

## Part 13 – Rural Zones (Sections 211-236)

This section of the Zoning By-law deals with the Greenbelt and the Rural Area.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

### AG - Agricultural Zone (Sections 211-212)

#### Purpose of the Zone

*The purpose of the AG - Agricultural Zone is to:*

- (1) *recognize and permit agricultural uses in areas designated **Agricultural Resource Area** in the Official Plan;*
- (2) *restrict the range of permitted uses to agricultural, forestry and related accessory uses in order to preserve these prime agricultural lands from loss to other uses;*
- (3) *regulate uses in a manner that respects the character of the area and minimizes land use conflicts; and,*
- (4) *identify, through the use of subzones, those existing farm lots having lot area and lot width minimums that are less than the minimums required in the principal Agricultural zone.*

211. In the AG Zone:

#### Permitted Uses

- (1) The following uses are permitted subject to the following:
  - (a) the provisions of subsections 211(3) to (5);
  - (b) a maximum of 3 guest bedrooms is permitted in a **bed and breakfast**; (By-law 2008-326)
  - (c) a maximum of 10 persons are permitted in a **group home**; (By-law 2008-326)

**agricultural use**, see Part 2, Section 62

**bed and breakfast**, see Part 5, Section 121

one **detached dwelling**

**environmental preserve and educational area**

**equestrian establishment**

**forestry operation**

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Sections 127 and 128

**home-based daycare**, see Part 5, Section 129

**kennel**, see Part 3, Section 84

**on-farm diversified use**, limited to a place of assembly, See Part 3, Section 79 (By-law 2019-41)

secondary **dwelling** unit, see Part 5, Section 133

#### Conditional Permitted Uses

- (2) The following conditional uses are permitted subject to the following:
- (a) the provisions of subsection 211(3) to (5);
  - (b) provided that they are located on the same lot and are accessory or ancillary to an **agricultural use** and the main detached **dwelling**;
  - (c) provided that they serve as housing for farm help and the minimum lot size must be 10 hectares;
  - (d) provided that in addition to the main detached **dwelling** there is a maximum of either:
    - i) one additional detached **dwelling** and two **mobile homes** or **bunk house dwelling**, or, ii) three **mobile homes** or **bunk house dwelling**;
- bunk house dwelling**  
 one detached **dwelling**  
**mobile home**

## Zone Provisions

- (3) Zone provisions are set out in Table 211 below.

**TABLE 211 - AG ZONE PROVISIONS**

I Zoning Mechanisms	Provisions		
	II Agricultural use, equestrian establishment and forestry	III Kennel	IV Other Uses
(a) Minimum Lot Width (m)	90	<i>see Part 3, Section 84</i>	30
(b) Minimum Lot Area (ha)	36		0.2, see ss. 211(6) (By-law 2008-457)
(c) Minimum Distance Separation	<i>see Part 2, Section 62</i>		<i>see Part 2, Section 62</i>
(d) Minimum Front Yard Setback (m)	(i) 10		10
	(ii) 6 for a farm produce outlet with a floor area of 28 m <sup>2</sup> or less		
(e) Minimum Rear Yard Setback (m)	10		10
(f) Minimum Interior Side Yard Setback (m)	5		5
(g) Minimum Corner Side Yard Setback (m)	10		10
(h) Maximum Height (m)	12		12
(i) Maximum Lot Coverage (%)	20	20	

- (4) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (5) Despite subsection 211(3), an agricultural use may also be permitted as an accessory use to a detached dwelling on a lot of 0.8ha or larger in area.(By-law 2012-349) (By-law 2016-290)
- (6) The minimum lot area stated in Table 211 reflects that of many existing smaller sized lots. New residential lot severances are only permitted for an existing residence made surplus to a farming operation, as per Official Plan requirements, and such will have a minimum lot area of 0.4 hectares.(By-law 2008-457)
- (7) Despite subsection 211(3), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

## AG Subzones

212. In the AG Zone, the following subzones apply:

### AG1 TO AG3 Subzones

- (1) The AG1 to AG3 subzone are set out in Table 212A below and are used only to recognize existing smaller sized agricultural lots that do not meet the AG zone requirements:

**TABLE 212A – AG1 TO AG3 SUBZONE PROVISIONS**

I Subzone	Agricultural use, equestrian establishment and forestry	
	II Minimum lot area (ha)	III Minimum lot width (m)
(a) AG1	30	60
(b) AG2	18	60
(c) AG3	10	60

- (2) Despite subsection 212(1), an agricultural use may also be permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area. (By-law 2016-290)
- (2a) Despite subsection 212(1), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

### AG4 TO AG8 Subzones

- (3) The AG4 to AG8 subzones are used for farm consolidations where a severance of a surplus farm house has occurred and the following uses are prohibited:

**bed and breakfast**, see *Part 5, Section 121*

detached **dwelling**

**group home**, see *Part 5, Section 125*

**home-based business**, see *Part 5, Sections 127 and 128*

**home-based daycare**, see *Part 5, Section 129*

secondary **dwelling** unit, see *Part 5, Section 133* (By-law 2016-290)

- (4) The AG4 to AG8 subzone provisions are set out in Table 212B below: (By-law 2016-290)
- (5) Despite subsection 212(4), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

**TABLE 212B - AG4 TO AG8 SUBZONE PROVISIONS**

I Subzone	Agricultural use, equestrian establishment and forestry	
	II Minimum lot area (ha)	III Minimum lot width (m)
(a) AG4	45	90
(b) AG5	30	60
(c) AG6	18	60
(d) AG7	10	60
(e) AG8	5	60

## **ME – Mineral Extraction Zone (Sections 213-214)**

### **Purpose of the Zone**

*The purpose of the ME – Mineral Extraction Zone is to:*

- (1) *permit licensed mineral extraction operations in areas mainly designated as **Sand and Gravel Resource Area** or **Limestone Resource Area** in the Official Plan;*
- (2) *allow a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation on the lands within the ME zones;*
- (3) *impose regulations to minimize the impact of mineral extraction operations on the surrounding area.*

**213.** In the ME Zone:

### **Permitted Uses**

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 213(3) and (4);
    - agricultural use**, see *Part 2, Section 62*
    - environmental preserve and educational area**
    - equestrian establishment**
    - forestry operation**
    - kennel**, see *Part 3, Section 84*
    - on-farm diversified use**, limited to a place of assembly, See *Part 3, Section 79* (By-law 2019-41)
    - leaf and yard waste composting facility
    - mineral extraction operation**
- (2) The following conditional uses are permitted subject to the following:
  - (a) the provisions of subsections 213(3) and (4);
  - (b) the use is located on the same lot as an operating **mineral extraction operation**;

- (c) the use **mobile home** is for a security guard or caretaker;
  - (d) the **waste processing and transfer facility** is limited to inert construction materials such as concrete and asphalt;
- one **mobile home**  
**waste processing and transfer facility**

## Zone Provisions

- (3) Zone provisions are set out in Table 213 below.

**TABLE 213 - ME ZONE PROVISIONS**

I ZONING MECHANISMS	II ZONE PROVISIONS	
	(i) Farm produce outlet associated with an agricultural use	(ii) All other uses
(a) Minimum lot width (m)	30	
(b) Minimum lot area (ha)	10	
(c) Maximum gross floor area (m <sup>2</sup> )	28	not applicable
(c) Minimum front yard setback (m)	6	30
(d) Minimum rear yard setback (m)	15	
(e) Minimum interior side yard setback (m)	15	
(f) Minimum corner side yard setback (m)	30	
(g) Maximum height (m)	15	
(h) Minimum width of landscaped area along all lot lines (m)	15	

- (4) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.

## ME SUBZONES

214. In the ME Zone, the following subzones apply:

### ME1 SUBZONE – MINERAL EXTRACTION OPERATION WITH DETACHED DWELLING

- (1) In the ME1 Subzone:
  - (a) the following are additional permitted uses:

one detached **dwelling**  
**home-based business**, see *Part 5, Section 127*

- (b) Despite the regulations of Table 213, in the ME1 subzone the detached **dwelling** must provide a minimum front yard setback of 15 m and a maximum front yard setback of 45 m. The purpose of these setbacks is to ensure that the detached **dwelling** is located near the road to minimize encroachment onto potential mineral aggregate resources in order to permit mineral extraction on other portions of the lands not located in close proximity to the dwelling.

