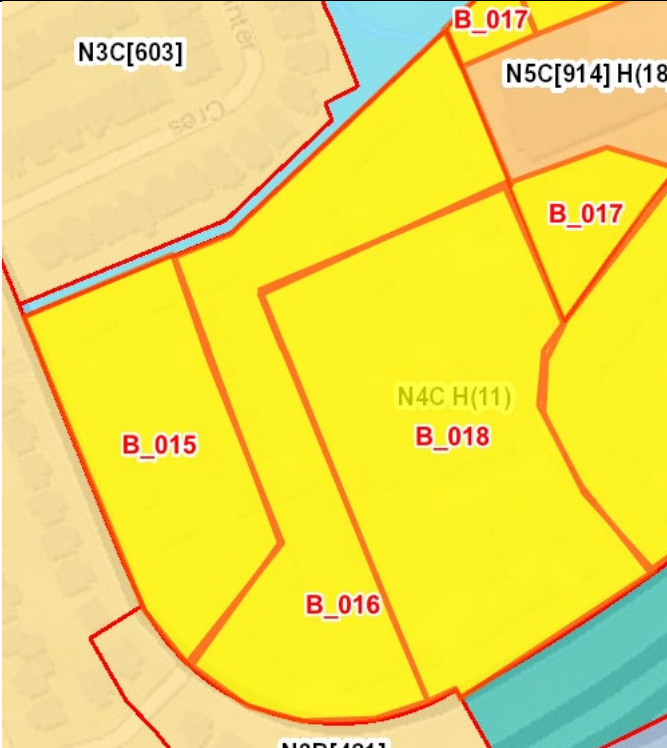
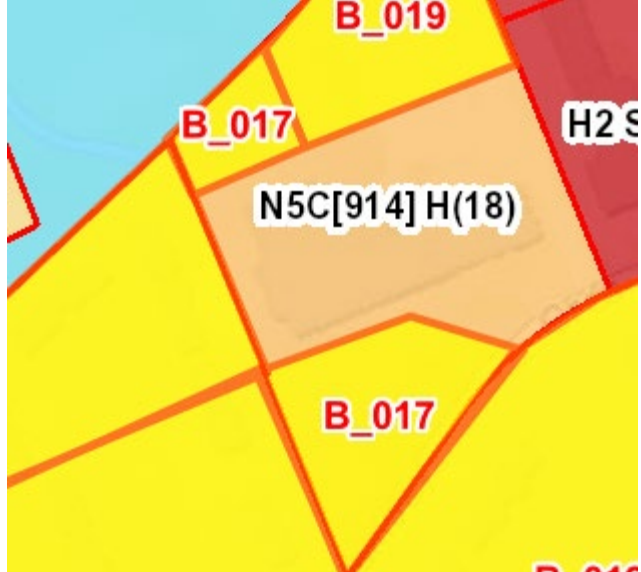
| Change of Intent (B Code) | | | | |
|---------------------------|-----------------------------------|--------------------------------|--|---|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_003 | 2090 Carp Road | Change zoning from RU to DR. | This parcel is inside the Urban Boundary, but not subject to the Future Neighbourhoods Overlay. It is currently uDR – Development Reserve Zone developed. DR maintains comparable permissions as the RU zone, but is more appropriate for undeveloped lands that are designated N in the Official Plan neighbourhood. |  |
| B_004 | 905, 927, 941 and 1035 March Road | Change zoning from RU to DR1 | These four parcels are currently Rural Countryside zoned RU, but are within the urban boundary. The Community Design Plan for the Kanata North Urban Expansion Area directs that undeveloped parcels be subject to Zoning Amendments. Development Reserve subzone 1 amendments. DR1 will recognize the existing dwellings here, while maintaining similar permissions as the RU zone and does not require existing dwellings to be accessory to another use. |  |

