

Section 1101 – Institutional Zone (INZ)

Provisions	Notes
Purpose The purpose of the Institutional Zone is to: <i>Permit a range of principal institutional uses in the Urban Transects as identified in the Official Plan.</i> <i>Allow for institutional uses on a larger variety of lot sizes with flexible requirements.</i> <i>Ensure transition between buildings when abutting lands zoned N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones.</i>	The Minor Institutional subzones from Section 170 of the current Zoning By-law 2008-250 have been condensed into one zone. This section has been renamed from Minor Institutional Zone to Institutional Zone.
Permitted Uses (1) In the Institutional Zone, the following uses are permitted: (a) Residential uses: - group home - retirement home - rooming house (b) Non-residential uses: - cemetery - community centre - day care - emergency service - funeral home - government service centre - instructional facility - library - medical facility - museum - place of assembly - place of worship - recreation and athletic facility - residential care facility - school - sports arena	Subsection (1)(a) – The residential uses listed do not normally need to be listed as permitted uses, as they are generally permitted in zones where a residential unit is permitted, as per the Housing Provisions in Part 7 of this draft By-law. However, in the Institutional Zone a dwelling unit is a conditional use only. Therefore, these uses need to be listed in the Institutional Zone to be permitted as principal uses. Shelter was deleted as this use is permitted in all urban zones through Section 704. These permissions are carried forward from Section 169 of the current Zoning By-law 2008-250, and implement the policies in Section 4.2 of the Official Plan. Subsection (1)(b) – Funeral home and medical facility are new permitted uses to contribute to the range of principal institutional uses. Replacing municipal service centre with government service centre to permit services by all levels of government.
Conditional Uses (2) Dwelling units are permitted, provided they are located on the same lot as one or more of the uses listed in clause (1)(b). (3) A market is permitted, and Table 1101 does not apply, provided it is located on the same lot as a permitted use. (4) A retail store is permitted, subject to the following provisions: (a) must be located in the same building as one or more of the uses listed in clause (1)(b); and (b) maximum gross floor area is 300 square metres. (5) A theatre is permitted, provided it is located on the same lot as a place of assembly or place of worship.	Subsection (2) – Revised in part to address Policies 4.4.6(2) and 4.10.2(2)(a) of the Official Plan by permitting residential uses for parks with recreation, libraries and other facilities, and on-site for schools. Expanded from the current provision of one dwelling unit ancillary to a permitted use. Subsection (3) – Revised to address Policy 4.11(2) in the Official Plan. Subsection (4) – New provision to address Policy 4.10.2(2)(a) of the Official Plan by permitting small scale commercial uses on-site for schools. For Draft 3, a maximum gross floor area in square metres is proposed instead of a per cent to be consistent with other provisions in this draft By-

	law. Also, the requirement for separate access is proposed to be removed. Subsection (5) – New provision to carry forward permissions from Section 314, which is proposed to be deleted in Draft 3.
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Zone Provisions

(6) The provisions in Table 1101 apply in the Institutional Zone:

Table 1101 – Institutional Zone (INZ) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		400
(b) Minimum lot width (m)		15
(c) Minimum front yard setback (m)		3
(d) Minimum exterior side yard setback (m)		4.5
(e) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) All other cases	3
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) All other cases	4.5
(g) Maximum building height (m)		15

Subsection (6) – Revised the table provisions to address [Policies 4.10.2\(1\), 5.1.5\(1\)\(d\), 5.2.4\(1\)\(d\), 5.3.4\(1\)\(d\), and 5.4.5\(1\)\(d\)](#) of the Official Plan by minimizing setbacks and permitting a maximum built form envelope that could frame the public right of way.

Subsections (6)(a) and (b) – Most of the current subzones require a minimum lot width of 15 metres and a minimum lot area of 400 square metres. The remaining required greater minimums or no minimums. Properties with no minimums currently can meet the proposed minimums.

Subsections (6)(c) and (d) – The minimum front yard setback of 3 metres and exterior side yard setback of 4.5 metres reflect the most common provisions among the current subzones.

Subsections (6)(e) and (f) – As required in most of the current subzones, the minimum interior side yard setback and rear yard setback are larger when abutting lands zoned Neighbourhood and smaller in all other cases.

Subsection (6)(g) – The maximum height for most of the subzones was increased to 15 metres in 2017 to support land efficiency and flexibility at school sites.

