

Section 1401 – Development Reserve Zone (DR)

Provisions	Notes																				
Purpose The purpose of the Development Reserve Zone is to: Recognize lands that are set aside for future urban development in the Official Plan.	The intent of these provisions has been carried forward from the DR-Development Reserve Zone provisions in Sections 237 and 238 of the current Zoning By-law 2008-250.																				
Permitted Uses (1) In the Development Reserve Zone, the following uses are permitted: - agricultural use - agriculture-related use - emergency service - environmental preserve and education area - forestry operation - marine facility	Subsection (1) – Carried forward from Section 237(1) of the current Zoning By-law, except home-based business, park, food production and additional dwelling unit were removed because they are generally permitted through other provisions in the draft Zoning By-law.																				
Conditional Uses (2) On a lot existing as of [the date of passing of this By-law], dwelling units are also permitted provided: (a) they are located on the same lot as one or more of the uses listed in subsection (1); (b) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(b)(i); and (iii) subsection 702(2) does not apply to the DR – Development Reserve Zone, and the building envelope within this zone must be contained within a single parcel of urban residential land. (c) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(c)(i). (3) An on-farm diversified use is also permitted provided: (a) no new buildings are established for that use; and (b) uses are limited to conversions and temporary structures.	Subsection (2) – Revised from Section 237(1) of the current Zoning By-law with modifications to recognize changes to the <i>Planning Act</i> under Bill 23. Subsection (3) – Carried forward from Section 237(1) of the current Zoning By-law with minor word changes to improve clarity.																				
Zone Provisions (4) The provisions in Table 1401 apply in the Development Reserve Zone: <table><tr><th colspan="2">Table 1401 – Development Reserve Zone (DR) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>7.5</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>11</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>30</td></tr></table>	Table 1401 – Development Reserve Zone (DR) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	30	Subsection (4) – Carried forward from Section 237(2), Table 237 of the current Zoning By-law.
Table 1401 – Development Reserve Zone (DR) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m ²)	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	30																				

Sections 1401-1 to 1401-3 – Development Reserve Subzones

Section 1401-1 – Development Reserve Subzone 1 (DR1)	
Provisions	Notes
Conditional Uses (1) The provisions in subsections 1401(1), 1401(2) and 1401(3) apply, except dwelling units are permitted in Development Reserve subzone 1 on a lot existing as of [the date of passing of this By-law] do not need to be located on the same lot as one or more of the uses listed in subsection 1401(1).	Subsection (1) – Revised from Section 238(1) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.

Section 1401-2 – Development Reserve Subzone 2 (DR2)	
Provisions	Notes
Permitted Uses (1) In addition to the uses listed in subsection 1401(1), any building or use operated by the City of Ottawa, the Government of Canada, or the Government of Ontario or any agency thereof is also permitted.	Subsection (1) – Carried forward from Section 238(2) of the current Zoning By-law.

Section 1401-3 – Development Reserve Subzone 3 (DR3)																			
Provisions	Notes																		
Conditional Uses (1) The provisions in subsections 1401(1), 1401(2) and 1401(3) apply, except dwelling units are permitted in Development Reserve subzone 3 on a lot existing as of [the date of passing of this By-law] and must be located on a lot abutting a public street if that public street existed as of June 25, 2008.	Subsection (1) – Revised from Section 238(3) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.																		
Zone Provisions (2) The provisions in Table 1401-3 apply in the Development Reserve subzone 3 : <table><tr><th colspan="2">Table 1401-3 – Development Reserve Subzone 3 (DR3) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>4,000</td></tr><tr><td>(b) Minimum lot width (m)</td><td>20</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>3</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>11</td></tr></table>	Table 1401-3 – Development Reserve Subzone 3 (DR3) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m²)	4,000	(b) Minimum lot width (m)	20	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	3	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	Subsection (2) – Carried forward from Section 238(3), Table 238A of the current Zoning By-law.
Table 1401-3 – Development Reserve Subzone 3 (DR3) Provisions																			
Zoning Mechanism	Provisions																		
(a) Minimum lot area (m²)	4,000																		
(b) Minimum lot width (m)	20																		
(c) Minimum front yard setback (m)	7.5																		
(d) Minimum interior side yard setback (m)	3																		
(e) Minimum exterior side yard setback (m)	7.5																		
(f) Minimum rear yard setback (m)	7.5																		
(g) Maximum building height (m)	11																		

Section 1402 – Environmental Protection Zone (EP)