## ME2 SUBZONE – MINERAL EXTRACTION OPERATION - PIT ONLY

- (2) In the ME2 Subzone the use **mineral extraction operation** shall be limited to a pit.

## ME3 SUBZONE – MINERAL EXTRACTION OPERATION – PIT ONLY WITH DETACHED DWELLING

- (3) In the ME3 Subzone:
- (a) the use **mineral extraction operation** shall be limited to a pit
- (b) the following are additional permitted uses:
- one detached **dwelling**  
**home-based business**, see *Part 5, Section 127*
- (c) Despite the regulations of Table 213, in the ME3 subzone the detached **dwelling** must provide a minimum front yard setback of 15 m and a maximum front yard setback of 45 m. The purpose of these setbacks is to ensure that the detached **dwelling** is located near the road to minimize encroachment onto potential mineral aggregate resources in order to permit mineral extraction on other portions of the lands not located in close proximity to the dwelling.

## MR – Mineral Aggregate Reserve Zone (Sections 215-216)

### Purpose of the Zone

*The purpose of the MR – Mineral Aggregate Reserve Zone is to:*

- (1) *identify those areas that are designated as **Sand and Gravel Resource Area** or **Limestone Resource Area** in the Official Plan for which at present there is no licensed mineral extraction operations, and are not along a rural truck route;*
- (2) *identify those lands where as yet unexploited mineral aggregate resources exist, until a request is made for a rezoning to the Mineral Extraction – ME zone to permit a mineral extraction operation;*
- (3) *allow for an interim period a limited range of permitted uses of a nature that would not sterilize the potential of future mineral extraction operation on the lands or neighbouring lands; and,*
- (4) *impose regulations reflective of the ME zone as lands in the MR zone may potentially be rezoned to ME to permit mineral extraction operations.*

215. In the MR Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
- (a) the provisions of subsections 215(2) and (3);
    - agricultural use**, see *Part 2, Section 62*
    - environmental preserve and educational area**
    - equestrian establishment**
    - forestry operation**
    - kennel**, see *Part 3, Section 84*
    - on-farm diversified use**, limited to a place of assembly, See *Part 3, Section 79 (By-law 2019-41)*

### Zone Provisions

- (2) The use provisions are set out in the subsections 215(2) and (3) below:

**TABLE 215 - MR ZONE PROVISIONS**

I ZONING MECHANISMS	II ZONE PROVISIONS	
	(i) Farm produce outlet associated with an agricultural use	(ii) All other uses
(a) Minimum lot width (m)	30	
(b) Minimum lot area (ha)	10	
(c) Maximum gross floor area (m <sup>2</sup> )	28	not applicable
(c) Minimum front yard setback (m)	6	30
(d) Minimum rear yard setback (m)	15	
(e) Minimum interior side yard setback (m)	15	
(f) Minimum corner side yard setback (m)	30	
(g) Maximum height (m)	15	

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.

### MR SUBZONES

216. In the MR Zone, the following subzones apply:

## MR1 – MINERAL AGGREGATE RESERVE WITH DETACHED DWELLING

- (1) In the MR1 Subzone:
  - (a) the following uses are also permitted:

one detached **dwelling**  
**home-based business**, see *Part 5, Section 127*
  - (b) Despite the regulations of Table 215 in the MR1 subzone the detached **dwelling** must provide a minimum front yard setback of 15 m and a maximum front yard setback of 45 m. The purpose of these setbacks is to ensure that the detached **dwelling** is located near the road to minimize encroachment onto potential mineral aggregate resources in order to permit mineral extraction on other portions of the lands not located in close proximity to the dwelling.