Section 1102 – Recreation Zone (REC)

Provisions	Notes
Purpose The purpose of the Recreation Zone is to: <i>Permit a range of principal recreation uses in the Urban and Rural Transects as identified in the Official Plan.</i> <i>Introduce the opportunity for co-location of housing in community centre, library, and recreational and athletic facility buildings. For City-owned parkland, Council approval of an amendment to the Parks and Facilities Master Plan would be required to permit co-location of dwelling units.</i>	Revised The current Community Leisure Facility Zone (L1), Major Leisure Facility Zone (L2) from Sections 173 and 175 of the current Zoning By-law 2008-250 and subzones L1A and L2B are condensed to one section, named Recreation Zone. Relocated Lands currently zoned L1B are now subject to the provisions in Sections 1101, 1104, and 1105 to capture the current uses. Lands currently zoned L2C are now subject to the provisions in Section 1205 to address the Special District designation in the Official Plan. Lands currently zoned L3 are now subject to the provisions in Section 1105 to address Policy 7.1(7) of the Official Plan. Deleted No lands were zoned L2A in Section 176(1) of the current Zoning By-law 2008-250, therefore the subzone has been deleted.
Permitted Uses (1) In the Recreation Zone, the following uses are permitted: - amusement park - artist studio - community centre - day care - fairground - indoor entertainment facility - library - museum - place of assembly - recreation and athletic facility - school - sports arena - theatre	For Draft 3 shelter has been removed from the list of permitted uses in the zone because it duplicated the permission for this use in Section 704. Shelter remains a permitted use through Section 704 to implement policies in Section 4.2 of the Official Plan. Subsection (1) – The permitted uses from the current Community Leisure Facility Zone and Major Leisure Facility Zone from Sections 173 and 175 of the current Zoning By-law 2008-250 have all been included. Subsection (1) – Artist studio and indoor entertainment facility are new permitted uses to contribute to the range of recreation uses.
Conditional Uses (2) Restaurant and retail store are permitted, provided they are located on the same lot as a permitted use. (3) The following uses are permitted, provided they are located on the same lot as one or more of the following uses: community centre, library, or recreation and athletic facility: - dwelling units - rooming houses - rooming units (4) A market is permitted, and the provisions of Table 1102 do not apply, provided the market is located on the same lot as a permitted use.	Subsection (2) – Revised from Section 176(2) in part to address Policy 4.11(1) in the Official Plan. Subsection (3) – New provision to address Policy 4.4.6(2) of the Official Plan which states: <i>“The development of parks which include facilities, such as but not limited to: recreation centres, libraries and/or other buildings, which are strategically located in proximity to higher order transit, shall consider the co-location of housing or other complementary non-park uses above the facility structure where the facility</i>

<i>Note: Recreational facilities that are permitted on City-owned parkland are listed in the Parks and Recreation Facilities Master Plan. Dwelling units are not included in the list of uses permitted. Council approval of an amendment to the Parks and Facilities Master Plan would be required before dwelling units are permitted to co-locate with a community centre, library, or recreational and athletic facility on City-owned parkland.</i>	<i>is built on land dedicated as parkland. The City will develop an inter-departmental working group for the successful integration of co-locating parkland facilities with complementary non-park uses at strategic locations. A large recreation facility, such as an arena or a pool or recreation complex, is not considered a Large-scale Institution and Facility, in accordance with Subsection 4.3.”</i> Recreational facilities that are permitted on City-owned parkland are listed in the Parks and Recreation Facilities Master Plan; dwelling units are not included in the list of uses permitted. Section 7.2 of the Parks and Recreation Facilities Master Plan establishes how parkland may be used. In addition, while the proposed permitted uses in the REC – Recreation Zone expand the uses permitted in the current L1 – Community Leisure Facility Zone, the added uses would not be constructed on City-owned parkland as they are not among the recreational facilities permitted in the Parks and Recreation Facilities Master Plan. The Parks and Recreation Facilities Master Plan was approved by Council on October 13, 2021 and includes recommendations to 2031. If any changes are proposed to the Plan, for example to permit dwelling units in association with one of the recreation facilities that are permitted in the Plan, an inter-departmental working group and public consultations would be required to ensure the successful integration of parkland facilities with complementary non-park uses (dwelling units) at certain strategic locations. Following public consultations, Council approval of an amendment to the Parks and Facilities Master Plan would be required before dwelling units could be permitted to co-locate with a recreational facility on City-owned parkland. Subsection (4) – Revised to address Policy 4.11(2) in the Official Plan.
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Sections 1102-1 to 1102-3 – Recreation Subzones

