

Section 101 – Title

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

Section 102 – Compliance with the Zoning By-law

Provisions		Notes
(1)	No person will use any land, erect, place, alter, expand, or use any building within the territorial limits of the City of Ottawa, except in full conformity with all of the provisions of this By-law.	Subsection (1) – Carried forward from Section 2 of the current Zoning By-law 2008-250.

Section 103 – Continuation Provisions

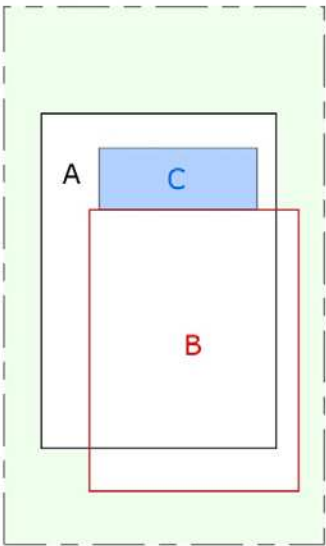
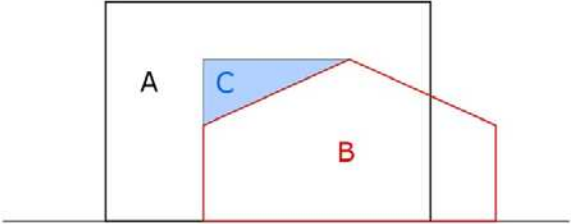
Provisions	Notes						
The following applies to land or buildings that are legally non-conforming with this By-law: (1) A person may build an addition to an existing principal building, a new accessory building, or an addition to an accessory building on land that is legally non-conforming with respect to lot width or lot area if the addition or new accessory building conforms to all other provisions of this By-law. (2) A permitted principal use, in a building or on a lot that does not comply with the regulatory provisions of this By-law, may change to another permitted use without the need for a minor variance from the Committee of Adjustment provided that the regulatory provisions are no more restrictive for the new use. (3) The construction of an addition to a building or a permitted projection into a yard of a building that does not comply with the provisions of this By-law is permitted without the need for approval from the Committee of Adjustment provided that: (a) where compliance of certain provisions has been met with the existing building, compliance must be maintained; (b) the entirety of the addition is within the building envelope permitted by this By-law and the resulting lot coverage does not exceed what is permitted by this By-law for the building that is subject to the addition;	Subsections (1) to (3) – Carried forward from Section 3 of the current Zoning By-law 2008-250.						
<i>Figure 103-1</i> 103(3)(b) Example 1 Aerial View  103(3)(b) Example 2 Street View  Legend <table><tr><td>A</td><td>Permitted building envelope (or footprint)</td></tr><tr><td>B</td><td>Existing non-conforming structure</td></tr><tr><td>C</td><td>Example of an addition permitted by this subsection</td></tr></table>	A	Permitted building envelope (or footprint)	B	Existing non-conforming structure	C	Example of an addition permitted by this subsection	
A	Permitted building envelope (or footprint)						
B	Existing non-conforming structure						
C	Example of an addition permitted by this subsection						
<i>Figure 103-1 illustrates two examples of additions (area C) to buildings that are legally non-conforming (area B). A new addition must conform with the provisions of this By-law (area A), even if the existing building does not.</i> (c) the projection is no closer to any lot line than this By-law would permit and does not otherwise exceed the maximum projection provided for in Section 204;							

Figure 103-2

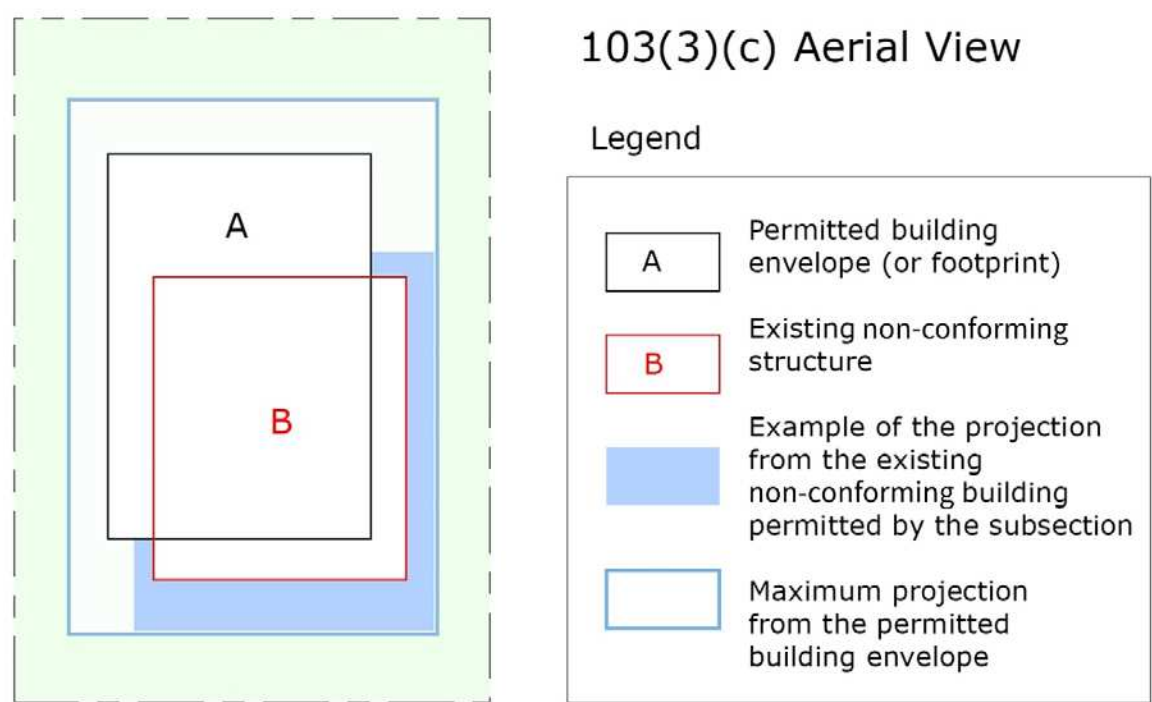


Figure 103-2 illustrates the area where a new projection on an existing legally non-conforming building is permitted to be located. The blue area represents the permitted size and location of a new projection, which must conform with the relevant provisions in Section 204 – Projections into Yards.

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

Figure 103-3

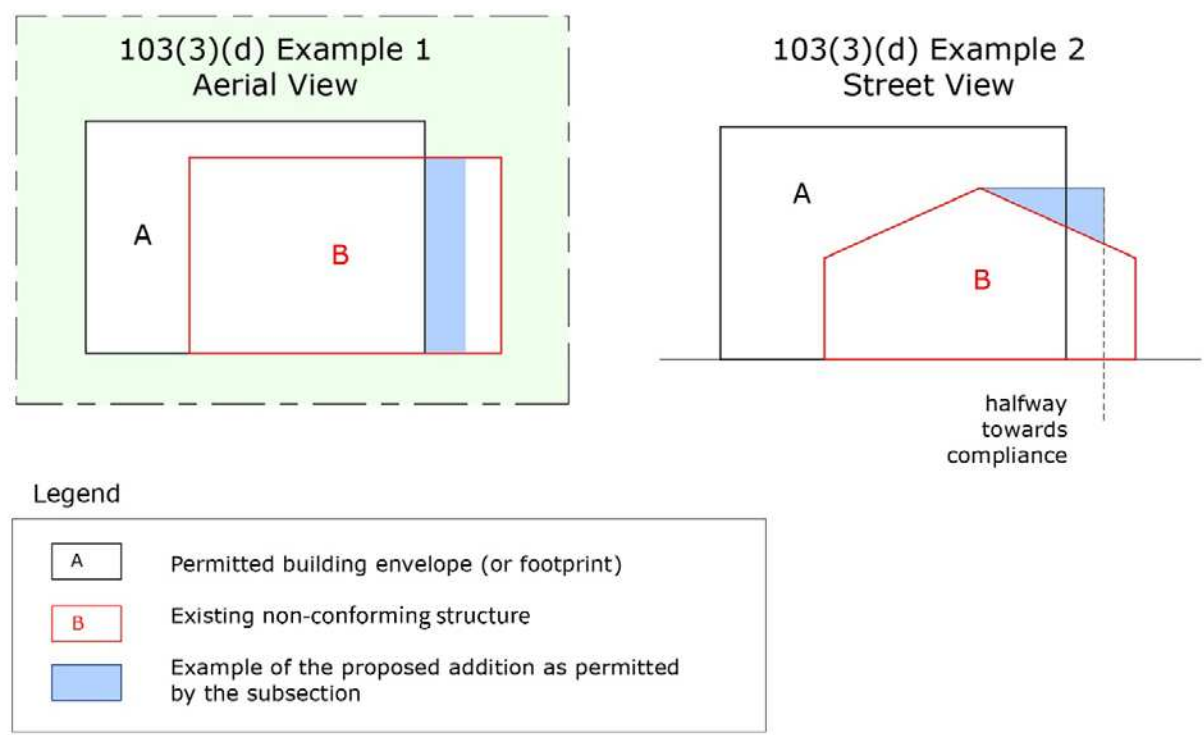


Figure 103-3 illustrates examples of a new addition or permitted projection moving towards conformance with this By-law.

- (e) any non-conformity with required visitor parking is not increased.
- (4) Despite subsection (1), development is permitted on a lot, including on a vacant lot existing as of [the date of passing of this By-law], zoned RU – Rural Countryside Zone, RR – Rural Residential Zone, V1, V2, V3, V4 and V5 - Village Residential 1 to 5 Zones, VM – Village Mixed-Use Zone, RIL – Rural Industrial and Logistics Zone, IL – Industrial and Logistics Zone, IH – Heavy Industrial Zone or IM – Mixed Industrial Zone and which is legally non-complying with respect to lot width or lot area provided:
- (a) the proposed use is a use permitted in the zone in which the lot is located; and
 - (b) the proposed use does not contravene any other provisions of this By-law.

Subsection (4) – In Draft 2, subsections (4) and (5) were merged into a new subsection (4). The new subsection carries forward the intent of the former subsections, and the list of zones the provisions apply to was expanded to include the RU – Rural Countryside and RR – Rural Residential Zones.

The new subsection (4) ensures that lots existing as of the date of passage of the new Zoning By-law are compliant with the by-law. This provision is needed given the minimum lot sizes in the RU, RR and

V1 – V5 zones were modified to conform with the minimum lot sizes in the Official Plan for newly created lots. All existing lots will be deemed to comply with the minimum lot area and lot width for the zone, however new development must comply with all other provisions in the zones.

Draft 3 – added in permissions for industrial zones as these zones contain lots that do not meet current standards, but could still be redeveloped.

In Draft 3, diagrams were added to illustrate examples of the permissions afforded by subsection 103(3).

Section 104 – Expropriation and Conveyance under the Planning Act

Provisions		Notes
(1)	For the purposes of determining compliance with the regulations of this By-law, in the event of an expropriation or conveyance of a part of a lot by or to the City of Ottawa or other expropriating authority, the lot or the building or the use will not be found to conflict with the provisions of this By-law by reason only of that expropriation or conveyance.	Subsections (1) and (2) – Carried forward from Section 4 of the current Zoning By-law 2008-250.
(2)	For the purposes of subsection (1), expropriation means expropriation by the City or other expropriating authority, and conveyance means the taking or receiving of land by the City of Ottawa or other expropriating authority, including a road widening.	

Section 105 – Penalties

Provisions		Notes
(1) The following penalties apply: (a) every person who contravenes any of the provisions of this By-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable: (i) on a first conviction, to a fine of not more than \$25,000.00; and (ii) on a subsequent conviction, to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted. (b) where the person convicted of a breach of any of the provisions of this By-law is a corporation, the penalty that may be imposed is: (i) on a first conviction, a fine of not more than \$50,000.00; and (ii) on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as set out in subsection (1). (2) Where a conviction of a breach of any of the provisions of this By-law has been entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction, thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.		Subsections (1) and (2) – Carried forward from Section 5 of the current Zoning By-law 2008-250.

Section 106 – Technical Revisions to the Zoning By-law

Provisions		Notes
(1)	Revisions may be made to this By-law without the need for a zoning by-law amendment in the following cases: (a) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision; (b) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; (c) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this By-law and are editorially inserted for convenience of reference only; and (d) changes to the titles of referred to Acts, Codes, By-laws and other legislation, as amended, and their successors.	Subsection (1) – Revised from Section 6 of the current Zoning By-law 2008-250 with minor modifications to remove reference to column II, given that the exceptions tables will no longer include the current information in column II.