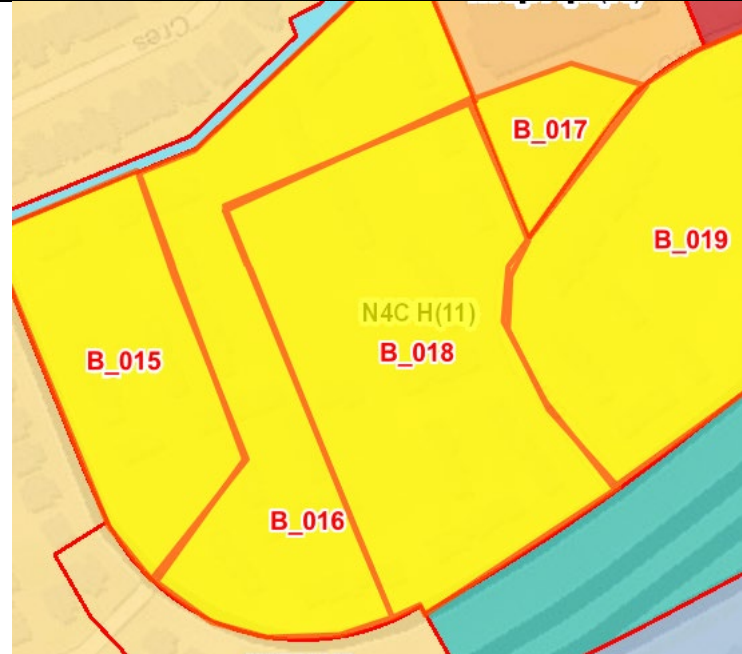
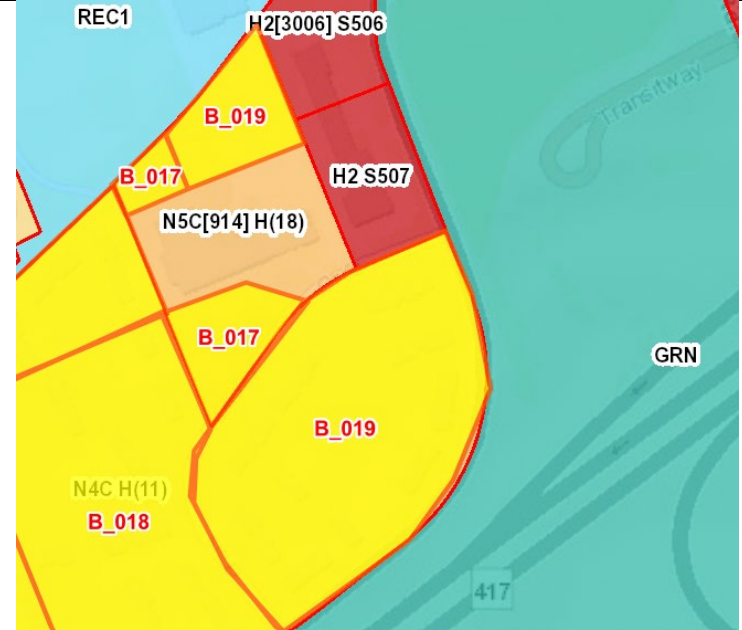
| Change of Intent (B Code) | | | | |
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| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| | | | | |
| B_005 | 1145 Old Carp Road and parcel in between 905 and 927 Carp Road with no municipal address | Change zoning from RU to DR | These two parcels are currently zoned RU, but are within the urban boundary. The Community Design Plan for the Kanata North Urban Expansion Area directs that undeveloped parcels be subject to Zoamendments. Amendments. DR maintains comparable permissions as the RU zone, but is more appropriate for undeveloped lands within the urban boundary. | |

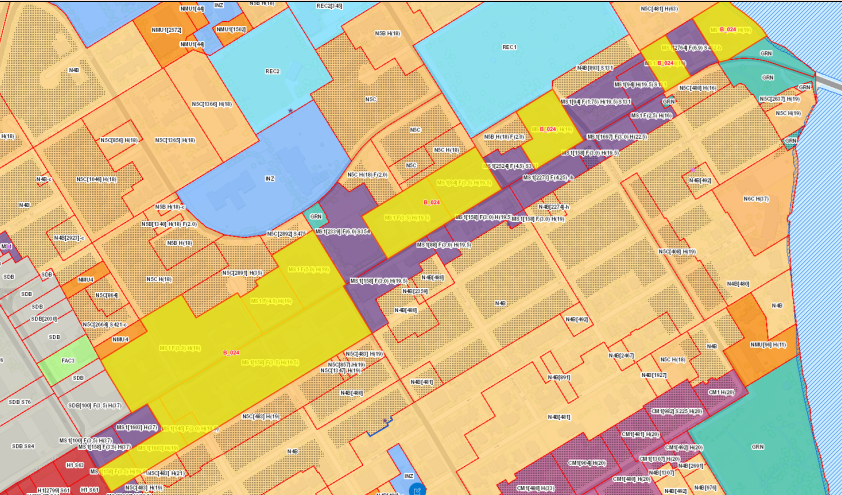
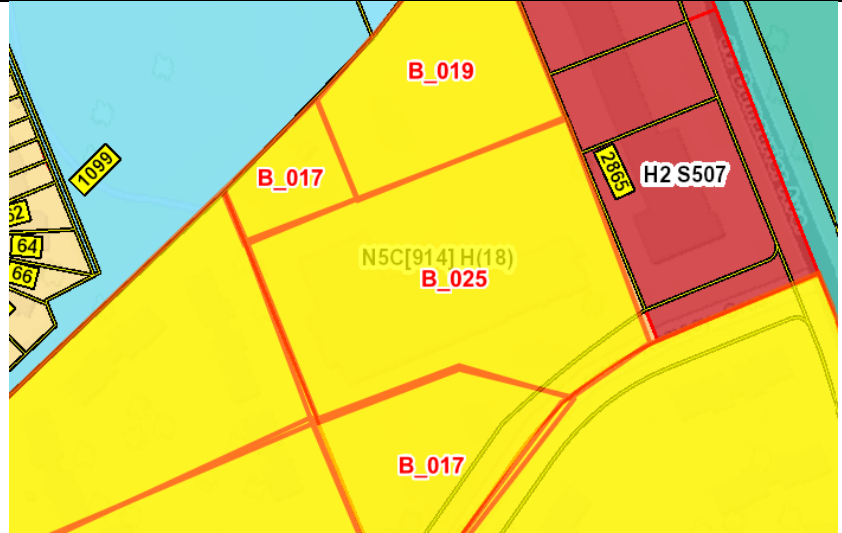
| Change of Intent (B Code) | | | | |
|---------------------------|--|---|--|--|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_006 | Area NW of Albert and Booth | Delete exception [119], add new exception [XX21], revise heights: - H(90) ... H(120) to H(132) | Implementing LeBreton Flats, West Downtown Core Secondary Plan |  |
| B_007 | North of Albert & Preston intersection | Delete exception [119]. Add new exception [XX22]. Revise heights follows: - H(60) to H(66) - Reverting any H(90) to H(66) | Implementing LeBreton Flats, West Downtown Core Secondary Plan |  |