## RC - Rural Commercial Zone (Sections 217-218)

### Purpose of the Zone

*The purpose of the RC – Rural Commercial Zone is to:*

- (1) *permit the development of highway and recreational commercial uses which serve the rural community and visiting public in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment Area** in the Official Plan;*
- (2) *accommodate a range of commercial uses including services for the traveling public as well as agriculture-related, vehicle-oriented and construction products and services;*
- (3) *permit research facilities in areas designated **Greenbelt Employment and Institutional Area** in the Official Plan, and*
- (4) *regulate development in a manner that has a minimal impact on the surrounding rural area or villages.*

217. In the RC Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 217(3) to (5);
  - (b) despite the definition amusement park, a go-cart track is not permitted in an RC zone which abuts in whole or in part any VM, V1, V2 or V3 zone;
  - (c) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies;
  - (d) the detached dwelling or dwelling unit is limited to one in total and must be accessory to a permitted use;

**amusement centre**  
**amusement park**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**automobile rental establishment**  
**automobile dealership**  
**automobile service station**  
**bar**  
**campground**  
**car wash**  
click and collect facility (By-law 2016-289)  
detached **dwelling**  
**dwelling** unit  
**gas bar**  
**heavy equipment and vehicle sales, rental and servicing**  
**hotel**  
**kennel**, *see Part 3, Section 84*  
**parking lot**  
**restaurant**  
**retail food store, limited to a farmers' market** (By-law 2016-134)  
**retail store**  
**storefront industry**, *see Part 3, Section 99* (By-law 2018-171)  
**warehouse** (By-law 2013-58)

- (e) no single commercial use can occupy more than 2500 m<sup>2</sup> of gross leasable floor area on any lot in a RC zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2017-148)
- (f) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
  - (i) parking lot;
  - (ii) yard abutting a parking lot; and,
  - (iii) front of corner side yard;
associated with the other use. (By-law 2016-134)

## Conditional Permitted Uses

- (2) The following conditional uses are permitted subject to the following:
  - (a) the provisions of subsection 217(3) to (5);
  - (b) provided that they are located in the same building or on the same lot as a permitted use;

**bank machine**  
**convenience store**  
**drive-through facility**  
**personal service business**

## Zone Provisions

(3) Zone provisions are set out in Table 217 below.

**TABLE 217 - RC ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Lot area (m <sup>2</sup> )		4000
(b) Lot width (m)		30
(c) Front yard setback (m)		10
(d) Interior side yard setback (m)	Abutting residential zone	4.5
	All other zones	3
(e) Corner side yard setback (m)		6
(f) Rear yard setback (m)		10
(g) Height (m)		11
(h) Lot coverage (%)		25
(i) Landscaping of yards		-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

- (4) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.
- (5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

## RC SUBZONES

**218.** In the RC Zone the following subzones apply:

- (1) Zone provisions are set out in Table 218A below.

**TABLE 218A - RC1 to RC4 SUBZONE PROVISIONS** (By-law 2019-41)

I ZONING MECHANISMS	PROVISIONS			
	II RC1	III RC2	IV RC3	V RC4

(a) Minimum lot area (m <sup>2</sup> )	1350	2000	8000	20,000
(b) Minimum lot width (m)	20	30	60	90
(c) Minimum front yard setback (m)	7.5	10	10	10
(d) Minimum interior side yard setback (m)	(i) abutting a residential use or zone	4.5	4.5	6
	(ii) all other cases	3	3	6
(e) Minimum rear yard setback (m)	7.5	10	10	10
(f) Minimum corner side yard setback (m)	7.5	7.5	10	10
(g) Maximum principal building height	11	11	11	11
(h) Maximum lot coverage (%)	30	30	20	15
(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area			
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones			
(k) Further permitted uses (By-law 2014-166)	-light industrial -printing plant -service and repair shop -research and development centre -office			

## RC5 SUBZONE - CAMPGROUNDS

(2) In the RC5 subzone:

- (a) despite Section 217(1) the following uses only are permitted;
- (b) despite the definition **marine facility** the storage, servicing, repair, or sale or rental of boats is also allowed, along with the sale of marine fuels;
- (c) despite the definition **campground** this may include cabins and chalets;
- (d) the **dwelling** unit is limited to one in total;

**campground**  
**dwelling** unit  
**marine facility**  
**park**

**retail food store, limited to a farmers' market** (By-law 2016-134)

- (e) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
  - (i) parking lot;
  - (ii) yard abutting a parking lot; and,
  - (iii) front or corner side yard
 associated with the other use. (By-law 2016-134)
  
- (3) The following conditional uses only are permitted subject to the following:
  - (a) provided that they are located in the same building or on the same lot as a permitted use;
  - (b) only one **dwelling** unit as permitted in subsection 218(2) or one detached **dwelling** is permitted, not both;
    - restaurant**
    - one detached **dwelling**
  
- (4) The RC4 subzone provisions are set out in Table 218A shall apply for the RC5 subzone.