Section 107 – Commencement

Provisions		Notes
(1)	Where one or more appeals are filed under subsection 34(19) of the <i>Planning Act</i> , the affected portions of this By-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the By-law, except for those parts of it that are repealed by or at the direction of the Ontario Land Tribunal, is deemed to have come into force on the day that it was passed.	Subsections (1) and (2) – Revised from Section 7 of the current Zoning By-law 2008-250 with the following modifications: • The provision concerning commencement establishes that once appeals of the new Zoning By-law are withdrawn or finally disposed of at the direction of the Ontario Land Tribunal, the Zoning By-law is deemed to have come into effect on the day it was approved by City Council. • The provisions in this section have been carried forward from the current Zoning By-law 2008-250, however where that By-law referenced repeal of the 36 zoning by-laws from the former municipalities, the provision in Section 107 refers to repealing only one zoning By-law, being Zoning By-law 2008-250. • The provisions in Zoning By-law 2008-250 will be repealed, except for the provisions of Part 19 – Section 37 Provisions, which include agreements and provisions for specific properties that are the subject of a by-law passed pursuant to Section 37 of the <i>Planning Act</i>.
(2)	By-law 2008-250, as amended, except for Part 19, is repealed upon the coming into force of this By-law.	

Section 108 – Validity

Provisions		Notes
(1)	Should any section or provision of this By-law for any reason be declared invalid by a court of competent jurisdiction, such declaration does not affect the validity of the By-law as a whole and all the remaining sections or provisions of this By-law remain in full force and effect until repealed.	Subsection (1) – Carried forward from Section 8 of the current Zoning By-law 2008-250.

Section 109 – Transition for Complete Applications

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

Section 110 – Continuation of Approved Applications, Exceptions and Schedules

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

	provisions have been included concerning interpretation of exceptions and schedules brought forward from Zoning By-law 2008-250. The exceptions and schedules were brought forward unchanged from Zoning By-law 2008-250. As such, the provisions do not align with the terminology and section numbers in the new Zoning By-law. Continuation provisions are needed to ensure exceptions and schedules carried forward from the current Zoning By-law 2008-250 remain operational. Review of each exception and schedule to align the provisions, terminology and section numbers, with the intent of the Official Plan and the intent of the new Zoning By-law, will occur following approval of the new Zoning By-law in 2026. Aligning the exceptions and schedules with the terminology, provisions and section numbers in the new Zoning By-law is not possible, given all provisions in Parts 1 through 14 of the new Zoning By-law are subject to change until they are finally approved by Council in January 2026. Subsection (3) establishes that requirements for stormwater management in Section 201, general setbacks in Part 4, and uses permitted in Section 1001 – Heavy Industrial Zone, Section 1002 – Industrial and Logistics Zone, and Section 1308 – Rural Industrial and Logistics Zone will apply or prevail over provisions in exceptions or schedules. Subsection (4) establishes that the permitted uses in the underlying zone will prevail over restrictions on uses in exceptions, except for exceptions that apply in secondary plan areas and Agricultural Zones. Subsection (4) was added to “undo” provisions in exceptions that restrict the range of land uses that are permitted when there is no policy basis for limiting the range of uses. Secondary plan areas are excluded from this broader permission for land uses, as exceptions in secondary plan areas may be implementing limitations on land uses resulting from secondary plan policies. Work to review exceptions in secondary plans areas will occur in 2026 as part of the review of all exceptions, to determine if there is a policy basis in a secondary plan area that requires a limited range of permitted uses in an exception. Clauses (4)(a) and (4)(b): Exceptions that limit land uses in AG-Agricultural and ME-Mineral Extraction Zones were also excluded from the broader permissions for land uses in the continuation provisions as there are policies in the <i>Provincial Planning Statement, 2024</i>, and the Official Plan that limit the range of uses permitted in these zones, and those restrictions
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	must prevail. Subsection (5): A further provision has been added to “undo” requirements for minimum parking space rates to accord with the intent of the new Zoning By-law. However, the provisions provide for requirements in exceptions concerning Minimum Visitor Parking Spaces and Maximum Parking Space rates to continue to be required. Subsection (6): This subsection establishes that the most restrictive provisions, in an exception, schedule, or height suffix prevail. Zone codes have been modified to implement secondary plan policies relating to maximum building height through height suffixes. Subsection (6) is needed as an interim step until staff can align exceptions and schedules with the intent of height policies in secondary plans. Subsection (7): The continuation provisions may be extended longer than three years or repealed earlier than three years after the date of passing of the new Zoning By-law to accommodate the time needed to align exceptions and schedules with the new Zoning By-law, or to allow a complete or in-process application, such as for issuance of a building permit for a dwelling in a plan of subdivision, to proceed to issuance of a building permit.
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Section 111 – Citation

Provisions		Notes
(1)	This By-law may be cited by its long title, its short title, or by its by-law number, and any such citation is to be taken as meaning the By-law as amended.	Subsection (1) – Carried forward from Section 10 of the current Zoning By-law 2008-250.

Section 112 – Language

Provisions		Notes
(1)	The following rules apply to this By-law: (a) this By-law is written in plain language; and (b) a deliberate attempt has been made to keep the words, the grammar and the syntax used as simple as possible while meeting the legal requirement for clear and precise legislation.	Subsection (1) – Carried forward from subsections 11(1) and (2) of the current Zoning By-law 2008-250. The reference to “definitions” was deleted in subsection (1), as Section 116 includes provisions relating to definitions.

Section 113 – By-law Division

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

Section 114 – *Legislation Act*

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

Section 115 – Tense

Provisions		Notes
(1)	Despite the tense used in a provision: (a) every provision of this By-law is to be applied to the circumstances as they exist at the time in question; and (b) every obligation imposed by this By-law is a continuing one so long as either the use, the circumstances, the reason for the obligation, or the events which caused, precipitated, or gave rise to the obligation continue.	Subsection (1) – Carried forward from Section 14 in the current Zoning By-law 2008-250.

Section 116 – Benevolent Interpretation

Provisions		Notes
(1)	This By-law is remedial in nature and shall be interpreted in a benevolent manner and read and applied in a way that will ensure the effective implementation of its provisions and intent.	Subsection (1) – Carried forward from Section 16 of the current Zoning By-law 2008-250.
(2)	Definitions are given in this By-law to aid in the understanding and implementation of the true spirit, intent and meaning of the By-law. They are not to be used to avoid an obligation imposed by the By-law or any requirement enacted in a substantive provision of the By-law.	Subsection (2) – Carried forward from Section 15 of the current Zoning By-law 2008-250.

Section 117 – Analogy

Provisions		Notes
(1)	Without limiting the generality of Section 116, where a situation arises that is not covered by a specific regulation, the provisions of this By-law apply by analogy to that situation, so that the application that is made of Section 116 is the one that ensures the effective implementation of this By-law.	Subsection (1) – Carried forward from Section 17 in the current Zoning By-law 2008-250.

Section 118 – Most Restrictive Applies

Provisions		Notes
(1)	Without limiting the generality of Sections 116 or 117, where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the applicable provisions, the most restrictive provisions must be complied with.	Subsection (1) – Carried forward from Section 18 in the current Zoning By-law 2008-250.

Section 119 – Specific Over General

Provisions		Notes
(1)	Despite Section 118, where an exception, suffix, schedule or overlay applies, the provisions imposed by that exception, suffix, schedule or overlay prevail over any other provision in this By-law.	Subsection (1) – Carried forward from Section 19 in the current Zoning By-law 2008-250.

Section 120 – Uses Not in Buildings

Provisions		Notes
(1)	Where a use does not take place within a building, but a regulation imposes a requirement premised on that use being in a building, the requirement applies as though the actual area occupied by the use is in a building, so that the true spirit, intent and meaning of this By-law is implemented.	Subsection (1) – Revised from Section 20 in the current Zoning By-law 2008-250 to remove reference to parking requirements for a storage yard.

Section 121 – Gender

Provisions		Notes
(1)	This By-law is gender-neutral and, accordingly, any reference to one gender includes all.	Subsection (1) – Revised from Section 21 in the current Zoning By-law 2008-250 to reflect all genders as opposed to only two.

Section 122 – Plural

Provisions		Notes
(1)	Words in the singular include the plural, and words in the plural include the singular.	Subsection (1) – Carried forward from Section 22 in the current Zoning By-law 2008-250.

Section 123 – Ordinary Meaning

Provisions		Notes
(1)	Unless otherwise defined, the words and phrases used in this By-law have their normal and ordinary meaning.	Subsection (1) – Carried forward from Section 23 in the current Zoning By-law 2008-250.

Section 124 – Former Typology Interpretation

Provisions	Notes
(1) For the purposes of Parts 15, 17, and Section 145, the following definitions of land use terms are to be used for the interpretation of the intent of the provisions where these land use terms are used: Apartment Dwelling, Low-Rise means a residential use building that is four or fewer storeys in height and contains four or more principal dwelling units, other than townhouse dwelling or stacked dwelling. (<i>un immeuble d’appartements de faible hauteur</i>) Apartment Dwelling, Mid-Rise means a residential use building that is more than four storeys but less than ten storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or stacked dwelling. (<i>un immeuble d’appartements de moyenne hauteur</i>) Apartment Dwelling, High-Rise means a residential use building that is ten or more storeys in height and contains four or more principal dwelling units, other than a townhouse dwelling or stacked dwelling. (<i>un immeuble d’appartements de grande hauteur</i>) Bunk House Dwelling means a seasonal dwelling for the housing of temporary farm workers and includes a kitchen, bathroom and communal sleeping facilities. (<i>pavillon-dortoir</i>) Coach House means a separate dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit, but is contained in its own building that may also contain uses accessory to the principal dwelling. (<i>annexe résidentielle</i>) Detached Dwelling means a residential use building that contains only one principal dwelling unit or oversize dwelling unit. (<i>une habitation isolée</i>) Duplex Dwelling means a residential use building containing two principal dwelling units that are divided horizontally. (<i>un duplex</i>) Linked-detached Dwelling means a residential use building containing two detached dwelling units that are only connected by the foundation, with each unit having lot frontage except where located within a planned unit development. (<i>une habitation isolée à fondations reliées</i>) Oversize Dwelling Unit means a residential unit that: (a) is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and (b) contains more than four, but no more than eight bedrooms. (<i>logement surdimensionné</i>) Townhouse Dwelling means a residential use building containing three or more attached principal dwelling units divided vertically. (<i>une habitation en rangée</i>) Semi-detached Dwelling means a residential use building containing two attached principal dwelling units that are divided vertically, with each unit having lot frontage except where located within a planned unit development, and in the case of a long semi-detached dwelling where the dwelling units are attached and arranged one behind the other, and that may be developed in a flag lot configuration; and “long semi” has the same meaning as long semi-detached dwelling. (<i>une habitation jumelée</i>). Stacked Dwelling means a residential use building of four or fewer storeys in height containing four or more principal dwelling units where the units are divided horizontally and vertically, and in which each dwelling unit has an independent entrance to the interior. (<i>une habitation superposée</i>) Secondary Dwelling Unit means a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit; and its creation does not result in the creation of a semi-detached dwelling, duplex dwelling, three-unit dwelling. (<i>un logement secondaire</i>) Three-unit Dwelling means a residential use building containing three principal dwelling units divided horizontally or a combination of horizontally and vertically. (<i>un triplex</i>)	Subsection (1) – New provision that is required as the new Zoning By-law regulates residential land uses based on the maximum density of dwelling units permitted on a lot. Whereas the current Zoning By-law 2008-250 lists the types of dwellings that are permitted in the residential and mixed-use zones. The purpose of this section is to ensure that any remaining references to the type of dwelling remain functional until such a time as they may be revised. Subsection (1) modified by adding reference to Part 17 – Area-specific schedules to provide interpretation of land use terms in schedules. Definition for semi-detached dwelling modified by adding the definition of a long semi-detached dwelling.

Section 125 – Elements Not Part of By-law

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

Section 126 – Tables

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

Section 127 – Abbreviations

Provisions		Notes
(1)	The abbreviations “ha”, “m” and “m ² ” are used in the Zoning By-law text and mean “hectares”, “metres” and “square metres”, respectively.	Subsection (1) – Carried forward from Section 28 in the current Zoning By-law 2008-250.

Section 128 – Zoning Map

Provisions		Notes
(1)	The Zoning Map attached to this By-law is part of the Zoning By-law and shows the different areas, called zones or subzones, into which this By-law divides the city and shows the zoning codes given to these areas; and those zones or subzones may be cited by either their zone name or their zone code.	Subsection (1) – Carried forward from Section 29 of the current Zoning By-law 2008-250 Subsection (2) – New provision that refers to the electronic Zoning Map.
(2)	A reference Zoning Map is provided as a single electronic consolidation for the entire city.	

Section 129 – Zone Codes

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

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

Provisions		Notes
(1)	Despite the repeal of the remainder of City of Ottawa Zoning By-law 2008-250, the provisions of Part 19 of the said By-law continue to apply to the properties specifically addressed in that Part of the said By-law, including any requirements for agreements pursuant to former Section 37 of the <i>Planning Act</i> . For greater clarity, the land use permissions and requirements imposed by the present By-law also apply to all properties which are addressed in Part 19 of City of Ottawa Zoning By-law 2008-250, but to the extent of any conflict the permissions and requirements in the said Part 19 of Zoning By-law 2008-250 shall prevail.	Subsection (1) – New provision that recognizes provisions and agreements made under former Section 37 of the <i>Planning Act</i> .