| Change of Intent (B Code) | | | | |
|------------------------------|--|--|---|---|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_011 | Area north of Wellington St and war museum | Add a new exception, [XX24]. | Implementing LeBreton Flats, West Downtown Core Secondary Plan |  |
| B_012 | 550 Albert | Delete exception [951]. Add new exception, [XX23]. Ree height up to 66m. Add -h for holding provision. | Implementing LeBreton Flats, West Downtown Core Secondary Plan |  |
| B_013 | 748 Cole, 428-432 Tillbury | Rezone from N4B to MS2. | These lands are under one ownership; OP 6.2.1(1)(b) supports extension of MS zoning down side street. |  |

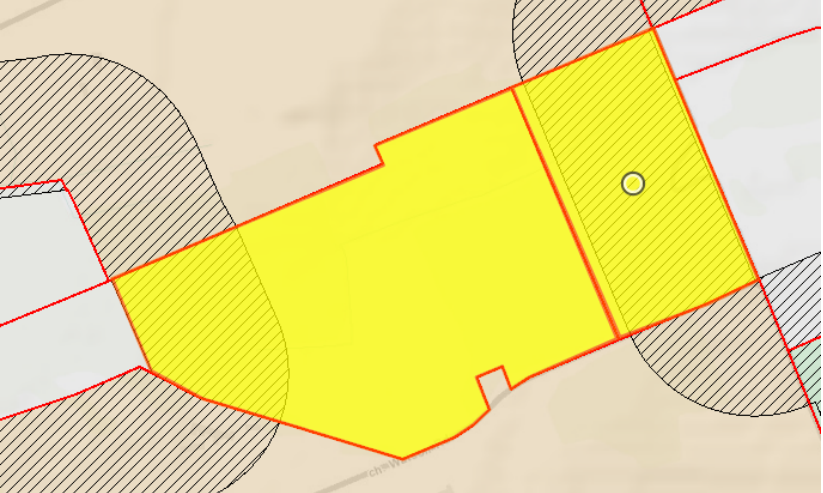
| Change of Intent (B Code) | | | | |
|------------------------------|---|--|--|--|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_014 | South side of Carling Ave between Hare Ave and Riddell Ave; north side Carling from Bromley | Delete H(20) suffix and rezone the N3B parcel at the extreme south-west end of this area to MS2.(2rted to MS2. | No policy justification for this height limit, no relation to the exception applied on The lot at the extreme south-west end of the area was originally zoned AM10 and should receive MS2 zoning to preserve permissions for these lands. |  |
| B_015 | Part of 1065 Ramsey Crescent | Remove the height suffix from the zone code. | Removing the height suffix implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. |  |

