

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		
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.

Part 2 – General Provisions		
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

		<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>

Part 3 – Specific Use Provisions		
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		
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>

Part 5 – Overlay Provisions		
Section	Issue	Proposed Provision in Tracked Changes
No changes are proposed.		

Part 6 – Parking, Queueing and Loading Provisions		
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		
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.

Part 8 – Neighbourhood Zones		
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.

	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”.

Part 9 – Mixed-Use Zones		
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.

	<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

	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>

Part 10 – Industrial Zones		
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		
Section	Issue	Proposed Provision in Tracked Changes

No changes are proposed.

Part 12 – Special District Zones

Section	Issue	Proposed Provision in Tracked Changes
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
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

Part 14 – Greenbelt, Reserve and Protection Zones

Section	Issue	Proposed Provision in Tracked Changes
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;

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		
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

		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.

Part 16 – Schedules		
Section	Issue	Proposed Provision in Tracked Changes

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		
Section	Issue	Proposed Provision in Tracked Changes