Section 131 – Zone Boundaries

Provisions		Notes
(1)	Where the boundary of any zone shown on the Zoning Map: (a) follows a public street, lane, utility right-of-way, railway right-of-way or watercourse, it is considered to follow the centreline of such street, lane, utility right-of-way, railway right-of-way, or watercourse; (b) substantially follows lot lines shown on the zoning maps or the electronic consolidation of the Zoning Map, it is considered to follow such lot lines; (c) follows a street and the street is closed, the land in the said closed street is considered to be included in the zone of the adjoining land and if such street forms a boundary between two or more different zones, it is considered to follow the centreline of that closed street; and (d) passes through a lot and the distance is not indicated, it is considered to be located as measured using the scale of the Zoning Map.	Subsection (1) – Carried forward from Section 32 in the current Zoning By-law 2008-250.
(2)	For greater clarity, despite clause (1)(a), a public street is not subject to this By-law.	Subsection (2) – New provision to clarify that this By-law does not apply to public streets.

Section 132 – Split Zoning

Provisions		Notes
(1)	Where a lot is divided into more than one zone, each portion of the lot must be used in accordance with the provisions of the applicable zone; however, the zone boundary is not to be treated as a lot line. Where two or more regulations are equally applicable to a lot, the most restrictive provision applies, in accordance with Section 118.	Subsections (1) and (2) – Carried forward from Section 33 of the current Zoning By-law 2008-250.
(2)	Where two zone codes are applied to a vacant school site, shown on the Zoning Map separated by a diagonal line (example: INZ/N2A), the uses permitted are either those permitted in the Institutional Zone, subject to the Institutional Zone requirements; or those permitted in the other zone, subject to the requirements of that zone.	

Section 133 – Purpose Statements

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

Section 134 – By-law Organization

Provisions				Notes
(1) The organization and structure of this By-law is set out in Table 134A, below:				Subsection (1) – Table 134A – Revised from Section 35 in the current Zoning By-law 2008-250 with modifications to reflect new zones and formatting conventions.
Name of the Mechanism	(a) Description of the Mechanism	(b) Legal Effect	(c) Where Used	
(i) Generally Applicable and Specific Use Provisions, General Setbacks and Housing Provisions	Regulations that apply on a broad level.	Enacts provisions that apply to most uses or a specific use in most cases.	Parts 2, 3, 4 and 7	
(ii) Overlays	An additional layer of regulation.	Imposes regulations that take precedence over the underlying zoning or over any other provisions in the By-law.	Part 5; shown on the zoning map by a distinctive marking (e.g. shading or hatching) and may overlap the boundaries of the underlying zones.	
(iii) Suffix	A simple form of overlay.	Adds a single, specific regulation to a zone: “H(X)” – Height maximum of X m “F(Y)” – Floor space index maximum of Y “-h” – Holding symbol “-c” –Neighbourhood Commercial	Indicated by its initial and value as a suffix to the primary zone.	
(iv) Parking, Queuing and Loading Provisions	Regulations that apply on a broad level related to parking, queuing and loading.	Enacts provisions that regulate parking, queuing and loading.	Part 6	
(v) Primary Zone	The basic structural unit of the By-law with specific permitted uses and regulations.	Regulates areas of similar or compatible land uses.	Parts 8 to 14; Indicated by one of the symbols set out in Table 134B, below.	
(vi) Subzone	Sub-category of primary zone.	Imposes regulations to deal with the unique characteristics of an area while maintaining the purpose of the primary zone.	Parts 8 to 14; Indicated by a letter or number added to a primary zone symbol.	
(vii) Exception	A modification to the zoning of a site. All other provisions of the By-law continue to apply.	Enacts regulations or makes modifications to the regulations applicable to the site. Contains only the provision being modified and does not repeat regulations which already apply.	Part 15; The applicable exception is indicated by a number within square brackets, e.g. [1] for the urban area and [1r] for the rural area, the number corresponding to the text of the exception in Part 15.	
(viii) Schedules	A document appended to and forming part of the By-law.	Identifies areas of land for purposes of the By-law or imposes specific or detailed regulations	Parts 16 and 17; Indicated by an “S” followed by the applicable schedule number, e.g. S3.	

		meant to apply to specific lands.	
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(2) The list of primary zone names and zone codes used in the text and map to create and identify the zones in this By-law, together with the meaning of those codes, is set out in Table 134B, below:

Table 134B – Zone Codes and Names		
	(a) Zone Name	(b) Zone Code
(i) Neighbourhood Zones	1. Neighbourhood Zones	N1, N2, N3, N4, N5, N6
	2. Neighbourhood Unserved Zone	NU
(ii) Mixed Use Zones	1. Hub Zones	H1, H2, H3
	2. Mainstreet Zones	MS1, MS2
	3. Minor Corridor Zones	CM1, CM2
	4. Neighbourhood Mixed-Use Zone	NMU
(iii) Industrial and Transportation Zones	1. Heavy Industrial Zone	IH
	2. Industrial and Logistics Zone	IL
	3. Mixed Industrial Zone	IM
	4. Airport Transportation Zone	T1
	5. Transportation Zone	T2
(iv) Institutional, Recreation and Greenspace Zones	1. Institutional Zone	INZ
	2. Recreation Zone	REC
	3. Large-Scale Institutional and Recreation Zone	LGZ
	4. Greenspace Zone	GRN
	5. Open Space Facility Zone	FAC
(v) Special District Zones	1. Parliament and Confederation Boulevard	SDP
	2. ByWard Market	SDB
	3. Rideau Canal	SDC
	4. Ottawa River Islands	SDR
	5. Lansdowne	SDL
	6. Ottawa Airport	EDA
	7. Kanata North	EDK
(vi) Rural Zones	1. Agricultural Zone	AG
	2. Rural Countryside Zone	RU
	3. Rural Commercial Zone	RC
	4. Mineral Aggregate Extraction Zone	ME
	5. Mineral Aggregate Reserve Zone	MR
	6. Rural General Industrial Zone	RG
	7. Rural Heavy Industrial Zone	RH
	8. Rural Industrial and Logistics	RIL
	9. Rural Institutional Zone	RI
	10. Rural Residential Zone	RR
	11. Village Mixed-Use Zone	VM
	12. Village Residential Zones	V1, V2, V3, V4, V5
	13. Mobile Home Park Zone	MH
(vii) Greenbelt, Reserve and Protection Zones	1. Development Reserve Zone	DR
	2. Environmental Protection Zone	EP
	3. Greenbelt Facility Zone	GBF
	4. Greenbelt Rural Zone	GBR

Subsection (2) – Table 134B – The contents of Table 134B remain provisional while this By-law remains in draft.

Section 135 – Subzones

Provisions		Notes
(1)	Subzones are created by adding a number or a letter to the primary zone code and have the effect of modifying the uses or the regulations of the primary zone to the extent set out in the text of the provisions for that subzone.	Subsection (1) – Carried forward from Section 36 in the current Zoning By-law 2008-250.

Section 136 – Exceptions

Provisions		Notes
(1)	Exceptions are created by adding a code in square brackets, e.g. [1] or [1r], to the zone code on the Zoning Map, that have the effect of: (a) allowing a use that would not be permitted otherwise; (b) prohibiting a use that would be permitted otherwise; or (c) incorporating other modifications to the Zoning By-law as are set out in the table for that exception, while retaining the un-modified provisions of the primary zone or subzone, as the case may be.	Subsection (1) – Carried forward from Section 37 in the current Zoning By-law 2008-250.

Section 137 – Suffixes

Provisions		Notes
(1)	The following suffixes may be used in the By-law:	This section consolidates four sections on suffixes into one section. Subsection (1)(a) – Carried forward from Section 39 in the current Zoning By-law 2008-250. Subsection (1)(b) – Carried forward from Section 46 in the current Zoning By-law 2008-250. Subsection (1)(c) – Carried forward from Section 40 in the current Zoning By-law 2008-250. Subsection (1)(d) – Carried forward from Section 38 in the current Zoning By-law 2008-250.
(a)	Height Suffix - Height limits are created by adding to the zone code on the zoning maps:	
(i)	an upper-case "H";	
(ii)	followed by a number in parentheses, e.g. (15), and that have the effect of limiting the building height, in metres, to the number indicated in parentheses; heights may also be shown in terms of height in metres above sea level, indicated by the term 'ASL' following the number in parentheses;	
(iii)	height limits may also be specified in a zone, subzone, exception, or provision; and	
(iv)	the height imposed by the H suffix in (1)(a) does not prevail over Section 202 or zone provisions that limit building height based on distances from a lot line that abut a Neighbourhood Zone.	
(b)	Neighbourhood Commercial Suffix – Indicated in the zone code by “-c” means that regulations in Section 804 apply;	
(c)	Floor Space Index – Floor space indices are created by adding an upper case "F" to the zone code on the Zoning Map followed by a number in parentheses, e.g. (1.0), and that number represents the maximum allowed floor space index for lands subject to zone. Floor space indices may also be specified in a zone, subzone, exception, or provision; and	
(d)	Holding symbol - Holding symbols are created by adding a lower-case "h" to the zone code on the Zoning Map, and that have the effect of allowing the uses set out in the corresponding text of this By-law at some time in the future, when the holding symbol is removed by an amendment to this By-law once specified conditions, which are identified in the exception provisions, are met (e.g. such as conditions related to environmental, transportation, servicing matters).	

Section 138 – Schedules

Provisions		Notes
(1)	Schedules in Part 16 include provisions that affect certain geographic regions within the city.	Subsections (1) and (2) – Revised from Section 41 in the current Zoning By-law 2008-250 to provide clarification on the applicability of schedules in Parts 16 and 17.
(2)	Schedules in Part 17 affect certain properties and are indicated in the zone code on the Zoning Map by adding the letter “S” followed by a number added to the zone code, and are part of the By-law and enact the regulation, the description or the map they contain.	

Section 139 – Overlays

Provisions		Notes
(1)	Flood Plain Overlay implements provisions in Section 501.	Subsections (1) to (4) – New provisions that list the overlays in the new Zoning By-law and what provisions apply in lands subject to overlays.
(2)	Mineral Aggregate Separation Overlay implements provisions in Section 502.	
(3)	Airport Influence Overlay implements provisions in Section 503.	
(4)	Village Residential Enterprise Overlay implements provisions in Subsection 301.	

Section 140 – Endnotes

Provisions		Notes
(1)	Endnotes refine or modify one or more of the provisions identified in tables in this By-law.	Subsection (1) – Revised from Section 44 in the current Zoning By-law 2008-250 in the event that endnotes are needed, although none are currently proposed in the draft new Zoning By-law.

Section 141 – Pending Amendments

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

Section 142 – Holding Symbols – Additions

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

Section 143 – Multiple Buildings

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

Section 144 – One Lot for Zoning Purposes

Provisions	Notes
(1) A group of occupancies located in a: H – Hub Zone, MS – Mainstreet Zone, CM – Minor Corridor Zone, NMU – Neighbourhood Mixed-Use Zone, SDB – ByWard Market Zone, SDP – Parliament and Confederation Boulevard Zone, SDR – Ottawa River Islands Zone, SDL – Lansdowne Market Zone, SDC – Rideau Canal Zone, EDA – Ottawa International Airport Economic District Zone, EDK – Kanata North Economic District Zone, IH – Heavy Industrial Zone, IL – Industrial and Logistics Zone, IM – Mixed Industrial Zone, RIL – Rural Industrial and Logistics, RG – Rural General Industrial, RH – Rural Heavy Industrial, RC – Rural Commercial Zone, RI – Rural Institutional and VM – Village Mixed-Use are considered as one lot for the purposes of applying zoning provisions and regulations subject to being: (a) designed, developed and managed, including site access and infrastructure servicing, as a unit whether by a single owner or a group of owners or tenants acting in collaboration; or (b) made up entirely of uses permitted or legally non-complying on the site, and has either: (i) a common parking lot or parking garage or a combination thereof; or (ii) a group of parking lots or parking garages or a combination thereof which are managed as a unit by the same owner, owners or tenants of the occupancies required in clause (1)(a) above, and are on the same lot or lots as the occupancies required in clause (1)(a) above. (2) Where lands considered as one lot for the purposes of applying zoning provisions are subject to an application to create a condominium, and that application is approved, the lands are not, by reason only of the approval of the condominium application, to be considered more than one lot for the purposes of zoning. (3) A planned unit development is considered one lot for zoning purposes. (4) Where multiple residential buildings are permitted and located on the same lot in a non-residential zone with other non-residential uses, the provisions for a planned unit development do not apply, and the provisions of the zone where such a development is located applies.	Subsections (1) and (2) – Carried forward from Section 93 in the current Zoning By-law 2008-250 with new zone codes. Subsections (3) and (4) – New provisions that clarify that in mixed-use zones where multiple residential uses are permitted, they are regulated by the mixed-use zone provisions and are not subject to planned unit development provisions.