Provisions	Notes																																						
Purpose The purpose of the Environmental Protection Zone is to: - Recognize lands which are designated in the Official Plan as Significant Wetlands, Natural Environment Areas, Urban Natural Features, Greenbelt Natural Area, and Greenbelt Natural Linkage that contain important environmental resources which must be protected for ecological, educational and recreational reasons. - Permit only those uses which are compatible with and assist in the protection of the environmental attributes of these lands, or are in keeping with applicable Official Plan policies. - Regulate development to minimize the impact of any buildings or structures within these environmental areas.	These sections have been carried forward from Sections 183 and 184 of the current Zoning By-law 2008-250.																																						
Permitted Uses (1) In the Environmental Protection Zone, the following uses are permitted: - environmental preserve and education area - forestry operation	Subsection (1) – Carried forward from Section 183(1) of the current Zoning By-law.																																						
Zone Provisions (2) The provisions in Table 1402 apply in the Environmental Protection Zone : <table><tr><th colspan="3">Table 1402 – Environmental Protection Zone (EP) Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td rowspan="2">(c) Minimum front yard setback (m)</td><td>(i) For a dwelling unit or agricultural use buildings and structures</td><td>10</td></tr><tr><td>(ii) All other uses</td><td>No minimum</td></tr><tr><td rowspan="2">(d) Minimum interior side yard setback (m)</td><td>(i) For a dwelling unit or agricultural use buildings and structures</td><td>5</td></tr><tr><td>(ii) All other uses</td><td>No minimum</td></tr><tr><td rowspan="2">(e) Minimum exterior side yard setback (m)</td><td>(i) For a dwelling unit or agricultural use buildings and structures</td><td>10</td></tr><tr><td>(ii) All other uses</td><td>No minimum</td></tr><tr><td rowspan="2">(f) Minimum rear yard setback (m)</td><td>(i) For a dwelling unit or agricultural use buildings and structures</td><td>10</td></tr><tr><td>(ii) All other uses</td><td>No minimum</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr><tr><td colspan="2">(h) Maximum lot coverage (%)</td><td>15</td></tr></table>	Table 1402 – Environmental Protection Zone (EP) Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		No minimum	(b) Minimum lot width (m)		No minimum	(c) Minimum front yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10	(ii) All other uses	No minimum	(d) Minimum interior side yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	5	(ii) All other uses	No minimum	(e) Minimum exterior side yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10	(ii) All other uses	No minimum	(f) Minimum rear yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10	(ii) All other uses	No minimum	(g) Maximum building height (m)		11	(h) Maximum lot coverage (%)		15	Subsection (2) – Revised from Section 183(2), Table 183 of the current Zoning By-law. The revision to this table was adding the provision from Section 184(2)(b) of the current Zoning By-law to centralize this information.
Table 1402 – Environmental Protection Zone (EP) Provisions																																							
Zoning Mechanism		Provisions																																					
(a) Minimum lot area (m²)		No minimum																																					
(b) Minimum lot width (m)		No minimum																																					
(c) Minimum front yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10																																					
	(ii) All other uses	No minimum																																					
(d) Minimum interior side yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	5																																					
	(ii) All other uses	No minimum																																					
(e) Minimum exterior side yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10																																					
	(ii) All other uses	No minimum																																					
(f) Minimum rear yard setback (m)	(i) For a dwelling unit or agricultural use buildings and structures	10																																					
	(ii) All other uses	No minimum																																					
(g) Maximum building height (m)		11																																					
(h) Maximum lot coverage (%)		15																																					

Sections 1402-1 to 1402-3 – Environmental Protection Subzones

Section 1402-1 – Environmental Protection Subzone 1 (EP1)	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted in subsection 1402(1), a utility installation is also permitted.	Subsection (1) – Carried forward from Section 184(1) of the current Zoning By-law.

Section 1402-2 – Environmental Protection Subzone 2 (EP2)	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted in subsection 1402(1), an agricultural use is also permitted.	Subsection (1) – Carried forward from Section 184(2)(a) of the current Zoning By-law
Conditional Uses (2) On a lot existing as of [the date of the passing of this By-law], dwelling units are also permitted in Environmental Protection subzone 2, provided: (a) they are located on a lot fronting on a public street; (b) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(b)(i); and (iii) subsection 702(2) does not apply to the EP2 – Environmental Protection subzone 2, and the building envelope within this subzone must be contained within a single parcel of urban residential land. (c) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(c)(i).	Subsection (2) – Revised from Section 184(2)(a) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.