Section 1102-1 – Recreation Subzone 1 (REC1)												
Provisions		Notes										
Zone Provisions (1) The provisions in Table 1102-1 apply in the Recreation subzone 1: <table><tr><th colspan="2">Table 1102A – Recreation Subzone 1 Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>6</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr></table>		Table 1102A – Recreation Subzone 1 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	6	(c) Minimum front yard setback (m)	7.5	Subsection (1) – All the provisions of the REC1 subzone are carried forward from Section 173 of the current Zoning By-law.
Table 1102A – Recreation Subzone 1 Provisions												
Zoning Mechanism	Provisions											
(a) Minimum lot area (m ²)	No minimum											
(b) Minimum lot width (m)	6											
(c) Minimum front yard setback (m)	7.5											

(d) Minimum interior side yard setback (m)	7.5	
(e) Minimum exterior side yard setback (m)	7.5	
(f) Minimum rear yard setback (m)	7.5	
(g) Maximum building height (m)	11	
(h) Maximum lot coverage (%)	40	

Section 1102-2 – Recreation Subzone 2 (REC2)																					
Provisions	Notes																				
Zone Provisions (1) The provisions in Table 1102-2 apply in the Recreation subzone 2: <table><tr><th colspan="2">Table 1102B – Recreation Subzone 2 Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>7.5</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>15</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>80</td></tr></table>	Table 1102B – Recreation Subzone 2 Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	15	(h) Maximum lot coverage (%)	80	Subsection (1) – All the REC2 provisions, apart from maximum height and maximum lot coverage, are carried forward from Section 175 of the current Zoning By-law. Maximum height is increased from 11 to 15 metres, and maximum lot coverage is increased from 75 to 80 per cent.
Table 1102B – Recreation Subzone 2 Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m ²)	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	15																				
(h) Maximum lot coverage (%)	80																				

Section 1102-3 – Recreation Subzone 3 (REC3)	
Provisions	Notes
Permitted Uses (1) Despite subsection 1102(1), in the Recreation subzone 3, only the following uses are permitted: - environmental preserve and education area - golf course	This is a new subzone for Draft 3 to carry forward the permitted uses and zone provisions from the O1A subzone in the current Zoning By-law 2008-250. Subsection (1) – Carried forward from Section 179(1) and 180(1) of the current Zoning By-law 2008-250.

Zone Provisions (2) The provisions in Table 1102-3 apply in the Recreation Subzone REC3 subzone: <table><tr><th colspan="2">Table 1102-3 – Recreation Subzone 3 (REC3) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>7.5</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>11</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>20</td></tr></table>	Table 1102-3 – Recreation Subzone 3 (REC3) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	20	Subsection (2) – Carried forward from Section 179(2), Table 179 of the current Zoning By-law 2008-250.
Table 1102-3 – Recreation Subzone 3 (REC3) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m ²)	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	20																				

Section 1103 – Large-Scale Institutional and Recreation Zone (LGZ)

