

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.

Part 12 – Special District Zones		
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

	<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
--	---	---

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

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.

	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.