Section 145 – Part Lot Control

Provisions		Notes
(1)	Lands shown as a lot on a plan for which application has been made for approval under subsection 50(7) of the <i>Planning Act</i> are deemed to be a lot for the purposes of the issuance of a building permit for a detached dwelling, linked detached dwelling or a semi-detached dwelling, as defined in Section 124.	Subsections (1) and (2) – Carried forward from Section 63 in the current Zoning By-law 2008-250.
(2)	The exemption provided in subsection (1) does not apply to lands that are conveyed under the authority of an approval granted under subsection 50(7) of the <i>Planning Act</i> .	

Section 146 – Dwelling Equivalency

Provisions		Notes
(1)	For the purposes of calculations relating to density and any other provisions that rely on the number of dwelling units, and to give effect to additional residential unit policies found in Section 35.1 of the <i>Planning Act</i> , the following uses are included and considered equivalent to one dwelling unit: (a) one dwelling unit; (b) one coach house; (c) two rooming units; (d) one additional dwelling unit; (e) one oversize dwelling unit; and (f) one group home.	Subsection (1) – New provision that establishes the number of coach houses, rooming units and additional dwelling units that are equivalent to one dwelling unit. This information is needed to calculate residential densities and to recognize the effect to additional residential unit policies found in Section 35.1 of the <i>Planning Act</i> .

Section 147 – Referenced Legislation

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

Section 199 – Definitions

A – B – C – D – E – F – G – H – K – L – M – N – O – P – Q – R – S – T – U – V – W – Y – Z

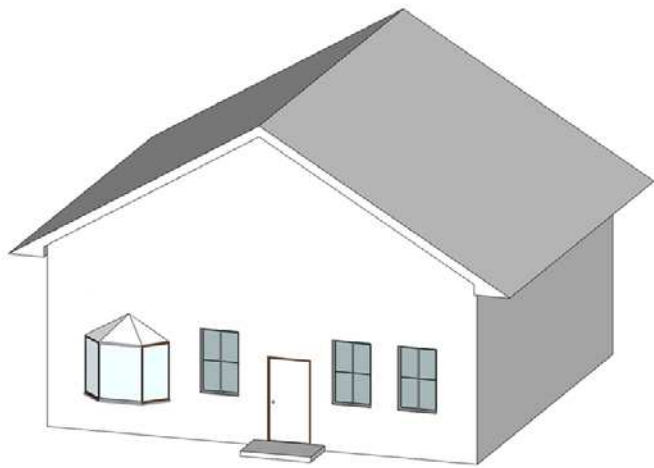
In this By-law,

A	Notes
Abut means to share a common lot line, and abutting has a corresponding meaning. (<i>contigu</i>) Access means entrance to and exit from. (<i>accès</i>) Accessory means aiding or contributing in a secondary way to a principal use to carry out its function, as follows: - an accessory use is a land use that is accessory to a principal use; - an accessory building is a building that contains an accessory use; - an accessory structure is a structure that is accessory to a principal use (<i>accessoire</i>) Active Entrance means - in the case of a residential use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by residents and visitors to enter and exit the building, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas; - in the case of a non-residential building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the building during all regular business opening hours, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas; - in the case of a mixed-use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the non-residential uses during all regular business opening hours, or to residents and visitors to enter and exit the residential uses, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas. (<i>entrée active</i>) Additional Dwelling Unit means: - a separate dwelling unit subsidiary to and located in the same building as an associated principal dwelling unit in accordance with the reference to residential units in Section 35.1(1) of the <i>Planning Act</i>; and - a coach house. (unité d'habitation supplémentaire) Adult Entertainment Establishment means any premises or part thereof in which, in pursuance of a trade, calling, business or occupation, live entertainment or services appealing to or designed to appeal to erotic or sexual appetites or inclinations is provided, and includes a body rub parlour. (<i>salon de divertissement pour adultes</i>) Adverse Effect: as defined in the <i>Environmental Protection Act</i>, means one or more of: - impairment of the quality of the natural environment for any use that can be made of it; - injury or damage to property or plant or animal life; - harm or material discomfort to any person; - an adverse effect on the health of any person; - impairment of the safety of any person; - rendering any property or plant or animal life unfit for human use; - loss of enjoyment of normal use of property; and - interference with normal conduct of business. (<i>effet négatif</i>) Agricultural Use means the cultivation of the soil to produce crops and the raising of farm animals, and without limiting the generality of the foregoing includes: - the growing of crops;	Only changes and new terms are noted in this section. If there is no note accompanying a definition, then it has been carried forward from the current Zoning By-law 2008-250. New <i>Airport</i> <i>Adverse Effect</i> Merged <i>Animal Care Establishment</i>; includes the definitions for Animal Hospital and Animal Care Establishment in the current Zoning By-law 2008-250. Deleted Additional parking. Amusement Centre; see <i>Indoor Entertainment Facility</i>. Animal Hospital; see <i>Animal Care Establishment</i>. A definition of <i>Adverse Effect</i> is added to inform the application of Section 201, Adequate Services and Stormwater Management, and applies wherever else the term appears. The definition is taken from the Provincial Planning Statement 2024, and is also incorporated into the Official Plan.

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

Bay Window means a window with at least three panels of similar heights set at different angles to create a projection from the outer wall of a building and includes a bow window. (*fenêtre en baie*)

ILLUSTRATION OF BAY WINDOW



Bedroom means a room used or designed for use primarily for sleeping. (*chambre à coucher*)

Bicycle Parking Space, Inclusive means a larger bicycle parking space designed for locking cargo bikes, larger e-bikes, or other mobility devices.

Bicycle Parking Space, Long-Term means an area for parking a bicycle that is set aside for residents or employees of a building and is located in a sheltered and secure enclosure that is not publicly accessible. (*place de stationnement pour vélos à long terme*)

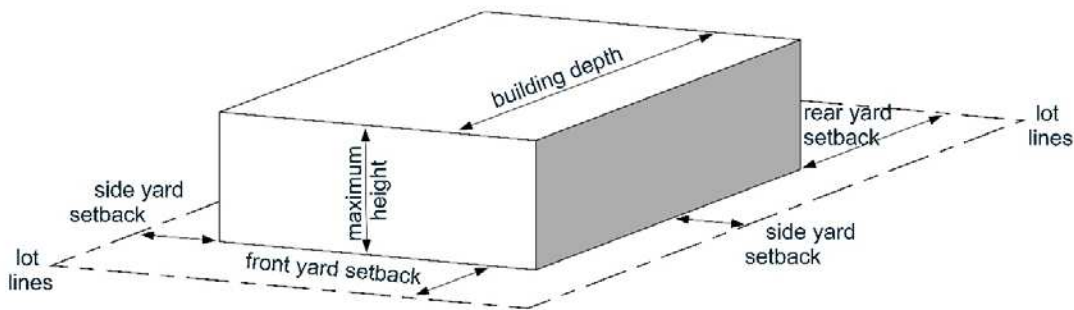
Bicycle Parking Space, Short-Term means an area for parking a bicycle that is set aside for visitors, customers or patrons of a building that is not located in a secure enclosure, but can be sheltered, and is publicly accessible. (*place de stationnement pour vélos à court terme*)

Broadcasting and Production Studio means a radio or television studio, or any place where the master copy of an audio or video performance or presentation is made. (*station de diffusion*)

Building means a structure that has a roof, walls and a floor that stands more or less permanently in one place. (*bâtiment*)

Building Envelope means the three-dimensional buildable volume prescribed for a building by the regulations of this by-law, and existing building envelope refers to the three-dimensional volume currently occupied by a building. (*enveloppe de bâtiment*)

ILLUSTRATION OF BUILDING ENVELOPE



Building Height means the vertical distance between grade and:

- 1. for a flat roof, the highest point of the roof surface;
- 2. for a mansard roof, the greater of the deck line, or the half-way point between the deck line and the highest point;
- 3. for a hip, gable, shed or gambrel roof, the greater of the mid-point between the ridge and the eaves of the building excluding eaves of any projections, or the top of a dormer excluding dormers permitted by Section 203; or

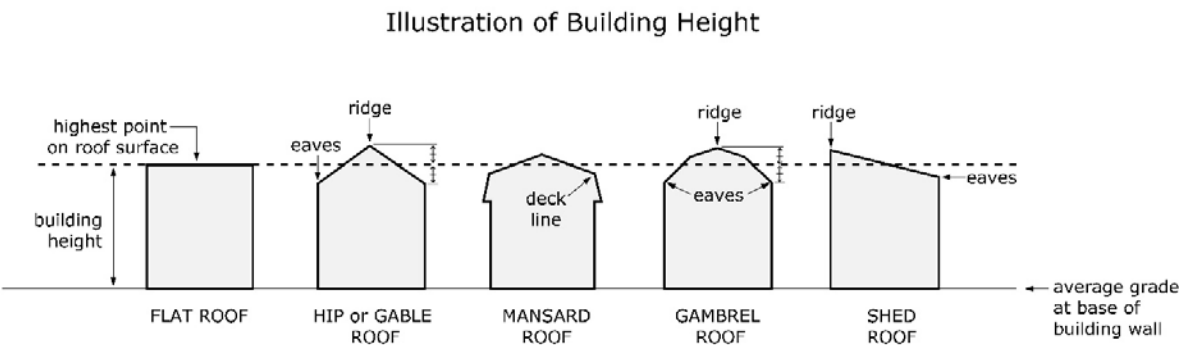
Bus Depot.

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

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

4. in all other cases, the highest point of the building or structure;

and ‘height” has a corresponding meaning unless otherwise defined elsewhere in this by-law. (*hauteur de bâtiment*)



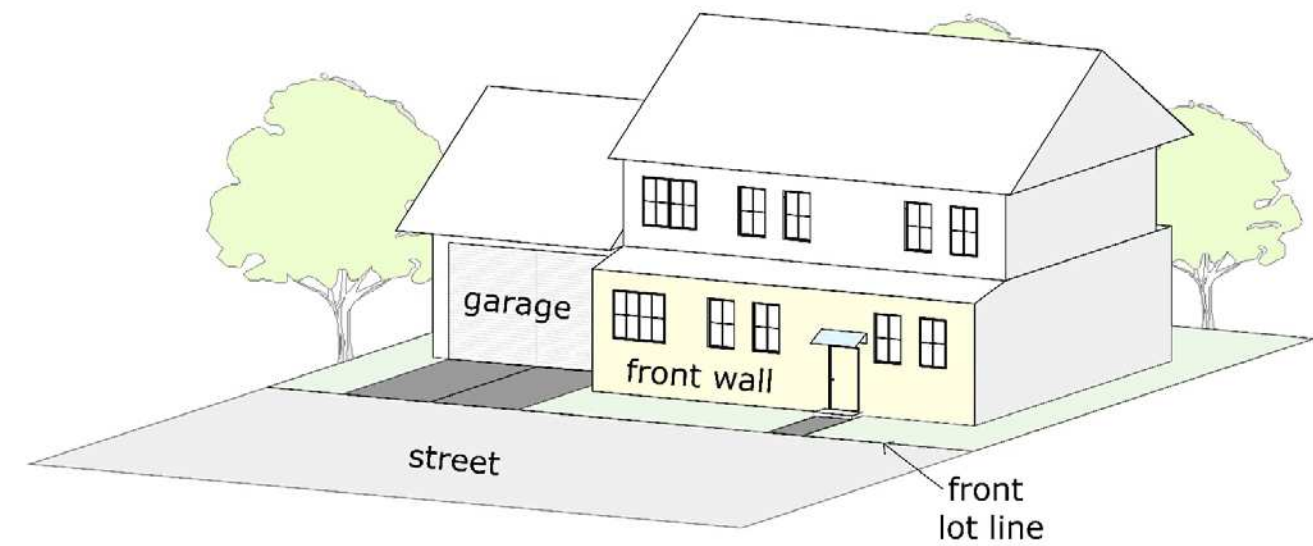
Bunk House Dwelling means a seasonal dwelling for the housing of temporary farm workers and includes a kitchen, bathroom, and communal sleeping facilities. (*pavillon-dortoir*)

Bus Depot means a place used for boarding and alighting passenger buses for regional travel, associated ticket sales and routine maintenance, and may include a restaurant and retail store but does not include heavy equipment servicing or gas bar. (*dépôt de bus*)