Provisions	Notes
Purpose The purpose of the Large-Scale Institutional and Recreation Zone is to: - Maintain permissions for existing major institutional uses. - Provide a zone for new large-scale institutions and facilities as described in the Official Plan.	Revised The current Major Institutional Zone from Section 171 of the current Zoning By-law 2008-250 has been renamed to Large-Scale Institutional and Recreation Zone in an effort to reflect Section 4.3 of the Official Plan. Relocated Provisions for the current Major Institutional Subzones will be relocated to Part 15 – Exceptions.
Permitted Uses (1) In the Large-Scale Institutional and Recreation Zone, the following uses are permitted: (a) Residential Uses: - group home - retirement home - rooming house (b) Non-residential Uses: - community centre - courthouse - day care - emergency service - government service centre - hospital - instructional facility - library - medical facility - museum - office - place of assembly - place of worship - post-secondary educational institution - recreation and athletic facility - residential care facility - school - sports arena	Subsection (1) – The permitted uses from Sections 171, Major Institutional Zone, and 172, I2A, I2B, I2C and I2D subzones, of the current Zoning By-law 2008-250. The residential uses listed in subsection (1)(a) do not normally need to be listed as permitted uses, as they are generally permitted in zones where a residential unit is permitted, as per the Housing Provisions in Part 7 of this draft By-law. However, in the Large-Scale Institutional and Recreation Zone a dwelling unit is a conditional use only. Therefore, these uses need to be listed to be permitted as principal uses. These permissions are carried forward from Section 171 of the current Zoning By-law 2008-250, and implement the policies in Section 4.2 of the Official Plan. Subsection (1)(a) – Shelter was deleted as this use is permitted in all urban zones through Section 704. Subsection (1)(b) – Revised from Section 171(2) of the current Zoning By-law 2008-250, in that office is a permitted use rather than a conditional use. For Draft 3, correctional facility is removed as a permitted use because Official Plan Policy 4.3.1(3) states this use may be permitted subject to a Zoning By-law amendment.
Conditional Uses (2) The following uses are also permitted: - bank - personal service business - research and development centre - restaurant - retail store Subject to the following provisions:	Subsection (2) – For Draft 3 revised from Section 171(3) of the current Zoning By-law as medical facility is proposed as a permitted use

(a) they are located on the same lot as one or more of the uses listed in subsection (1); and (b) the cumulative total gross floor area of the uses does not exceed 10 per cent of the gross floor area occupied by the uses listed in subsection (1). (3) Dwelling units are permitted provided they are located on the same lot as one or more of the following uses: community centre, hospital, library, place of worship, recreational and athletic facility, school, or sports arena. (4) A market is also permitted, and Table 1103 does not apply, provided it is located on the same lot as a permitted use. (5) A theatre is permitted, provided it is located on the same lot as a place of assembly or place of worship. (6) A parking garage is also permitted, and in Area A – Downtown Core Transect and Area B – Inner Urban Transect on Schedule A1 – Transects the use must be located: (a) underground; or (b) within the principal building if 100 per cent of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed in subsection (1), for a minimum depth of 3 metres. (7) A parking lot is also permitted, except where located in: (a) Area A – Downtown Core Transect on Schedule A1 – Transects, a parking lot is not permitted; and (b) Area B – Inner Urban Transect on Schedule A1 – Transects, a parking lot must be located: (i) behind the principal building; or (ii) within the principal building.	Subsection (3) – Revised from Section 171(2) of the current Zoning By-law 2008-250 to remove the requirement for dwelling unit(s) to be ancillary and expands the uses from hospital and post-secondary educational institution. Subsection (4) – Revised from Section 171(1)(c) of the current Zoning By-law to address Policy 4.11(2) in the Official Plan. Subsection (5) – New provision to carry forward permissions from Section 314, which is proposed to be deleted in Draft 3. Subsections (6) and (7) – For Draft 3 parking garage and parking lot are proposed as conditional uses to address Policies 5.1.2(1), 5.1.2(3), 5.2.2(1) and 5.2.2(3) in the Official Plan.
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Zone Provisions

- (7)

The provisions in Table 1103 apply in the Large-Scale Institutional and Recreation Zone:

Table 1103 – Large-Scale Institutional and Recreation Zone (LGZ) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback (m)		7.5
(d) Minimum interior side yard setback (m)		7.5
(e) Minimum exterior side yard setback (m)		7.5
(f) Minimum rear yard setback (m)		7.5
(g) Maximum building height (m)	(i) Within 12m of N1, N2, N3 and N4 Zones	15
	(ii) All other cases	As per height suffix or schedule
(h) Minimum width of landscaped buffer abutting a lot line (m)		3

Subsection (7) – All the provisions, apart from maximum height, are carried forward from Section 171, Table 171 of the current Zoning By-law 2008-250.