Section 1402-3 – Environmental Protection Subzone 3 (EP3)	
Provisions	Notes
Conditional Uses (1) On a lot existing as of [the date of the passing of this By-law], dwelling units are also permitted in Environmental Protection subzone 3, provided: (a) they are located on a lot fronting on a public street; (b) an accessory building or structure may be located no further than 60 metres from a building containing a dwelling unit; (c) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(c)(i); and	Subsection (1) – Carried forward from Section 184(3) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.

(iii) subsection 702(2) does not apply to the EP3 – Environmental Protection subzone 3, and the building envelope within this subzone must be contained within a single parcel of urban residential land. (d) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in sub clause (2)(d)(i).	
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Section 1403 – Greenbelt Facility Zone (GBF)

Provisions	Notes																				
Purpose The purpose of the Greenbelt Facility Zone is to: <i>Protect the natural features of the National Capital Commission Greenbelt by limiting development to strategic areas as identified in the Official Plan.</i> <i>Permit institutional, cultural, creative, recreation, tourism, office and research uses as outlined in the Official Plan.</i>	The Greenbelt Facility Zone is a new section for lands designated Greenbelt Facility on <u>Schedule B4</u> of the Official Plan. The provisions are revised from the current Rural Commercial Subzone 10 (RC10) in the current Zoning By-law 2008-250.																				
Permitted Uses (1) In the Greenbelt Facility Zone, the following uses are permitted: - agriculture use - agriculture-related use - broadcasting and production studio - environmental preserve and education area - forestry operation - instructional facility - market - office - recreation and athletic facility - research and development centre	Subsection (1) – Carried forward from Section 218(9) of the current Zoning By-law; all the current permitted uses have been included. Some of these uses, being generally permitted, need not be listed here. Broadcasting and production studio, instructional facility, office and recreation and athletic facility are newly permitted uses to address <u>Policy 8.4(3)(a)</u> of the Official Plan.																				
Conditional Uses (2) The following uses are also permitted: - day care - personal service business - restaurant - retail store Subject to: (a) must be located on the same lot as one or more of the following uses: instructional facility, office, and research and development centre; (b) except day care, each use is limited to a maximum gross floor area of 300 square metres; and (c) the uses must not exceed a cumulative gross floor area of 3,000 square metres.	Subsection (2) – Personal service business, restaurant, and retail store are new conditional uses to provide more service options in the Greenbelt. Subsection (2)(a) – The location requirement in this provision is proposed to ensure the conditional use supports the employment use(s). Subsections (2)(b) and (2)(c) – These provisions are based on provisions from industrial zones in Sections 199, 201, 203, 205 of the current Zoning By-law, which permit similar uses conditional on the same gross floor area maximums.																				
Zone Provisions (3) Required front and exterior side yards must be landscaped, excluding driveways crossing the front or exterior side yard leading to a parking area. (4) Accessory outdoor storage is only permitted in an interior side yard or rear yard and must be screened or concealed from view to a minimum height of 1.5 metres from abutting streets and from lands zoned RR – Rural Residential or RU – Rural Countryside. (5) The provisions in Table 1403 apply in the Greenbelt Facility Zone: <table><tr><th colspan="2">Table 1403 – Greenbelt Facility Zone (GBF) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (ha)</td><td>1</td></tr><tr><td>(b) Minimum lot width (m)</td><td>75</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>10</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>10</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>10</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>10</td></tr><tr><td>(g) Maximum building height (m)</td><td>20</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>25</td></tr></table>	Table 1403 – Greenbelt Facility Zone (GBF) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (ha)	1	(b) Minimum lot width (m)	75	(c) Minimum front yard setback (m)	10	(d) Minimum interior side yard setback (m)	10	(e) Minimum exterior side yard setback (m)	10	(f) Minimum rear yard setback (m)	10	(g) Maximum building height (m)	20	(h) Maximum lot coverage (%)	25	Subsection (3) – Carried forward from Section 218(9)(c), Table 218B(i) of the current Zoning By-law. Subsection (4) – Revised from Section 218(9)(c), Table 218B(j) of the current Zoning By-law with the minor change to specify lands zoned RR – Rural Residential or RU – Rural Countryside instead of “non-commercial or non-industrial zones”. Subsection (5) – Carried forward from Section 218(9)(c), Table 218B of the current Zoning By-law. Exceptions will be applied where needed to accommodate lot widths and lot areas that are currently lower than those in the table.
Table 1403 – Greenbelt Facility Zone (GBF) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (ha)	1																				
(b) Minimum lot width (m)	75																				
(c) Minimum front yard setback (m)	10																				
(d) Minimum interior side yard setback (m)	10																				
(e) Minimum exterior side yard setback (m)	10																				
(f) Minimum rear yard setback (m)	10																				
(g) Maximum building height (m)	20																				
(h) Maximum lot coverage (%)	25																				