C	
Campground means a place providing for the temporary accommodation for tents, travel trailers or motor vehicles equipped for temporary occupation, but does not include a mobile home park. (<i>terrain de camping</i>) Cannabis Production Facility, Indoor means an indoor facility used for the cultivation, production, processing, testing, destruction, packaging, or shipping of cannabis and cannabis-based products. (<i>installation de production de cannabis, en intérieur</i>) Cannabis Production Facility, Outdoor means the cultivation of cannabis outdoors or in a greenhouse and may include ancillary processing. (<i>installation de production de cannabis, en extérieur</i>) Car-Share Service means a service that provides motor vehicles solely for the shared use of members of that service, and does not include an automobile rental establishment or automobile dealership. (<i>service d'autopartage</i>) Car-Share Space means a parking space used to park a motor vehicle provided by a car-share service. (<i>place de stationnement d'autopartage</i>) Car Wash means a place where the exterior or interior of motor vehicles other than heavy vehicles are washed, and includes a conveyor-type car wash, a drive-through automatic car wash and a manual car wash. (<i>lave-auto</i>) Casino means premises licensed by the Ontario Lottery and Gaming Corporation, the principal business of which is gambling, and may include an ancillary restaurant, theatre, place of assembly, indoor entertainment facility, retail store, and personal service business such as counselling or financial services. (<i>casino</i>) Catering Establishment means a place where food is prepared in large quantities and is then delivered and consumed elsewhere. (<i>établissement de traiteur</i>) Cemetery means lands that have been established as a cemetery under the <i>Funeral, Burial and Cremation Services Act</i> or a predecessor, and includes land that has been otherwise set aside for the interment of human remains or remains of household pets, and may include an accessory mausoleum, columbarium, crematorium. (<i>cimetière</i>) Coach House means an additional dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit but is contained in its own building that may also contain uses accessory to the principal dwelling, but does not include a mobile home. (<i>annexe résidentielle</i>) Community Centre means a facility that offers a variety of recreational, cultural, social, instructional and community service programs or skills training, and may include a medical facility, daycare, library, place of assembly, restaurant and retail store, and does not include a hospital, rooming unit, shelter, or group home. (<i>centre communautaire</i>) Correctional Facility means a place of secure detention and a place of secure custody such as a prison. (<i>établissement correctionnel</i>) Cottage Rental means the whole or part of an existing residential unit or mobile home that is used to provide temporary accommodation for less than 30 consecutive nights, and is not the principal residence of the operator. (<i>location de chalet</i>) Council means the Council of the City of Ottawa. (<i>conseil</i>)	New <i>Car-Share Service</i> replaces Car Sharing Service in the current Zoning By-law 2008-250. <i>Car-Share Space</i> replaces Car-Sharing Space in the current Zoning By-law. Deleted Central Area. Cinema; see <i>Theatre</i>. Community Health and Resource Centre; see <i>Community Centre</i>. Click and Collect; see <i>Micro-Distribution Facility</i>. Commercial Use. Convenience Store; see <i>Retail Store</i>. Conversion. Corner side wall; see <i>Exterior Side Wall</i>.

Crematorium means a building where the remains of deceased humans or household pets are cremated. (<i>crematorium</i>)	
D	
Data Centre means a networked computer server facility primarily used for the remote storage, processing, and distribution of data, but excludes a utility installation. Day Care means a place providing temporary care for any individual for a continuous period not exceeding twenty-four hours but does not include the services of a health care practitioner. (<i>centre de jour</i>) Development means the creation of a new lot, a change in the usage of land or of a building or structure, the construction, erection or placing of buildings or structures or the making of an addition or alteration to a building or structure, and includes re-development; and develop and developing have corresponding meanings. (<i>aménagement</i>) Diplomatic Residence means the dwelling unit or oversize dwelling unit of the accredited head or member of the diplomatic mission of a recognized foreign or Commonwealth state having diplomatic or official status in Canada, and may include an accessory office and security hut. (<i>mission diplomatique</i>) Display and Sales Area means an area of a building which is: accessory to a permitted use in that building; primarily used for the display of samples, patterns or other goods; and wherein orders are taken for merchandise which is stored in bulk in part of that building for future delivery to its customers. (<i>espace d'exposition et de vente</i>) Dog run means an enclosed outdoor extension of one or more dogs’ individual indoor living space in association with a kennel. (<i>courette</i>) Drive-through Facility means a premises used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses. (<i>service au volant</i>) Driveway means a private way used for vehicular access from a parking space, parking lot or parking garage to a public street. (<i>entrée de cour</i>) Dwelling Unit means a residential unit that: 1. is used or intended for use as a residential premises by one household and not more than three roomers or boarders; and 2. contains no more than four bedrooms. (<i>un logement</i>)	New <i>Diplomatic Residence</i>; replaces <i>Diplomatic Mission</i>; <i>Development</i>; definition has been modified from Draft 1 to incorporate elements from the Provincial Planning Statement 2024 and to be simplified. Deleted Dwelling; the various types of dwellings that are included and defined under the term Dwelling in the current Zoning By-law 2008-250 have been deleted but have been included in Section 124 for the purposes of interpreting exceptions and rural zone provisions where those former terms are used.
E	
Electric Vehicle (EV) means a vehicle which utilizes electricity for propulsion and that utilizes an external source of electricity to charge the vehicle’s batteries. (<i>véhicule électrique</i>) Electric Vehicle Level 2 Charging means a level 2 electric charging level as defined by SAE International’s J1772 Standard and may include variable rate charging controlled by an Electric Vehicle Energy Management System. (<i>recharge de véhicule électrique niveau 2</i>) Electric Vehicle Energy Management System means a system to control Electric Vehicle Supply Equipment electrical loads, comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices. (<i>système de gestion de l'énergie des véhicules électriques</i>) Electric Vehicle Ready Parking Space means a parking space for a motor vehicle which is designed and constructed to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment. (<i>place de stationnement prête pour les véhicules électriques</i>) Electric Vehicle Supply Equipment means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle. (<i>équipement d'approvisionnement pour les véhicules électriques</i>) Emergency Service means a place in which police, fire, ambulance or paramedic services are based. (<i>service d'urgence</i>) End of Trip Facility means a shower and a changing area provided for bicycle users. (<i>facilité de fin de voyage</i>) Energized Outlet means a connection point in an electrical wiring installation at which current is taken to supply equipment for Electric Vehicle charging. (<i>prise de courant énergisé</i>) Environmental Preserve and Education Area means a natural area used for environmental research, observation and education that does not include a building, but may include weather protection shelters, boardwalks, observation platforms, pedestrian bridges, educational displays as well as other similar outdoor structures provided for incidental or	New <i>Electric Vehicle Ready Parking Space</i>. <i>End of Trip Facility</i>. <i>Energized Outlet</i>. <i>Exterior Side Wall</i>; replaces Corner Side Wall. <i>Exterior Side Lot Line</i>; replaces Corner Side Lot Line. <i>Exterior Side Yard</i>; replaces Corner Side Yard. <i>Exterior Side Yard Setback</i>; replaces Corner Side Yard Setback. Draft 3 – Electric Vehicle Ready Parking Space revised to simplify definition.

complementary leisure activities such as hiking and bird watching. (<i>aire de conservation et d'éducation environnementale</i>) Equestrian Establishment means an establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping, but does not include sports arena. (<i>centre équestre</i>) Existing means existing as of the date of the enactment of the provision that contains that word. (<i>existant, actuel, en vigueur</i>) Exterior Side Wall means the exterior wall of a residential use building that is not a permitted projection or an attached garage or carport, which is located closest to the exterior lot line. (<i>côté extérieur du mur</i>)	
F	
Façade means all exterior wall surfaces facing a lot line that abuts a public street, and includes any doors, garage doors or windows set into such walls, as well as any articulation between such walls. (<i>façade</i>) Fairground means lands where fairs, circuses or exhibitions are held primarily outdoors, and includes any accessory and temporary buildings and may include a market. (<i>champ de foire</i>) Flood Fringe means the outer portion of the flood plain between the floodway and the flooding hazard limit, representing depths and velocities that are generally less severe than those experienced in the floodway. (<i>zone périphérique</i>) Flood Plain means any lands or surface water features covered by the flood plain overlay in the zoning map. (<i>plaine inondable</i>) Flood-Proofed means those established technical measures for buildings, structures or properties prone to flooding, which are implemented to reduce or eliminate flood damage. Flood proofed non-residential uses and alterations to existing non-conforming uses may incorporate wet passive measures. (<i>protégé contre les inondations</i>) Floodway means the channel of a watercourse and the inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow or that area where flood depths or velocities are considered to be such that they pose a potential threat to life or property damage. (<i>canal de crue</i>) Floor Space Index means the ratio of the gross floor area of a building to the total area of the lot on which the building is located. (<i>rapport plancher-sol</i>) Food Production means the cultivation of crops and includes the cultivation of crops in soil outdoors or in a greenhouse and the cultivation of crops in a controlled environment and using artificial inputs within a building or structure, but does not include a cannabis production facility. (<i>production alimentaire</i>) Footprint means the area of the ground floor of a building, measured from the exterior of the outermost walls, including an attached garage but excluding any projections. (<i>l'empreinte</i>) Forestry Operation means land used for the development, management and cultivation of timber resources grown on-site and may include the establishment of an accessory portable sawmill. (<i>opération forestière</i>) Front Wall means that part of the exterior front-facing façade of a residential use building that is not a permitted projection or an attached garage or carport, that is located closest to the front lot line. (<i>mur avant</i>)	Deleted Front yard parking. New <i>Food Production</i>; replaces Urban agriculture in the current Zoning By-law 2008-250.



Frontage means that part of a lot that abuts an improved public street. (*façade de terrain*)

Funeral Home means a place where deceased persons are prepared for burial or cremation and may include a place of assembly and place of worship. (*salon funéraire*)

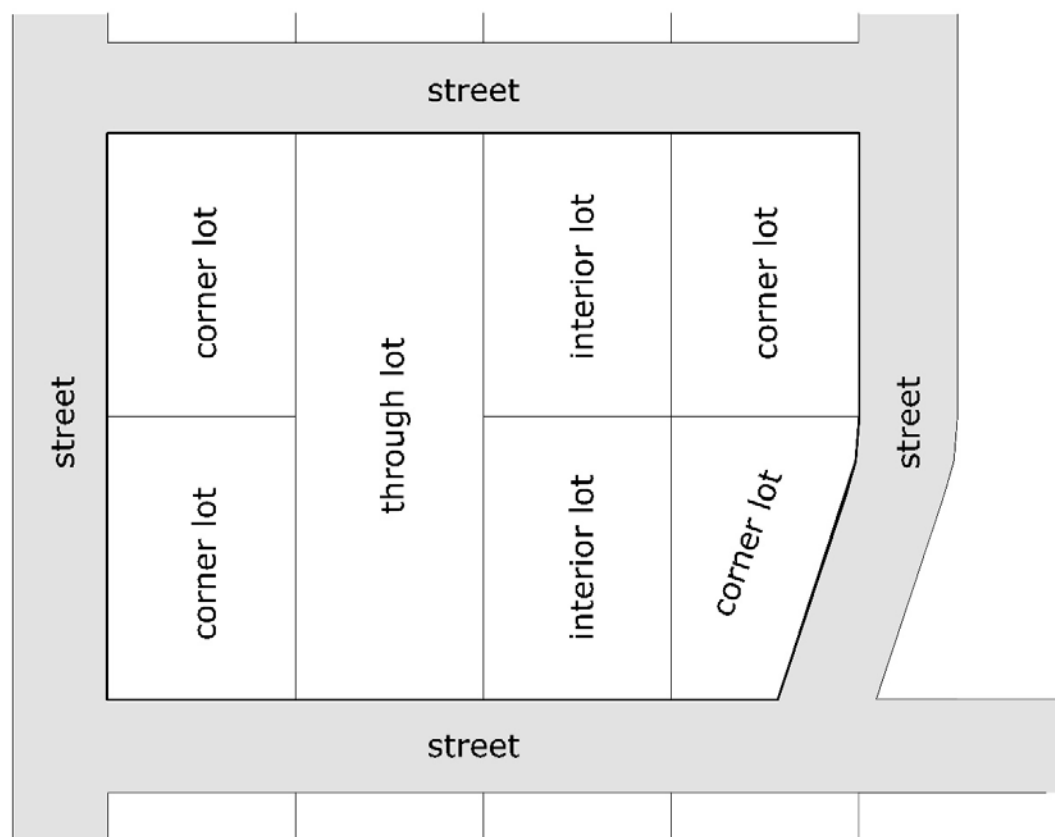
G	
Garden Centre means an outdoor or indoor area used primarily for the display and retail sales of plants, gardening, and landscaping supplies and equipment, and includes a nursery. (<i>centre de jardinage</i>) Gas Bar means a place that retails automotive fuel and may include electric vehicle charging and accessory retail. (<i>poste d'essence</i>) Golf Course means an outdoor course for playing golf or for golf instruction, and includes an outdoor driving range, and may include an accessory restaurant, place of assembly and retail store. (<i>terrain de golf</i>) Government Service Centre means a client service centre operated by the City of Ottawa, Province of Ontario or Government of Canada. (<i>centre de service du gouvernement</i>) Grade means the average elevation of the finished level of the ground adjoining all the walls of a building. (<i>niveau du sol</i>) Greenhouse means a building or structure with roof and walls that are clad in a primarily transparent material that is used principally for the growing of plants or trees and includes a hoop house. (<i>serre</i>) Gross Floor Area means the total floor area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding: • floor area occupied by shared mechanical, service and electrical equipment that serve the building; • common hallways, corridors, stairwells, elevator shafts and other voids; steps and landings; • bicycle parking, motor vehicle parking or loading facilities; • common laundry, storage or washroom facilities that serve the building or tenants; • common storage areas that are accessory to the principal use of the building; • common amenity area and play areas accessory to a principal use on the lot; and • living quarters for a caretaker of the building. (<i>surface de plancher hors oeuvre brute</i>) Gross Leasable Floor Area means the total floor area designed for tenant occupancy and exclusive use, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding: • floor area occupied by mechanical, service and electrical equipment that serve the building;	New <i>Government Service Centre</i> replaces “Municipal Service Centre” and is broadened to include services from other levels of government, such as Passport Offices and Service Ontario locations. <i>Greenhouse.</i> <i>Ground-Oriented Unit.</i> <i>Grade;</i> the definition of <i>Grade</i> has been modified to no longer include two separate definitions for how to calculate grade for residential properties. The current Zoning By-law 2008-250 applies a different calculation for grade depending on whether a residential property is located inside or outside the Greenbelt. The definition of grade in the current Zoning By-law does not result in a significant enough impact on building heights to merit different standards being applied inside and outside of the Greenbelt. This modification is intended to simplify the implementation of the new Zoning By-law. Draft 1’s definition of <i>Gross Floor Area</i> was inadvertently a duplicate of the definition of <i>Gross Leasable Floor Area</i>. The definition for <i>Gross Floor Area</i> is proposed to carry forward from the current Zoning By-law 2008-250. The definition of <i>Ground Floor</i> is amended to include reference to “storey” to clarify that the ground floor is measured from the floor to the ceiling or roof, as the case may

• hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; • pedestrian malls serving as a common area between stores; • administration or management offices; • bicycle parking, motor vehicle parking or loading facilities; • common washroom facilities that serve the building or tenants; • storage areas that are accessory to the principal use of the building; and • living quarters for a caretaker of the building. (<i>superficie brute de location</i>) Ground Floor means that storey at or nearest to grade. (<i>rez-de-chaussée</i>) Ground-Oriented Unit means a residential unit that has its own entrance on the ground floor of a building. (<i>unité orientée vers le sol</i>) Ground-Oriented Building Form means a residential or mixed-use building where all residential units have their own entrances on the ground floor of the building. (<i>forme de bâtiment orientée vers le sol</i>) Group Home means a residential use building in which three to ten persons, exclusive of their dependents and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but does not include a correctional facility, residential care facility or shelter. (<i>foyer de groupe</i>)	be, above it. Reference to ‘pedestrian malls’ removed from definition of gross floor area, as such areas are considered to be a common hallway. An outdoor area would not constitute gross floor area.
H	
Heavy Equipment and Vehicle Sales, Rental and Servicing means a place used for the sale, rental, servicing, including refueling, and accessory storage of heavy vehicles including farm vehicles or equipment, transport trucks, or trailers, and does not include a gas bar. (<i>vente, location et entretien de matériel et de poids lourds</i>) Heavy Industrial Use means: 1. the manufacture or processing of products from raw materials; or 2. the production or use of flammable, explosive or other hazardous materials; or 3. the storage of these products and materials. (<i>utilisation d’industrie lourde</i>) Heavy Vehicle means: 1. a commercial motor vehicle as defined in the <i>Highway Traffic Act</i>, as amended or re-enacted from time to time, and includes a bus and any other passenger motor vehicle with capacity for more than ten passengers, fire apparatus, road-building machine or farm vehicle as defined in that <i>Act</i>; and 2. all other types of construction equipment, and includes a utility trailer, but excludes a motor vehicle. (<i>véhicule poids lourd</i>) Home-based Business means one or more businesses operated by a resident as a secondary and subordinate use to a residence or farm and may include a day care. (<i>entreprise à domicile</i>) Hospital means the use of any lot or building that is established for the purposes of the treatment of patients and that is approved as a public hospital under the <i>Public Hospitals Act</i> and may include research and educational uses. (<i>hôpital</i>) Hotel means a commercial use that provides transient accommodation within a set of units or suites accessed by contiguous common space, all of which are under a single ownership or management, and: 1. includes a hostel, motel, a motor hotel, and an apartment hotel; and 2. may include desk service or accessory amenities such as but not limited to a restaurant or meeting rooms. (<i>hôtel</i>) Household means a person or group of people who: 1. may or may not be related; 2. live together as a single housekeeping establishment; and 3. exercise a meaningful degree of collective decision-making and responsibility for the management of the interior of the residential unit. (<i>ménage</i>) Hydronic Heater means a manually loaded solid fuel burning device that is located outdoors or in a structure not used for human habitation, and is used for the heating of buildings, water or other such purpose on the same lot. (<i>chauffage hydronique</i>)	New <i>Hospital.</i> <i>Hotel</i>; definition updated. The definition of Heavy Equipment and Vehicle Sales, Rental and Servicing is amended to clarify that refueling of construction vehicles as part of servicing is permitted, and that such refueling does not constitute a gas bar.
I	

Indoor Entertainment Facility means premises providing for amusement, such as an arcade, aquarium, laser tag, bingo hall, electronic bingo hall, bowling alley, escape rooms, billiard hall or pool hall but does not include a casino. (<i>installations de divertissement intérieures</i>) Indoor Food Production means the cultivation of crops grown in a controlled environment using artificial inputs, and does not include a greenhouse or a cannabis production facility. (<i>production alimentaire en intérieur</i>) Instructional Facility means a building or part of a building, other than a school or post-secondary educational facility, whose primary function is the instruction or teaching of an art, skill, hobby, trade or business, and includes tutoring businesses. (<i>établissement d’instruction</i>)	New <i>Indoor Entertainment Facility</i>; replaces Amusement Centre. <i>Indoor Food Production</i>.
J	
<i>Reserved for future use.</i>	
K	
Kennel means a place used for the overnight boarding or raising of more than three dogs over the age of 20 weeks, or more than five cats over the age of 20 weeks and may include an accessory animal care establishment. (<i>chenil</i>)	Deleted Karaoke Bar; see <i>Restaurant</i>. Kennel Structure.
L	
Land includes land under water. (<i>bien-fonds</i>) Landscaped Area means that part of a lot located outdoors that is used for the placement of one or more of the following: Soft Landscaping means principally organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover and excludes non-organic surfaces including artificial grass; and “soft-landscaped area” has the corresponding meaning; Hard Landscaping means non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; Architectural Elements means decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features in a landscaped area. Landscaped Buffer means a landscaped area located inside and along the perimeter of a lot intended to screen or separate land uses or incidental uses of land, either from one another or from a public street, and soft landscaped buffer, and buffer strip have corresponding meanings. (<i>zone tampon paysagée</i>) Legal Non-Conforming means a use that is not permitted or does not comply with the provisions of this by-law, but which has a right to exist through subsection 34(9) of the <i>Planning Act</i>, as amended. (<i>légalement non conforme</i>) Library means a public, lending library. (<i>bibliothèque</i>) Light Industrial Use means - the manufacture from previously prepared materials of finished parts or finished products and includes food and alcohol but does not include a catering establishment; - factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials; - the repair or servicing of such products; or - indoor food production 200 square metres or larger in floor area. (<i>utilisation d’industrie légère</i>) Livestock Units means the equivalent values for various types of animals and poultry based on manure production and production cycles as set out in the minimum distance separation formulae of the Province of Ontario Ministry of Agriculture, Food and Rural Affairs. (<i>unité animale</i>) Loading Space means an off-street space or berth used for loading or unloading people or things from a motor vehicle or heavy vehicle. (<i>place de chargement</i>) Lot means all contiguous land under one ownership and includes:	New <i>Legal Non-Conforming</i>. <i>Lot Line - Interior Side Lot Line</i>; replaces Side Lot Line. <i>Lot Line - Corner Sight Triangle Lot Line</i>; replaces Corner Lot Line. <i>Lot Line - Exterior Side Lot Line</i>; replaces Side Lot Line to clarify these terms. For Draft 3 the definition of soft landscaping has been revised to clarify the intent of accessory ground cover. The definition of legal non-complying was deleted to avoid unintentionally limiting rights under Section 34(9) of the Planning Act.

1. **Corner Lot** means a lot situated at the intersection of two or more streets or at the intersection of two parts of the same street, which parts have an interior angle of intersection of not more than 135 degrees;
2. **Through Lot** means a lot whose rear lot line abuts a public street, provided that if any lot qualifies both as a through lot and a corner lot, such lot is considered to be a corner lot for the purposes of applying this By-law; and
3. **Interior Lot** means a lot other than a corner lot or a through lot. (*lot*)

ILLUSTRATION OF LOT TYPES

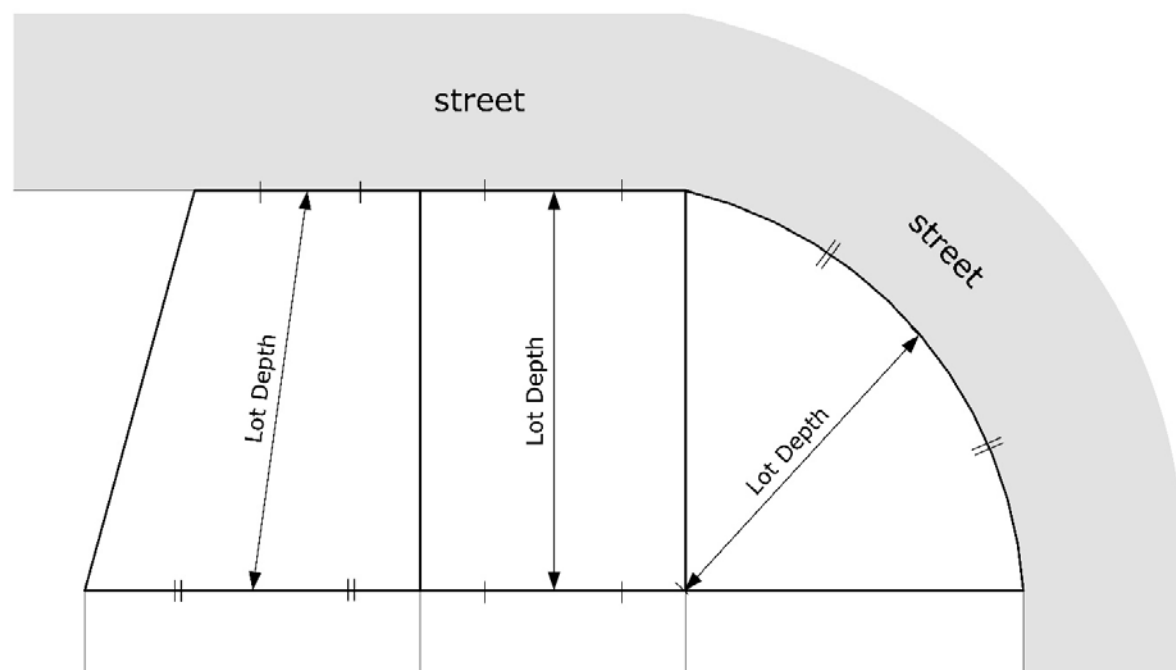


Lot Coverage means that part of a lot covered by buildings, including accessory and ancillary buildings, but does not include:

1. an eaves or eavestrough or any other feature that is located at or above the ceiling of the first storey; or
2. any projection permitted under Section 204 – Projections into Yards. (*surface construite*)

Lot Depth means the horizontal distance measured between the midpoint of the front lot line and the midpoint of the rear lot line. (*profondeur du lot*)

ILLUSTRATION OF LOT DEPTH



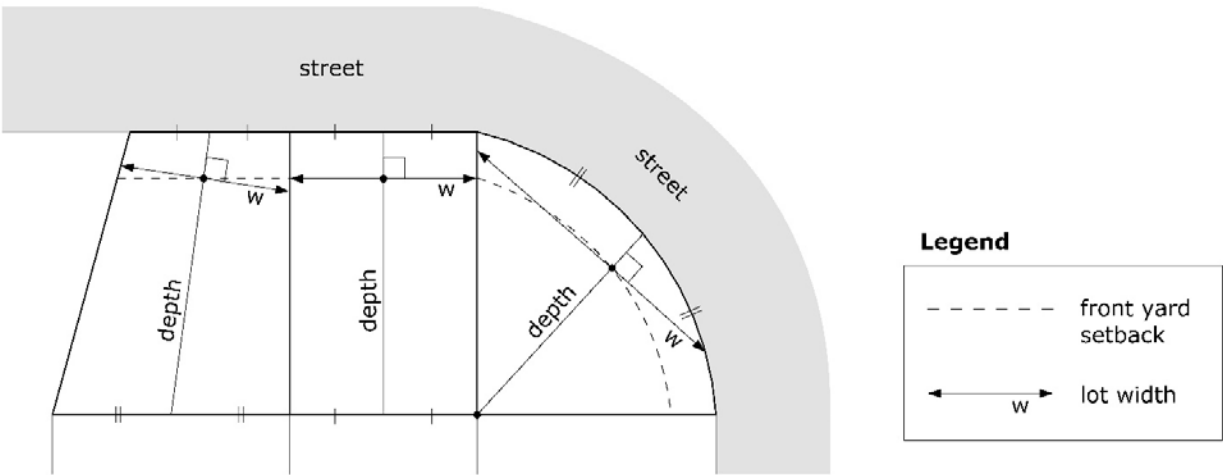
Lot Line means the boundary of a lot, and includes:

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

- 1. **Front Lot Line** means that lot line, not including a corner sight triangle lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a lot line which abuts the same street as the front lot line of an abutting lot;
- 2. **Rear Lot Line** means the lot line furthest from and opposite the front lot line but if there is no such line, that point furthest from and opposite the front lot line;
- 3. **Corner Sight Triangle Lot Line** means that lot line that abuts a street and is also one line of a conveyed corner sight triangle, or a sight triangle included as part of a road on a plan of subdivision;
- 4. **Exterior Side Lot Line** means a lot line abutting a public street that is not a front, rear, or corner sight triangle lot line; and
- 5. **Interior Side Lot Line** means any other lot line. (*ligne de lot*)

Lot Width means the horizontal distance between the side lot lines measured at right angles to the lot depth, from a point that is equal to the front yard setback requirement for the primary zone. (*largeur de lot*)

ILLUSTRATION OF LOT WIDTH



M

- Marine Facility** means a facility located within or abutting a surface water feature, that is used to moor, berth or store boats or other watercraft, and includes a boat launch, boat lift, pier, dock, wharf or boathouse and does not include space for human habitation or a commercial service or repair operation. (*installation maritime*)
- Market** means places used for a farmers’, crafts, or makers’ market. (*marché*)
- Medical Facility** means a place where a medical doctor, dentist or other legally qualified health care practitioner has their practice and includes a medical or dental laboratory. (*clinique*)
- Mezzanine** means a storey that forms a partial level of a building. (*mezzanine*)
- Micro-Distribution Facility** means premises used for the temporary storage and distribution of transient goods and includes a post office. (*installation de micro-distribution*)
- Military and Police Training Facility** means outdoor facilities used for the training of military or law enforcement personnel, and includes shooting ranges, driving circuits, obstacle courses and equipment testing areas and may also include accessory indoor facilities such as an instructional facility, place of assembly, or research and development centre. (*établissement de formation militaire et policière*)
- Mineral Aggregate Extraction Operation** means land with a pit, quarry, underground mining operation or mineral aggregate-related uses and may include an asphalt plant and a concrete batching plant. (*entreprise d’extraction de minéral*)
- Mixed-Use Building** means a building composed of both residential and non-residential uses, and mixed-use has a corresponding meaning. (*bâtiment à utilisations polyvalentes*)
- Mobile Home** means a residence that is designed and manufactured to be transported on its own chassis and constructed or manufactured to provide permanent residence for one or more persons but does not include a travel trailer or motor vehicle. (*maison mobile*)
- Mobile Home Park** means two or more occupied mobile homes on the same lot but does not include a campground. (*parc de maisons mobiles*)
- Mobile Home Site** means an area of land within a mobile home park that is designed to accommodate one mobile home.

- New**
Market replaces “retail store, farmers’ market” and broadens the meaning of the term.
Micro-Distribution Facility replaces Click and Collect Facility and includes a Post Office which was not previously defined, but was listed as a permitted use in certain zones in Zoning By-law 2008-250.
- Deleted**
Municipal Service Centre, see “Government Service Centre”

Motor Vehicle means a vehicle propelled or driven other than by muscular power, and includes an automobile, motorcycle, recreational vehicle, motorized boat, motorized snow vehicle, but excludes a heavy vehicle or mobility device such as an electric wheelchair or bicycle. (<i>véhicule à moteur</i>) Municipal means the City of Ottawa, and municipality has a corresponding meaning. (<i>municipal</i>) Museum means places used for the exhibition, collection or preservation of objects of cultural, historical or scientific interest for public viewing. (<i>musée</i>)	
N	
Nightclub means an establishment, the principal business of which is to provide an area for dancing or viewing live entertainment, where food or drink may be served, but does not include a place of assembly or instructional facility. (<i>boîte de nuit</i>) Non-Residential Building means a building composed solely of non-residential uses, and non-residential use and non-residential premises have corresponding meaning. (<i>bâtiment non residential</i>)	Deleted Non-complying; see <i>legal non-conforming</i>. Non-conforming; see <i>legal non-conforming</i>. Normal High Water Mark; see <i>top of bank</i>.
O	
Office means a building used by an agency, business, organization, embassy or consulate for: - the transaction of administrative, clerical, data processing or management business; - the practice of a profession other than a medical facility; or - the provision of government or social services and other similar services. (<i>bureau</i>) Official Plan means the Official Plan of the City of Ottawa, as amended from time to time. (<i>Plan officiel</i>) On-Farm Diversified Use means a use that is ancillary to the principal agricultural use of a property, and includes but is not limited to educational displays, veterinary clinic, restaurant, bakery, retail store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, uses that produce value-added agricultural products, energy storage system, including battery storage, and agriculture-related uses. (<i>utilisation diverse d’exploitation agricole</i>) Operational means that the City has issued an In-service Memo confirming that a water, wastewater or stormwater infrastructure meets all design criteria of the City or other applicable authorities and is in good working order without deficiencies of concern. (<i>opérationnel</i>) Outdoor Commercial Patio means an outdoor seating area, operated as part of a restaurant, place of assembly or nightclub. (<i>terrasse commerciale</i>) Oversize Dwelling Unit means a residential unit that: - is used or intended for use as residential premises by one household and not more than three roomers or boarders; and - contains more than four, but no more than eight bedrooms. (<i>logement surdimensionné</i>)	Added “energy storage system, including battery storage” to On-Farm Diversified Use to implement By-law 2025-072. Deleted Owner Office was modified to clarify that embassies and consulates are offices.
P	
Park means a place where a public amenity is provided for recreation and includes a public playground, sports field, botanical garden, outdoor public swimming pool or parkway and other similar amenities, and may include accessory buildings or structures such as a maintenance building, washroom, canteen, restaurant, outdoor rink or pavilion. (<i>parc</i>) Parking Garage means a building or part of a building used for the parking of four or more motor vehicles, and may include EV Charging Stations, but excludes a parking garage accessory to a residential use building with three dwelling units or fewer. (<i>garage de stationnement</i>) Parking Lot means a place other than a building used for the parking of four or more motor vehicles comprising parking spaces, aisles, driveways, interior landscaped islands and medians, and may include EV Charging Stations, but excludes the required perimeter landscaped buffer to a lot line, an EV Charging Centre and an area used solely for the display of vehicles for sale. (<i>parc de stationnement</i>) Parking Space means a rectangular area used for the parking of one motor vehicle and includes an EV Ready Parking Space. (<i>place de stationnement</i>)	Deleted Production Studio; see <i>Broadcasting and Production Studio</i>. Public Service Area. New <i>Personal Service Business</i> has been modified to include the land use term Service and Repair Shop from the current Zoning By-law 2008-250. The wording for the definition ‘park’ is proposed to be changed for Draft 3 to address comments received from Parks staff.

Parkway means a scenic access road through a park. (*promenade*)

Payday Loan Establishment means any premises or any part of them in respect of which a licensee within the meaning of the *Payday Loans Act, 2008* may operate a business pursuant to a license issued under the *Act*. (*établissement de prêt sur salaire*)

Permitted Use means a use permitted by this By-law. (*utilisation premise*)

Personal Brewing Facility means a place that offers an individual member of the general public the location, the material and the equipment with which to make beer, cider, mead or wine for that individual’s own personal use. (*brassage individuelle*)

Personal Service Business means a place where:

- 1. a service is performed for personal grooming, such as hair salon, tattoo parlour, spa or massage, but does not include a body rub parlour;
- 2. a service is performed related to personal effects or clothing of the consumer, such as tailor, shoe repair, or dry cleaner;
- 3. household goods and appliances are repaired, but does not include repair of large equipment such as motor vehicles or heavy equipment;
- 4. a consultation or information service is provided by a professional, other than a medical professional, such as a travel agency, interior decorator, tax or accounting services but does not include a bank; or
- 5. other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service, including self-service operations. (*entreprise de services personnels*)

Pit means land or land under water from which unconsolidated mineral aggregate is being or has been excavated, and that has not been rehabilitated, but does not include a wayside pit. (*puits d’extraction*)

Place means lands, buildings or structures. (*lieu(x), endroit, locaux*)

Place of Assembly means a place designed and used to accommodate gatherings of people, such as trade shows, banquets, and conventions, and includes clubs, reception halls, conference centres, legion halls, assembly halls and lodges. (*lieu de rassemblement*)

Place of Worship means a place that is used for the regular assembly of persons for the practice of religious worship, services or rites, and may include a place of assembly or community centre. (*lieu de culte*)

Planned Unit Development means two or more residential use buildings on the same lot, but does not include:

- 1. a coach house;
- 2. more than one detached dwelling, mobile home or bunk house permitted to locate on the same lot in an AG-Agricultural Zone;
- 3. a mobile home park; and
- 4. accessory buildings. (*complexe immobilier*)

Post-Secondary Educational Institution means:

- 1. a university, which means a place that offers instruction at the undergraduate or post-graduate levels; or
- 2. a college, which means a college of applied arts and technology or similar place of post-secondary education that provides instruction in business, a trade or a craft;

and includes any residential use buildings, dwelling units or rooming units ancillary to and located on the same lot as the university or college. (*établissement d’enseignement postsecondaire*)

Preliminary Approval means confirmation that certain works have been constructed, installed, or performed by others pursuant to a development agreement with the City. (*approbation préliminaire*)

Principal means the primary use of land, buildings, or structures. (*principale*)

Private Way means a privately-owned driveway, aisle or parking lot, including those in a planned unit development, that leads to a public street. (*voie privée*)

Public means equally open and available to all and does not denote ownership. (*public*)

Public Lane means a public right-of-way that provides a secondary means of access from a public street to abutting lots. (*allée publique*)

Public Service Area means defined areas of the city that are serviced or may be permitted to be serviced by a City water or wastewater system.

Public Street means a highway which has been opened, assumed and dedicated by the City of Ottawa, or a King's or Queen's highway over which the City of Ottawa has been given

administrative control or jurisdiction, but does not include a public lane, and “street” has the same meaning. (<i>rue publique</i>) Putrescible means able to decompose quickly enough to cause odours and attract flies, such as putrescible waste. (<i>putrescible</i>)	
Q	
Quarry means land or land under water from which consolidated mineral aggregate is being or has been excavated, and that has not been rehabilitated, but does not include a wayside quarry. (<i>carrière</i>)	
R	
Railway Station means a place used for boarding and alighting passenger trains for regional travel, associated ticket sales and routine maintenance. (<i>gare ferroviaire</i>) Rapid Transit Network means an interconnecting system of rights-of-way and corridors in which the stations, roadbeds, rail beds or other related facilities including park and ride and maintenance facilities used for a public rapid transit service may be located. (<i>réseau de transport en commun rapide</i>) Recreation and Athletic Facility means a place designed and used for recreational, fitness or athletic activities or used to provide instruction in such activities, and equipped with facilities such as a swimming pool, squash or tennis courts, sports arena, gymnasia, weight-lifting and exercise rooms or sports field. (<i>installation récréative et sportive</i>) Renewable Energy Generation Facility means a facility as defined in the <i>Electricity Act</i>, 1998, S.O. 1998, C. 15 Sched A, and not exempt under section 62(1) of the <i>Planning Act</i>, R.S.O, 1990, c. P.13. and includes: 1. ancillary wind energy generation facility 2. ancillary solar energy generation facility 3. solar energy generation facility 4. wind energy generation facility (<i>installation de production de l'énergie renouvelable</i>) Research and Development Centre means a place used for systematic research, data collection and manipulation, or technical or scientific development of information or new products, including the development, manufacture and assembly of electronic devices in an office, studio or laboratory setting. (<i>centre de recherche-développement</i>) Residential Care Facility means a building or part of a building providing supervised or supportive in-house care for those who need assistance, including on-going medical or nursing care or counselling and social support services and which may include medical, counselling, recreational and personal services. (<i>établissement de soins pour bénéficiaires internes</i>) Residential Unit means a self-contained set of rooms located in a building and designed to be lived in by one or more persons and which contains sleeping, kitchen and bathroom facilities that are intended for the exclusive use of the residents of the unit. A residential unit includes: 1. a dwelling unit; 2. an oversize dwelling unit; 3. an additional dwelling unit; 4. a vertically attached dwelling unit; and 5. rooming house. (<i>unité résidentielle</i>) Residential Use Building means a building composed solely of residential uses, and residential use and residential premises have corresponding meaning. (<i>bâtiment à utilisation résidentielle</i>) Residential Zone means the Neighbourhood Zones (N1, N2, N3, N4, N5, N6, NU), Village Residential Zones (V1, V2, V3, V4, V5), Rural Residential Zone (RR) and Mobile Home Park Zone (MH). Restaurant means a place where food or beverages are prepared and sold to patrons for immediate consumption on or off-site, including a pub or bar, and can include live music or games, and may also include an accessory catering establishment and shared commercial kitchen facilities, but does not include an indoor entertainment facility, place of assembly or theatre. (<i>restaurant</i>) Retail Store means a place where consumer goods are sold or rented directly to the public for the purchaser's own use or consumption, and includes a grocery store, convenience	New <i>Railway Station.</i> <i>Restaurant</i>; includes bar and fast food/full service/take-out restaurant are no longer separately defined in the definition. Deleted Retail Food Store; see <i>Retail Store</i>. Retirement Home, Converted; this term is not needed given there are no provisions in the draft Zoning By-law that would prevent the conversion of an existing residential use building into shared accommodation for the aged.