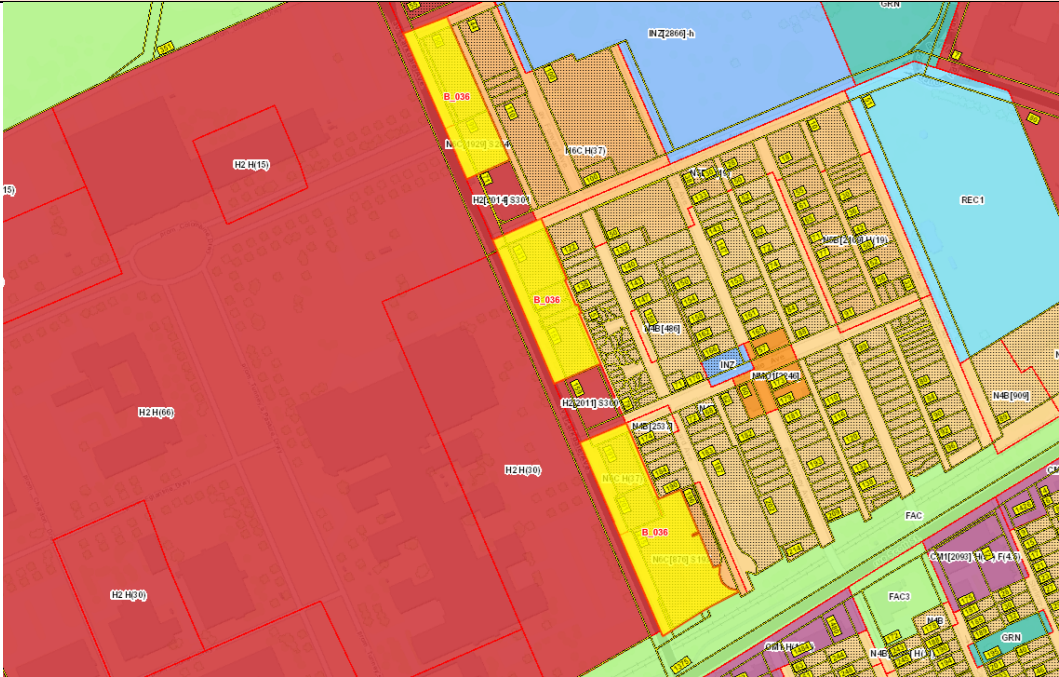
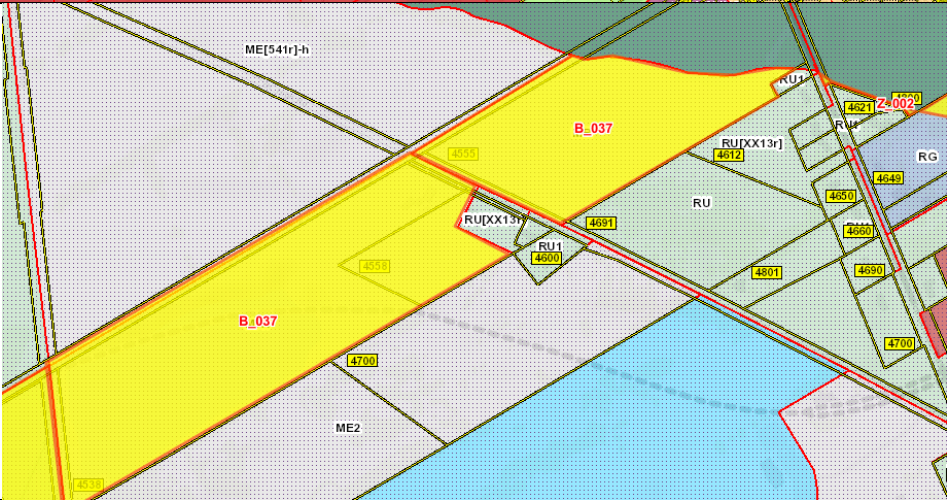
| Change of Intent (B Code) | | | | |
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| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_016 | Part of 1065 Ramsey Crescent | Change the zoning to N5C. | Changing the zoning implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. |  |
| B_017 | Part of 1065 Ramsey Crescent | Remove the height suffix from the zone code. | Removing the height suffix implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. |  |

| Change of Intent (B Code) | | | | |
|------------------------------|--|--|---|---|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_018 | Part of 1065 Ramsey Crescent | Change the zoning to N6C H(99). | Changing the zoning to N6C H(99) implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. |  |
| B_019 | 2891 Dumaurier Avenue and Part of 1065 Ramsey Crescent | Change the zoning to N6C H(132). | Changing the zoning to N6C H(132) implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. |  |
| B_020 | 110, 120, 130, 152 Moonstone Road and 6482 Rothbourne Road | Change zoning from Rural Countryside to Neighbourhood Unserviced | These five properties were previously subject to the Future Neighbourhoods Overlay, but it was removed. These properties are now within the urban boundary, but are not anticipated | |

| Change of Intent (B Code) | | | | |
|---------------------------|--|--|---|--|
| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_024 | Rideau Street, from King Edward Ave to the Riple shapes. | Delete H(19) or (19.5) suffix, apply H(30) suffix. | Secondary plan directs nine-storey heights in this area. Lands with greater heights (via site-specific amendment) are omitted from this map change. |  |
| B_025 | Part of 1065 Ramsey Crescent | Change the height suffix to 132 metres. | Changing the height suffix implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. |  |