Section 1404 – Greenbelt Rural Zone (GBR)

Provisions	Notes
Purpose The purpose of the Greenbelt Rural Zone is to: <i>Protect the natural features of the National Capital Commission Greenbelt by limiting development to strategic areas as identified in the Official Plan.</i> <i>Permit residential, forestry, recreation, agriculture, tourism and small-scale commercial uses as outlined in the Official Plan.</i>	The Greenbelt Rural Zone is a new section for lands designated Greenbelt Rural on <u>Schedule B4</u> of the Official Plan. The provisions are carried forward from the current Rural Countryside (RU), Rural Commercial (RC) and Rural Institutional (RI) zones.
Permitted Uses (1) In the Greenbelt Rural Zone, the following uses are permitted: - agriculture use - agriculture-related use - animal care establishment - artist studio - cannabis production facility, outdoors - cemetery - community centre - day care - emergency service - environmental preserve and education area - equestrian establishment - forestry operation - government service centre - kennel - library - market - museum - place of assembly - place of worship - residential care facility - school	Subsection (1) – Carried forward uses from Section 217(1) and Section 223(1) of the current Zoning By-law to maintain permissions for current uses. Also carried forward from Section 227(1) of the current Zoning By-law 2008-250, except home-based business and additional dwelling unit were removed because they are generally permitted. Short-term rental has been removed as a permitted use as it is permitted in any location where a dwelling unit is permitted. Municipal service centre has been deleted and replaced with government service centre. For Draft 3 research and development centre has been removed to address Policy 8.4(2) of the Official Plan.
Conditional Uses (2) The following uses are also permitted provided: - dwelling unit - group home - retirement home - rooming house (a) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in Subsection sub clause (2)(a)(i); and (iii) subsection 702(2) does not apply to the GBR – Greenbelt Rural Zone, and the building envelope within this zone must be contained within a single parcel of urban residential land. (b) for all other servicing types: (i) a maximum of two dwelling units are permitted; and (ii) a dwelling unit located in a coach house counts towards the total in Subsection sub clause (2)(b)(i).	Subsection (2) – Revised to combine provisions from Section 217(1)(d), Section 223(1)(b), and Section 227(1) of the current Zoning By-law, with modifications to recognize changes to the <i>Planning Act</i> under Bill 23.

Zone Provisions

- (3) Despite Table 1404, agricultural uses limited to a stable and the keeping of horses and the keeping of a maximum of 10 hens are also permitted as accessory uses when a dwelling unit is on a lot with an area of 0.8 hectares or greater.
- (4) Despite Table 1404, there is no minimum lot width and minimum lot area provisions for an agricultural use that excludes livestock-related food production.
- (5) The provisions in Table 1404 apply in the Greenbelt Rural Zone :

Table 1404 – Greenbelt Rural Zone (GBR) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (ha)	(i) Agriculture use and equestrian establishment	2
	(ii) All other uses	0.2
(b) Minimum lot width (m)	(i) Agriculture use and equestrian establishment	60
	(ii) All other uses	30
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)		5
(e) Minimum exterior side yard setback (m)		6
(f) Minimum rear yard setback (m)	(i) Where abutting a residential use building or a Residential Zone	10
	(ii) All other cases	7.5
(g) Maximum building height (m)		12
(h) Maximum lot coverage (%)		50
(i) Minimum landscaped area (%)		20

Subsection (3) – Carried forward from Section 227(4) of the current Zoning By-law.

Subsection (4) – Carried forward from Section 227(7) of the current Zoning By-law.

Subsection (5)(a)(i) and (b)(i) – Carried forward from Section 227(2)(a) and (b), Table 227 of the current Zoning By-law.

Subsection (5)(a)(ii), (5)(b)(ii), (5)(c), and (5)(e), (5)(f), (5)(h), and (5)(i) – Carried forward from Section 223(2), Table 223 of the current Zoning By-law.

Subsection (5)(d) and (5)(g) – Carried forward from Section 227(2)(f) and (2)(g), Table 227 of the current Zoning By-law.

For Draft 3, the Greenbelt Rural Subzone 1 is proposed to be combined with the Greenbelt Rural Zone as the policies in the Official Plan list permitted uses for all lands designated Greenbelt Rural.