**RC6 AND RC7 SUBZONES – CARP ROAD CORRIDOR (CONVENIENCE COMMERCIAL NODES)**

- (5) In the RC6 and RC7 subzones:
  - (a) the **retail store** is limited to a convenience store and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services; (By-law 2014-166)
  - (b) the following uses are also permitted:
    - bank**
    - payday loan establishment** (By-law 2017-302)
    - office**
    - retail store**
  
- (6) The RC6 and RC7 subzone provisions apply as follows:
  - (a) for the RC6 subzone the provisions of the RC2 subzone in Table 218A apply;
  - (b) for the RC7 subzone the provisions of the RC zone in Table 217 apply.

**RC8 AND RC9 SUBZONES – CARP ROAD CORRIDOR (HIGHWAY COMMERCIAL RESTRICTED)**

- (7) In the RC8 and RC9 subzones:

- (a) the **automobile service station** may not retail fuel;
  - (b) the following uses are prohibited:
    - bar**
    - gas bar**
    - kennel**, *see Part 3, Section 84*
    - restaurant**
  - (c) the following uses are also permitted:
    - light industrial**
    - printing plant**
    - service and repair shop**
    - research and development centre**
    - office** (By-law 2014-166)
  - (d) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services. (By-law 2014-166)
- (8) The RC8 and RC9 subzone provisions apply as follows:
- (a) for the RC8 subzone the provisions of the RC2 subzone in Table 218A apply;
  - (b) for the RC9 subzone the provisions of the RC zone in Table 217 apply.

## **RC10 SUBZONE – GREENBELT EMPLOYMENT AREAS**

- (9) In the RC10 subzone:
- (a) despite Section 217(1) the following uses only are permitted:
  - (b) the uses **day care** and **technology industry** must be accessory to a **research and development centre**
    - agricultural use**, *see Part 2, Section 62*
    - day care**
    - environmental preserve and education area**
    - forestry use**
    - on-farm diversified use**, limited to a place of assembly, *See Part 3, Section 79* (By-law 2019-41)
    - research and development centre**
    - technology industry**
    - retail food store, limited to a farmers' market** (By-law 2016-134)
  - (c) zone provisions are set out in Table 218B below.
  - (d) Where an outdoor farmers' market is located on a lot with another use, the primary or subzone provisions do not apply and the farmers' market may only be located in a:
    - (i) parking lot;

- (ii) yard abutting a parking lot; and,
  - (iii) front or corner side yard;
- associated with the other use. (By-law 2016-134)

**TABLE 218B - RC10 SUBZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>	<b>II PROVISIONS</b>
(a) Lot area (ha)	1.0
(b) Lot frontage (m)	75
(c) Front yard setback (m)	10
(d) Interior side yard setback (m)	10
(e) Corner side yard setback (m)	10
(f) Rear yard setback (m)	10
(g) Height (m)	20
(h) Lot coverage (%)	25
(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones

**RC11 SUBZONE**

- (10) In the RC11 subzone:
  - (a) despite the permitted uses in subsections 217(1) and (2) the following uses are the primary permitted uses:

amusement centre  
 artist studio  
 automobile rental establishment  
 automobile dealership  
 automobile service station  
 bank  
 bed and breakfast establishment  
 catering establishment  
 convenience store  
 drive-through facility  
 dwelling unit  
 funeral home  
 gas bar  
 heavy equipment and vehicle sales, rental and servicing  
 light industrial use  
 medical facility  
 office  
 payday loan establishment (By-law 2017-302)  
 personal service business  
 place of assembly  
 printing plant  
 research and development centre  
 restaurant  
 retail store  
 retail food store  
 service and repair shop (By-law 2014-166)

(b) zone provisions are set out in Table 218C below.