| Change of Intent (B Code) | | | | |
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| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_030 | Citywide | Implementing urban zones in Urban Expansion Areas. | <p>The Urban Expansion Areas subject to the Future Neighbourhoods Overlay are now within the Urban Boundary and should have urban zoning to reflect that change.</p> <p>Tewin will not receive urban zoning as the boundaries of Tewin have not been finalized.</p> | <p>Zone conversion:</p> <p>AG to DR AG[199r] to DR[199r] – applies to a city-owned snow disposal facility on part of 2263 Portobello Blvd, which is permitted by the exception. AG2 to DR AG3 to DR O1 to GRN O1A to REC3 O1P to FAC5 RC2 to DR RC4 to DR RG1 to DR – applies to Bowesville Station and park and ride. RI3[444r] to DR[444r] – applies to city-owned works yard at 2035 Trim Rd, which is permitted by the exception. RR1, RR2, and RR5 to NU RR9 and RR10 to NU[XX26] – See B_031 RU to DR RU[444r] to DR[444r] – applies to city-owned works yard at 5300 Innes Rd, which is permitted by the exception.</p> |
| B_031 | <p>4895, 4903, 4925, 4931, 4943, 4950, 4952, 4960, 4968, 4976, 4984, 4992, 4996, 5000, 5004 Bowesville Rd.</p> <p>1865, 1871, 1879, 1887, 1893, 1899, 1907, 1951, 1963, 1969, 1977, 1983, 1989, 1995, 2007 Rideau Rd.</p> <p>5548, 5549, 5557, 5562, 5563, 5569, 5572, 5575, 5581, 5586 5587, 5593, 5595, 5623, 5630, 5631, 5637, 5640,</p> | Applying a new exception (XX26) to maintain smaller rear yard setback from RR9 and RR10 subzones | As part of applying urban zones in the Urban Expansion Areas, RR zones are being converted to Neighbourhood Unserved Zones. All provisions in the NU zone are less restrictive, except that the RR9 and RR10 subzones permit a smaller rear yard setback. This new exception would retain that setback to ensure existing dwellings are not rendered legal non-conforming. | |

| Change of Intent (B Code) | | | | |
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| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| | 5643, 5646, 5653, 5659 Ficko Cres. | | | |
| B_032 | 3315 and 3551 Watson Rd | Change zoning from MR and MR1 to RU. | The Bedrock Area Overlay was removed from these lands through Official Plan Amendment 1 in September 2023. As such the zoning will be changed to Rural Countryside to reflect the underlying designation. |  |
| B_033 | N3-zoned areas generally north of Ruskin Street between Highway 417 and Bayswater Avenue | Change zoning from N3B to N2C. | Amending the boundary between the N2 and N3 zones within the Civic Hospital neighbourhood in accordance with the general intent of the Evolving Neighbourhood Overlay. | |
| B_034 | Part of 2453 A Iris Street | Change the zoning to N4B. | Changing the zoning implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. | |
| B_035 | Part of 2453 A Iris Street | Change the zoning to N5B. | Changing the zoning implements the maximum building height in the Pinecrest and Queensview Stations Secondary Plan. | |

| Change of Intent (B Code) | | | | |
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| ID (insert into ZB Notes) | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| B_036 | East side of Parkdale Ave, north of the Transitway. | Change N6C code to H2. | Assigning H2 zoning in conformity with the Scott Street Secondary Plan, which designates these lands Hub. |  |
| B_037 | 4538, 4555 and 4558 High Road | Change zoning from MR and MR1 to RU | These properties are currently zoned Mineral Aggregate Reserve, but are no longer subject to the Mineral Aggregate Overlay in the Official Plan. RU zoning reflects the underlying Rural Countryside designation. |  |
| B_038 | 4771 Bank St | Change zoning from RU to DR | This property is within the urban boundary and should no longer have rural zoning. | |
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| Minor Technical Change (Z Code) | | | | | |
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| ID (insert into ZB Notes) | PLANNER NAME | Address/General Location | Proposed Amendment Description | Rationale | Existing Mapping (snippet) |
| Z_002 | | City-wide | Changes to Environmental Protection zone boundaries to align with Official Plan designations. | <p>This amendment was included in the first staff-recommended amendments to the Zoning Map of the draft Zoning By-law with the rationale:</p> <p>“Boundaries needed to be adjusted to match the Significant Wetlands, Natural Environment Areas, Urban Natural Features, Greenbelt Natural Area, or Greenbelt Natural Linkage designation in the Official Plan.”</p> <p>The rationale for this amendment should have also noted that where lands zoned Environmental Protection in Zoning By-law 2008-250 are not in a Significant Wetlands, Natural Environment Areas, Urban Natural Features, Greenbelt Natural Area, or Greenbelt Natural Linkage designation in the Official Plan the zoning for the lands will be amended to reflect the Official Plan designation that does apply to the lands.</p> | |
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Appendix Document 4 – Staff-Recommended Changes to Provisions – Changes of Intent in the Final Draft of the Zoning By-law