Section 1104 – Greenspace Zone (GRN)

Provisions	Notes
Purpose The purpose of the Greenspace Zone is to: <i>Permit conditional uses that contribute to parks.</i> <i>Maintain no required minimum lot width or lot area to support the park development process outlined in the Official Plan.</i> <i>Ensure lots are primarily greenspace through maximum lot coverage.</i>	Revised The current Parks and Open Space Zone from Section 170 of the current Zoning By-law 2008-250, some lands zoned O1D, and subzones O1C, O1F, O1H, O1I, O1J, O1M, and O1N are condensed to one section, named Greenspace Zone. Relocated Lands currently zoned O1A have been relocated to Section 1102-3as golf course is a permitted use. Remaining lands currently zoned O1D are now subject to Section 1102 – Recreation Zone (REC) to capture the current uses. Lands currently zoned O1K are now subject to Section 1101 - Institutional Zone (INZ) to capture the current uses. Lands zoned O1O, O1P, and O1R are now subject to Section 1105 – Open Space Facility Zone (FAC) to capture the current uses. Some lands currently zoned O1L are now subject to Section 1203- Rideau Canal Special District Zone (SDC) to address the Special District designation in the Official Plan. Lands currently zoned O1S are now subject to Section 1205- Lansdowne Special District (SDL) to address the Special District designation in the Official Plan. Deleted No lands were zoned O1B, O1E or O1G from Sections 180(2), (5) and (7) of the current Zoning By-law, therefore the subzones have been deleted.
Permitted Uses (1) In the Greenspace Zone, the following uses are permitted: - environmental preserve and education area - marine facility	Subsection (1) – For Draft 3 revised from Section 179(1) of current Zoning By-law 2008-250 to add marine facility as a permitted use as Section 1105-1 from Draft 1 & 2 is proposed to be deleted
Conditional Uses (2) The following uses are permitted: - restaurant - retail store Subject to: (a) they are located on the same lot as a park or an environmental preserve and education area; and (b) the maximum cumulative size of the uses is 100 square metres. (3) A market is also permitted, and Table 1104 does not apply, provided it is located on the same lot as a park or an environmental preserve and education area .	Subsection (2) – New provision in part to address Section 7.1(5) in the Official Plan. Subsection (3) – Revised from Section 179(1)(b) of the current Zoning By-law 2008-250 to address

(4) A community centre, limited to a field house, is also permitted provided it is located on the same lot as a park.

[Section 4.11\(2\)](#) in the Official Plan.

Subsection (4) – New provision to permit field houses.

Zone Provisions

(5) The provisions in Table 1104 apply in the Greenspace Zone:

Table 1104 – Greenspace Zone (GRN) Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	3
(d) Minimum interior side yard setback (m)	7.5
(e) Minimum exterior side yard setback (m)	3
(f) Minimum rear yard setback (m)	7.5
(g) Maximum building height (m)	11
(h) Maximum lot coverage (%)	20

Subsection (5) – Revised from Section 179(2), Table 179 of the current Zoning By-law 2008-250. The minimum front yard setback and minimum exterior side yard setback are proposed to be reduced to 3 metres to incorporate the permissions of Section 179(4) of the current Zoning By-law 2008-250.

Section 1105 – Open Space Facility Zone (FAC)

Provisions	Notes																				
Purpose The purpose of the Open Space Facility Zone is to: • <i>Provide a zone for lands in the Open Space sub-designation in the Official Plan.</i> • <i>Reflect the Open Space sub-designation in the Official Plan that applies to the Central Experimental Farm through the FAC1 – Open Space Facility subzone 1.</i> • <i>Include lands that have the primary functions of Open Spaces as detailed in the Official Plan.</i>	New Section FAC is a new section that combines the existing Central Experimental Farm Zone (L3) from Section 177 of the current Zoning By-law 2008-250 and subzones O1O, O1P, and O1R to address Section 7.1(7) of the Official Plan.																				
Permitted Uses (1) In the Open Space Facility Zone, the following use is permitted: • environmental preserve and education area	Subsection (1) – Carried forward from Section 179(1)(a) of the current Zoning By-law 2008-250.																				
Zone Provisions (2) The provisions in Table 1105 apply in the Open Space Facility Zone: <table><tr><th colspan="2">Table 1105 – Open Space Facility Zone (FAC) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>7.5</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>11</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>20</td></tr></table>	Table 1105 – Open Space Facility Zone (FAC) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	20	Subsection (2) – Carried forward from Section 179(2), Table 179 of the current Zoning By-law 2008-250.
Table 1105 – Open Space Facility Zone (FAC) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m ²)	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	20																				

Sections 1105-1 to 1105-5 – Open Space Facility Subzones

	The FAC1 subzone from Draft 1 & 2 is proposed to be deleted as marine facility is proposed to be a permitted use in Section 1104 for Draft 3.