store, garden centre, home sales display court, personal brewing facility and an automobile dealership limited to an indoor showroom only. (<i>magasin de détail</i>) Retirement Home means a building or a part of a building composed of dwelling units or rooming units, or a combination thereof, designed for the needs of senior citizens who require little to no assistance with daily living and: 1. where at least two care services such as ancillary health, personal service, and recreational services are available to the residents of the home; 2. may have up to 25 per cent of its gross floor area devoted to providing supervised or supportive in-house care to those who need assistance with daily living including medical care, nursing care, counselling and social support services; and 3. does not include a residential care facility. (<i>maison de retraite</i>) Rooming House means a residential unit that: 1. is not used or intended for use as a residential premises by a household; or 2. is used or intended for use as residential premises by a household and four or more roomers or boarders; or 3. is a residential unit with more than eight bedrooms. (<i>maison de chambres</i>) Rooming Unit means a room, or a suite of rooms including no more than two bedrooms, that constitutes a separate, independent residential occupancy, but which is not a self-contained residential unit. (<i>chambre</i>) Rural Zone means: • AG – Agricultural Zone; • ME – Mineral Aggregate Extraction Zone; • MH – Mobile Home Park Zone; • MR – Mineral Aggregate Reserve Zone; • RC – Rural Commercial Zone; • RG – Rural General Industrial Zone; • RH – Rural Heavy Industrial Zone; • RI – Rural Institutional Zone; • RIL – Rural Industrial and Logistics; • RR – Rural Residential Zone; • RU – Rural Countryside Zone; • VM – Village Mixed-Use Zone; and • V1, V2, V3, V4 and V5 – Village Residential Zones.	
S School has the same meaning as in the <i>Education Act</i>, and includes any other place of primary, elementary, or secondary education which has teachers and students on the premises, and that provides instruction in the primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario, and includes adult education and English or French as a second language programs. (<i>école</i>) Security Hut means a small, detached building used to provide shelter for a security guard at a diplomatic residence or on federally-owned lands. (<i>guérite</i>) Shelter means a building or part of a building providing temporary accommodations to individuals who are in immediate need of emergency accommodation and food, and may include ancillary health care, counselling and social support services. (<i>refuge</i>) Short-Term Rental means the whole or part of an existing residential unit or mobile home that is used to provide transient accommodation for a period of less than 30 consecutive nights, and: 1. is the principal residence of the operator; 2. is not a hotel or cottage rental; and 3. includes a bed and breakfast. (<i>location à court terme</i>) Snow Disposal Facility means a facility to which snow is transported for storage from other off-site locations. (<i>décharge à neige</i>) Solid Waste Disposal Facility means a facility providing for the long-term storage or destruction of municipal solid waste, and includes a landfill site or an incinerator. (<i>décharge</i>)	New <i>Stormwater Management Facility.</i> <i>Surface Water Feature</i> includes the definitions of Watercourse and Waterbody from the current Zoning By-law 2008-250. <i>Stable Top of Slope.</i> Deleted Satellite Dish. Service and Repair Shop; see <i>Personal Service Business.</i> Shopping Centre.

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

Stable Top of Slope means the physical top of slope where the existing slope is stable and not impacted by toe erosion as determined by a qualified professional. (*sommet de pente stable*)

Stacked Bicycle Parking means a two-tier bicycle parking rack comprised of horizontal spaces with one tier of bicycle parking spaces at ground level and a second tier of bicycle parking spaces directly above it, equipped with a mechanical device providing ground level access. (*stationnement pour vélos empilés*)

Storage Yard means land, other than a parking lot, used for outdoor storage, including the storage of:

- vehicles, including an automobile salvage operation, impound, or scrap yard;
- road maintenance material such as gravel or sand;
- construction, building or landscaping material; or
- heavy vehicles or construction equipment, and includes an accessory maintenance garage used for the service and repair of the stored vehicles and equipment. (*cour d’entreposage*)

Storefront Industry means the small-scale production with associated processing, packaging or storage of:

- food or beverages; or
- other goods produced in limited quantities, using techniques that do not involve mass- production nor the use or production of flammable, explosive or other hazardous materials,

where such an establishment includes an ancillary restaurant, or retail store use through which such goods are sold or served to the public on-site, and such goods may be sold or distributed wholesale to off-site users or resellers. (*industrie ouverte au public*)

Storey means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine but does not include a basement. (*étage*)

Stormwater Infrastructure includes stormwater management facilities, and stormwater conveyance systems. Stormwater management facilities control stormwater runoff to achieve flood, erosion, runoff volume, or quality criteria. Stormwater conveyance systems are comprised of conduits used to drain runoff from an area and include sewers, ditches, and overland flow paths such as roadways and surface drainage easements. (*infrastructure des eaux pluviales*)

Stormwater Management Facility means a facility designed for the treatment, retention, infiltration or control or storm water, and includes the system of managing stormwater including stormwater pipes that discharge directly into streams or surface water features. (*installation de gestion des eaux pluviales*)

Structure means something constructed that is not a building, such as a standalone deck, pergola, or shelter for motor vehicle and bicycle parking spaces, but does not include projections or architectural elements. (*construction*)

Surface Water Feature means water-related features on the earth’s surface, including headwater drainage features, rivers, stream channels, drains, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics, including fish habitat. (*élément d'eau de surface*)

T	
Top of Bank means the maximum point to which water can rise within a channel before spilling across onto adjacent land; and where this point is not well defined such as in a valley, top of bank means either the maximum well-defined point upstream or downstream of the property, or the maximum point where a distinct change in vegetation, colour, or surface markings on the property that can be documented by a qualified professional. (<i>sommet de la rive</i>) Theatre means a place where material including motion pictures are exhibited for public viewing or live theatrical or artistic performances or concerts are given on a stage before an audience and may include an accessory restaurant. (<i>théâtre</i>) Trailer, Travel means any vehicle constructed to be attached to and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping, working or eating, even if the vehicle is jacked-up or its running gear is removed. (<i>caravane</i>) Trailer, Utility means an enclosed or unenclosed apparatus meant to be towed by a motor vehicle for transportation of goods, equipment or animals. (<i>remorque</i>)	New <i>Top of Bank</i>; replaces Normal High-Water Mark. <i>Trailer, Travel</i>; replaces Trailer to better clarify meaning. <i>Trailer, Utility</i>; see above. <i>Truck Transport Terminal</i>. Deleted Training Centre; see <i>Instructional Facility</i>. Technology Industry; see <i>Research and Development Centre</i>. Total Floor Area.

Training Centre means a place where an employer provides job-related training or instruction to its employees that is designed to improve job performance or enhance the career advancement opportunities of those employees. (<i>centre de formation</i>) Truck Transport Terminal means premises other than loading spaces used for the short- or long-term parking of four or more heavy vehicles awaiting dispatch, such as before or after loading or unloading goods. (<i>terminal de transport de camions</i>)	Training centre added back into the by-law to accommodate Bill 97 changes to Employment Area zones (IH, IL, and RIL).
U	
Use means a use of land for any purpose; and “used” and “using” have a corresponding meaning. (<i>utilisation</i>) Utility means an entity operating within a regulated industry that has been given the express right or subsequent legal duty to supply the general public with a product, commodity, or service such as natural gas, electricity, water, wastewater, sewer, rail service, or communication service. (<i>service public</i>) Utility Installation means the equipment used to make or deliver a utility product, commodity or service and includes the actual building, plant, works, utility line, tower, relay, pedestal, and may also include battery energy storage systems and a storm water management facility, but excludes antenna systems and renewable energy generation facility. (<i>installation de services publics</i>)	Added “and may also include battery energy storage systems” to Utility Installation to implement By-law 2025-072. Deleted Urban Agriculture; see <i>Food Production</i>. Utility Line.
V	
Vertically Attached Dwelling means a building type where the principal dwelling units, and any associated additional dwelling units, are divided along a vertical plane(s) via a continuous party wall that is not interrupted by a common corridor at any level of the building and includes: 1. Semi-detached, which contains two principal dwelling units that are arranged adjacent to one another; 2. Townhouse, which contains three or more principal dwelling units; and 3. Long Semi-detached, which contains two principal dwelling units that are arranged one behind the other in a flag lot configuration. (<i>unité d'habitation fixée verticalement</i>)	New <i>Vertically Attached Dwelling</i>
W	
Warehouse means a building used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one accessory dwelling unit for a facility manager. (<i>entrepôt</i>) Waste Processing and Transfer Facility, non-putrescible means a facility where non-putrescible waste is sorted, processed and temporarily stored prior to transfer off site and may include a recycling operation. (<i>installation de traitement et de transfert de déchets, non putrescible</i>) Waste Processing and Transfer Facility means a facility where putrescible and non-putrescible waste is sorted, processed or temporarily stored prior to transfer off site and may include a recycling operation or a source separated organics and biosolids processing and storage facility. (<i>installation de traitement et de transfert de déchets</i>) Wayside Pit means a temporary pit operated and used by or for a public authority solely for the purpose of a particular road construction project. (<i>puits d'extraction en bordure de route</i>) Wayside Quarry means a temporary quarry operated and used by or for a public authority solely for the purpose of a particular road construction project. (<i>carrière en bordure de route</i>) Wind Turbine means a rotary engine that is used to collect kinetic energy from the wind and convert it to electricity. (<i>eolienne</i>)	Deleted Watercourse and Waterbody; see <i>Surface Water Feature</i>.
X	
Reserved for future use.	
Y	
Yard means an area of a lot between the lot line and a principal building, and includes a:	New <i>Yard - Exterior Side Yard</i>; replaces Corner Side Yard.

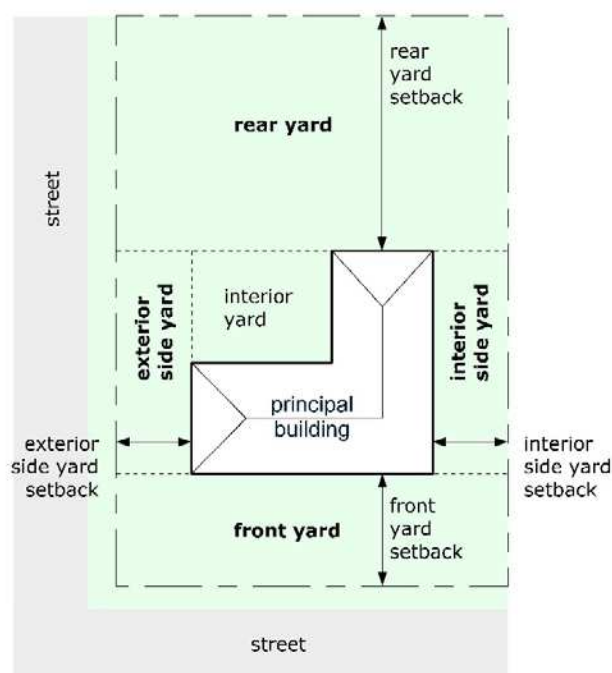
1. **Front Yard** means that yard that extends across the full width of the lot between a front lot line and the nearest point of a principal building;
2. **Rear Yard** means that yard that extends across the full width of the lot between a rear lot line and the nearest point of a principal building;
3. **Exterior Side Yard** means that yard abutting a public street that extends from the front yard to the rear yard between an exterior side lot line and the nearest point of a principal building;
4. **Interior Side Yard** means that yard not abutting a public street that extends from the front yard to the rear yard between an interior side lot line and the nearest point of a principal building; and
5. **Interior Yard** means a yard other than a front yard, rear yard exterior side yard or interior side yard. (*cour*)

(See Schedule A8 for examples of yard locations on irregularly-shaped lots).

Yard Setback means the distance required by this By-law between a lot line, not including a corner sight triangle lot line, and a building, and includes:

1. **Front Yard Setback** means the shortest distance between the front lot line and any part of a building;
2. **Rear Yard Setback** means the shortest distance between the rear lot line and nearest point of a principal building;
3. **Interior Side Yard Setback** means the shortest distance between an interior side lot line and any part of a building between the front and rear yards; and
4. **Exterior Side Yard Setback** means the shortest distance between an exterior side lot line and any part of a building between and front and rear yards. (*retrait de cour*)

ILLUSTRATION OF YARDS AND YARD SETBACKS



Yard - Exterior Side Yard Setback;
replaces Corner Side Yard Setback.

Z

Zone means a primary zone, subzone, and exception. (*zone*)