December 17, 2025

| Part 1 - Administration, Interpretation and Definitions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 199 | The most recent omnibus Zoning By-law Amendment introduced a new definition for utility installation. This change would replace the current definition with the definition introduced through the omnibus amendment. | Utility installation means the equipment used to make or deliver a utility product, commodity or service and includes the actual building, plant, works, utility line, tower, relay, pedestal, and may also include battery energy storage systems provided by a public utility. Utility Installations may also include a storm water management facility, transmission lines and switching stations serving energy generation or storage systems provided by an entity which is not a public utility but excludes antenna systems and renewable energy generation facility. |
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| Part 2 – General Provisions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 210(1) | Amendment to clarify that the landscaping requirements linked to underground structures is not intended to apply where the only elements projecting into a yard are projections more generally permitted to project into that yard as per Section 204. | Modify subsection (1) to make reference to not including projections permitted under Section 204, so that it reads as follows: (1) Where the below-grade portion of a building not including a projection permitted under Section 204 projects into a rear yard, a |

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| | | <p>minimum contiguous soft landscaped area must be provided in that yard as follows:</p> <p>(a) 30 square metres; and</p> <p>(b) on a lot 30 metres in width or greater, an additional 30 square metres for every full 15 metres increment of lot width.</p> |
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| Part 3 – Specific Use Provisions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 322 | Increase the floor area maximums for select on-farm diversified uses to ensure viability and promote compatible forms of commercial activity in the rural area. | <p>Modify s.322(1)(c)(i) as follows:</p> <p>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 450 300 square metres</p> |
| 322 | Increase the heavy vehicle limit to provide more flexibility for commercial activity in the rural area, and to provide more permissions in association with a principal agricultural use. | <p>Modify s.322(1)(e) as follows:</p> <p>a maximum of three five heavy vehicles associated with an on-farm diversified use, including recreational vehicles, are permitted.</p> |

| Part 4 – General Setbacks | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 404(3) | A modification is needed to subsection 404(3) to delete the word “reduced”, as the setbacks may be greater than or less than the setbacks in subsection 404(1). In addition, clarification is needed to confirm where setbacks are measured from. The words, “from the top of bank of a surface water feature” were added to subsection (3). | <p>Modify subsection 404(3) as shown below:</p> <p>(3) Despite subsection (1), where the minimum setback for a surface water feature is addressed through a recommendation in a Council-approved watershed, subwatershed, or environmental management plan, a Council-approved alternate setback will be applied, and where the development is not subject to a <i>Planning Act</i> application, the reduced minimum setback from the top of bank of a surface water feature as identified on Schedule A7 – Setbacks from Surface Water Features applies.</p> |
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| Part 5 – Overlay Provisions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| No changes are proposed. | | |

| Part 6 – Parking, Queueing and Loading Provisions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 613(4) | This provision sets out a minimum distance for a bike rack designed for two bicycles from a wall or other obstacle. Staff performed some measurements and bicycles typically protrude a maximum of approximately 0.45m past a rack. Staff feel the distance can comfortably be reduced to 0.6m to provide greater flexibility in bike parking layout. | A rack designed for locking two bicycles for any horizontal or inclusive bicycle parking space must be located a minimum of 0.8 0.6 metres from the nearest wall or obstruction. |

| Part 7 – Housing Provisions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 703(9) | Amendment to clarify intent as it relates to permitted ancillary non-residential uses in Planned Unit Developments. Specifically, where such uses are located in the same building as residential units, any such building is considered a residential use building for the purposes of this By-law. | Amend (9) to add the words “and where non-residential uses permitted by (8) are located within a building containing residential units, such a building is considered a residential use building for the purposes of this By-law.” |
| 709 – new subsection | Add a subsection clarifying that in zones that permit dwelling units other than Residential zones (e.g. Mainstreet and Hub zones, which permit higher density residential and mixed-use buildings) oversize dwelling units are permitted. | Add a new subsection (2): (2) In all other cases, oversize dwelling units are permitted in zones where a dwelling unit is permitted. |
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| Part 8 – Neighbourhood Zones | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| Table 801B | Amendments to minimum rear yard setbacks for certain Neighbourhood subzones in the Suburban transect, to address existing development rights for subzones in the current Zoning By-law that presently allow for 6 metre rear yards as-of-right. | Amend row (vii) of Table 801B as follows: By amending the text in columns (a) and (b) to read: “Area E of Schedule A1: 6 m; All other cases: 25% of lot depth” |
| Table 801B | Amendments to the minimum lot width of the B subzone to Neighbourhood zones for “vertically attached” units, to recognize that multiple subzones in the current Zoning By-law 2008-250 | Amend row (i) of Table 801B as follows: By amending the text in column (b) from 5.6 m to 4.5 m. |