Section 1105-1 – Open Space Facility Subzone 1 (FAC1)																					
Provisions	Notes																				
Permitted Uses (1) In addition to the uses in subsection 1105(1), in the Open Space Facility subzone 1, the following uses are also permitted: - agricultural use - museum, limited to an agricultural museum - on-farm diversified use, limited to a place of assembly - research and development centre, limited to agricultural research	Subsection (1) – Carried forward from Section 177(1) of the current Zoning By-law 2008-250.																				
Conditional Uses (2) An office use is permitted, subject to being located on the same lot as a park or one or more of the uses listed in subsection 1105(1) or subsection 1105-1(1).	Subsection (2) – Carried forward from Section 177(1) of the current Zoning By-law 2008-250.																				
Zone Provisions (3) The provisions in Table 1105-1 apply in the Open Space Facility subzone 1: <table><tr><th colspan="2">Table 1105-1 – Open Space Facility Subzone 1 (FAC1) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>7.5</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>18.3</td></tr><tr><td>(h) Maximum lot coverage (m)</td><td>No maximum</td></tr></table>	Table 1105-1 – Open Space Facility Subzone 1 (FAC1) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(d) Minimum interior side yard setback (m)	7.5	(e) Minimum exterior side yard setback (m)	7.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	18.3	(h) Maximum lot coverage (m)	No maximum	Subsection (3) – Carried forward from Section 177(2), Table 177 of the current Zoning By-law 2008-250.
Table 1105-1 – Open Space Facility Subzone 1 (FAC1) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m ²)	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(d) Minimum interior side yard setback (m)	7.5																				
(e) Minimum exterior side yard setback (m)	7.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	18.3																				
(h) Maximum lot coverage (m)	No maximum																				

Section 1105-2 – Open Space Facility Subzone 2 (FAC2)	
Provisions	Notes
Permitted Uses (1) Despite subsection 1105(1), in the Open Space Facility subzone 2, only the following uses are permitted, subject to Table 1105: - agricultural use - environmental preserve and education area - utility installation, limited to a high-pressure natural gas pipeline and compressor station	Subsection (1) – Carried forward from Section 180(15)(a) of the current Zoning By-law 2008-250; the O1O subzone for the TransCanada Pipeline.

Zone Provisions (2) Lands abutting the Open Space Facility subzone 2 are subject to the setback provisions outlined in Section 403.	Subsection (2) – Carried forward from Section 180(15)(b) making reference to Section 72 from the current Zoning By-law 2008-250, which defines required setbacks from the TransCanada Pipeline.

Section 1105-3 – Open Space Facility Subzone 3 (FAC3)	
Provisions	Notes
Permitted Uses (1) In addition to the uses in subsection 1105(1), in the Open Space Facility subzone 3, the following use is also permitted: agricultural use	Subsection (1) – Carried forward from Section 180(16)(a) of the current Zoning By-law 2008-250; the O1P Hydro Corridor subzone.
Conditional Uses (2) The following use is permitted: accessory use to a permitted use on land immediately abutting lands subject to the Open Space Facility subzone 3 Subject to: (a) the use is wholly contained within a radius of 120 metres from the abutting property to which that use is accessory; (b) the use complies with the provisions in this by-law for the abutting zone as though that use were an accessory use to the permitted use on the abutting property; and (c) no building is allowed under these provisions.	Subsection (2) – Carried forward from Section 180(16)(b) of the current Zoning By-law 2008-250.

	The FAC4 subzone from Draft 1 & 2 is proposed to be deleted, lands in this subzone are proposed to be rezoned FAC or GRN.

Section 1105-4 – Open Space Facility Subzone 4 (FAC4)	
Provisions	Notes
Permitted Uses (1) In addition to the uses in subsection 1105(1), in the Open Space Facility subzone 4, the following uses are also permitted: (a) Residential uses: - diplomatic residence (b) Non-residential uses: - marine facility - restaurant - retail store	Subsection (1) – New subzone to specify provisions for capital greenspaces lands owned by the Federal government or National Capital Commission.

Section 1105-5 – Open Space Facility Subzone 5 (FAC5)	
Provisions	Notes
Permitted Uses (1) Despite subsection 1105(1), in the Open Space Facility subzone 5, only the following uses are permitted: • environmental preserve and education area • forestry operation	Subsection (1) – Carried forward from Section 180(18) of the current Zoning By-law 2008-250.