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| | permit semi-detached or townhouse lot widths of 4.5 metres. | |
| Table 801B | Amendments to the minimum front yard setback of the B subzone to Neighbourhood zones to increase the minimum front yard setback to 4.5 m for all transects except the Suburban transect. This is consistent with the existing minimum front yard setback requirement applied in the R4UA-UD subzones of the current Zoning By-law. | Amend row (iii) of Table 801B as follows: By amending the text in column (b) to read: “Area E of Schedule A1: 3 m; All other cases: 4.5 m” |
| 802(12)(a) | Amend the requirement for soft landscaped area required for the Downtown Core and Inner Urban transects to require that the minimum landscaped area be contiguous. This is consistent with the requirement set out in the R4UA-UD subzones of the current Zoning By-law, where the same amount of landscaped area is required to be provided in a contiguous area. | Amend subsection (12)(a) to read “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 comprise a contiguous area as follows:” |
| 802(9) | Amend this section to delete reference to the Ontario Building Code with respect to wheelchair ramps and accessibility devices, and instead make more general reference to these features being permitted where required to address accessibility standards. | Amend subsection (9) to delete the words “under the Ontario Building Code”. |
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| Part 9 – Mixed-Use Zones | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| 906-1(8) | Change wording to except “buildings not directly adjacent to the street” instead of “planned unit developments and a building with four or more principal dwelling units.” Staff feel this wording is | 906-1(8) With the exception of buildings not directly adjacent to the street, the principal entrance is required to face the front or exterior side lot line. |

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| | <p>clearer and meets the secondary plan policies that require active frontages in Waterridge Village.</p> <p><i>Note that the CM2a subzone is proposed to be moved to the CM1 zone and will be CM1a. This provision was 907-1(8) in the final draft.</i></p> | |
| 904 | <p>Maximum interior side setback in the MS1 zone can cause problems for deeper buildings that may orient windows toward the sides of the lot. This can be addressed by limiting the maximum interior side setback to parts of the site nearest the front lot line. Street enclosure is thus promoted at the front of the lot, and flexibility is preserved toward the rear.</p> | <p>Modify Table 904(11)(d)(ii) as follows:</p> <p>Maximum in all other cases:</p> <ol style="list-style-type: none"> 1. In any area up to and including 15 metres from a front lot line: 3, except where a driveway is provided to a parking area with 20 or more spaces, where the maximum setback is 6m 2. Greater than 15 metres from a front lot line: no maximum |
| 901 902 903 | <p>Minimum permitted heights need to be updated to comply with Official Plan Amendment 46. Whereas minimum heights were previously assigned by transec, they now rely on distance from their associated transit station. For expedience and clarity the proposed provision makes reference to Schedule C1 of the Official Plan; a concurrent staff recommendation in Part 16 (Schedules) proposes an equivalent MTSA schedule to be integrated into the zoning by-law.</p> <p>Additionally, the zoning team received comments that the assigned minimum heights, in metres, were equivalent to the <i>maximum</i> heights routinely given for that number of storeys (e.g. 15 metres as the maximum for a 4-storey building.) The</p> | <p>Modify Table 901(f) as follows:</p> <ol style="list-style-type: none"> (i) Within 300m radius or 400m walking distance of an Θ-Train station MTSA identified on Schedule C1 of the Official Plan: 45 13 (ii) All other cases: 44 7 <p>Modify Table 902(f) as follows:</p> <ol style="list-style-type: none"> (i) In Area A on Schedule A1—Transects Within 300m radius or 400m walking distance of an MTSA identified on Schedule C1 of the Official Plan: 45 13 (ii) In Areas B and C on Schedule A1—Transects All other cases: 44 7 |

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| | provision is more functional if the minimum threshold is set lower than the maximum; as such, 13 metres is proposed to represent a minimum four-storey building (4+3+3+3-metre floor-to-ceiling heights) and 7 metres is proposed to represent a minimum two-storey building (4+3-metre floor-to-ceiling heights.) | <p>Modify Table 903(g) as follows:</p> <p>(i) In Area A on Schedule A1—Transects Within 300m radius or 400m walking distance of MTSA identified on Schedule C1 of the Official Plan: 15 13</p> <p>(ii) In Areas B and C on Schedule A1—Transects All other cases: 11 7</p> |
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| Part 10 – Industrial Zones | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| Table 1001(d)(f) and (i) | Add the NU-Neighbourhood Unserved Zone to these lines, which would require increased buffering or setbacks when abutting a residential zone, so the NU zone is treated consistently with other Neighbourhood Zones. | |
| Table 1002(d)(f) and (i) | Add the NU-Neighbourhood Unserved Zone to these lines, which would require increased buffering or setbacks when abutting a residential zone, so the NU zone is treated consistently with other Neighbourhood Zones. | |

| Part 11 – Institutional, Recreation and Greenspace Zones | | |
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| Section | Issue | Proposed Provision in Tracked Changes |

No changes are proposed.

Part 12 – Special District Zones

| Section | Issue | Proposed Provision in Tracked Changes |
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| 1207 | Maximum height in the EDK (Kanata North) zone was set to 82.5m in Draft 1, consistent with the general as-of-right high-rise height used for Part 9 mixed-use zones. As of Draft 3, the mixed-use high-rise zones permit up to 100m maximum height; EDK maximum height should be updated to reflect this approach. | Modify Table 1207(3)(h)(iii) as follows: Maximum in all other cases: 82.5 100 |

Part 13 – Rural Zones

| Section | Issue | Proposed Provision in Tracked Changes |
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| 1304(3) | Add “excess soil processing” after waste processing and transfer facility, which is permitted as a conditional use in this zone. While this would be included under inert construction materials, it is not explicitly listed, and staff feel that including it improves clarity regarding what conditional uses are permitted in the zone. | A waste processing and transfer facility, limited to excess soil processing and 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 |
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Part 14 – Greenbelt, Reserve and Protection Zones

| Section | Issue | Proposed Provision in Tracked Changes |
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| 1401(2)(a) | The most recent omnibus zoning by-law amendment modified the DR Zone to permit dwellings existing on the date of passing of the by-law, in addition to those accessory to a permitted use. This change introduces that permission to the DR zone. | 1401(2)(a) they are located on the same lot as one or more of the uses listed in subsection (1), or as existed on the date of passing of this by-law; |

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| 1401(4) | <p>Permissions for keeping up to 10 hens on lots larger than 0.8 hectares were added to the Development Reserve Zone with the most recent omnibus zoning by-law amendment on November 12, 2025. This change introduces that wording to the DR zone in the new Zoning By-law.</p> <p><i>Note that provision (4) would become (5) with this change.</i></p> | 1401(4) Despite subsection 1401(1), an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or larger in area. |
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| Part 15 – Exceptions | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
| XX21 | Priority implementation of LeBreton Flats sector of the West Downtown Secondary Plan, policies 4.1(6) and 4.4(29) regarding built form in the Albert Corridor Lands and Central and West Flats. | <p>New exception applying to map edits B_006, B_008, B_009 and B_010:</p> <ul style="list-style-type: none"> - Despite Table 901(c), a front and exterior side yard setback of 3 metres is required for any part of a building greater than 20m above grade. |
| XX22 | Priority implementation of LeBreton Flats sector of the West Downtown Secondary Plan, policy 4.1(6) regarding built form and policy 4.1(15) regarding public realm improvements tied to events centre. | <p>New exception applying to map edit B_007:</p> <ul style="list-style-type: none"> - Despite Table 901(c), a front and exterior side yard setback of 3m is required for any part of a building greater than 20m above grade. - On land zoned with holding symbol (-h), the holding symbol may not be removed until such time as a site plan application has been approved to the satisfaction of the General Manager of Planning, Development and Building Services and secures, through conditions or approved plans, a significant |

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| | | contribution to the public realm and liveability within the district. |
| XX23 | Priority implementation of LeBreton Flats sector of the West Downtown Secondary Plan, policy 4.1(6) regarding built form and policies 4.1(8), (12) and (13) regarding a pedestrian link. | <p>New exception applying to map edit B_012:</p> <ul style="list-style-type: none"> - Despite Table 901(c), a front and exterior side yard setback of 3 metres is required for any part of a building greater than 20m above grade. - On land zoned with holding symbol (-h), the holding symbol may not be removed until a site plan application has been approved, to the satisfaction of the General Manager of Planning, Development and Building Services and secures, through conditions or approved plans, a universally accessible pedestrian link connecting the top and bottom of the escarpment east of Empress Avenue and west of Bronson Avenue through the City-owned parcel known municipally as 18 Cambridge Street North. |
| XX24 | Priority implementation of LeBreton Flats sector of the West Downtown Secondary Plan, policy 4.3(28) regarding setbacks from Booth Street. | <p>New exception applying to map edit B_011:</p> <ul style="list-style-type: none"> - Despite Table 901(c), a setback of 3m is required for any yard abutting Booth Street. |
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| Part 16 – Schedules | | |
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| Section | Issue | Proposed Provision in Tracked Changes |

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| N/A | Hub zones have minimum height provisions that depend on proximity to a MTSA. In the interim, Schedule C1 of the Official Plan may be referenced to identify MTSA, but an equivalent schedule should be integrated into the zoning by-law. | Introduce a schedule to the Zoning By-law equivalent to Schedule C1 of the Official Plan for the purpose of identifying MTSA . |
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| Part 17 | | |
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| Section | Issue | Proposed Provision in Tracked Changes |
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