**TABLE 218C - RC11 SUBZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>		<b>II PROVISIONS</b>
(a) Minimum lot area (m <sup>2</sup> )		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6 (By-law 2008-457)
(f) Minimum Rear yard setback (m)		6
(g) Maximum Height (m)		11
(h) Maximum Lot coverage (%)		40

(i) Landscaping of yards	-required front and corner side yards to be landscaped, except for driveways crossing the front or corner side yard leading to a parking area
(j) Outdoor storage	-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting non-commercial or non-industrial zones
(k) Retail store (By-law 2014-166)	- retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services

**RC12 SUBZONE – VILLAGES OF CUMBERLAND, METCALFE AND OSGOOD**

(11) In the RC12 subzone:

(a) The following uses only are permitted:

**amusement centre**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**automobile rental establishment**  
**automobile dealership**  
**automobile service station**  
**bank**  
**bar**  
**car wash**  
**catering establishment**  
**cinema**  
**day care**  
**detached dwelling**  
**dwelling unit (By-law 2015-190)**  
**emergency service**  
**funeral home**  
**gas bar**  
**heavy equipment and vehicle sales, rental and servicing**  
**hotel**  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**office**  
**payday loan establishment (By-law 2017-302)**  
**park**  
**parking lot**  
**personal brewing facility (By-law 2019-41)**  
**place of assembly**  
**place of worship (By-law 2014-94)**  
 post office  
**recreational and athletic facility**  
**restaurant**  
**retail store**  
**retail food store**  
**service or repair shop**  
**theatre**  
**training centre**  
**urban agriculture, see Part 3, Section 82 (By-law 2017-148)**  
**warehouse**

- (b) The following conditional uses are also permitted provided that they are located in the same building or on the same lot as a permitted use:

**bank machine**  
**convenience store**  
**drive-through facility**  
**personal service business; and**

- (c) clause 217 (1)(c) and subsection 217 (3) do not apply.
- (d) retail sale of automobiles in association with an automobile service station must not exceed an amount equal to 10% of the lot area;
- (e) zone provisions are set out in Table 218D below: (By-law 2013-58) (By-law 2014-94)

**TABLE 218D - RC12 SUBZONE PROVISIONS (By-law 2013-58)**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area (m <sup>2</sup> )		1350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum Interior side yard setback (m)	(i) abutting a residential use or zone	6
	(ii) all other cases	3
(e) Minimum Corner side yard setback (m)		6
(f) Minimum Rear yard setback (m)		7.5
(g) Maximum Building Height (m)		11
(h) Landscaping of yards		-required front and corner side yards to be soft landscaped, except for driveways crossing the front or corner side yard leading to a parking space
(i) Outdoor storage		-outdoor storage permitted in interior side and rear yard only; must be screened and concealed from view from abutting streets and from abutting residential zones

## **RG – Rural General Industrial Zone (Sections 219-220)**

### **Purpose of the Zone**

*The purpose of the RG – Rural General Industrial Zone is to:*

- (1) *permit the development of light industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;*
- (2) *accommodate a range of light industrial uses and limited service commercial uses for the travelling public; and,*
- (3) *regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.*

**219.** In the RG Zone:

### **Permitted Uses**

- (1) The following uses are permitted subject to:
- (a) the provisions of subsection 219(3) to (5);
  - (b) the **dwelling** unit is limited to a caretaker;
  - (c) the **retail store** is limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies;
    - animal care establishment (By-law 2015-190)
    - animal hospital**
    - automobile body shop**
    - automobile dealership**
    - automobile service station**
    - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
    - dwelling** unit
    - gas bar**
    - heavy equipment and vehicle sales, rental and servicing**
    - kennel**, *see Part 3, Section 84*
    - leaf and yard waste composting facility
    - light industrial uses**
    - medical marihuana production facility** (By-law 2014-74)
    - parking lot**
    - printing plant
    - retail store**
    - service and repair shop**
    - storage yard**
    - truck transport terminal
    - warehouse
    - waste processing and transfer facility (non-putrescible)

### Conditional Permitted Uses

- (2) The following conditional uses are permitted subject to the following:
- (a) the provisions of subsection 219(3) to (5);
  - (b) the use is located on the same lot as the use listed in Section 219(1);
  - (c) the **retail store** is limited to the sale of goods, service or materials provided by a use permitted in Section 219(1);
    - animal care establishment**
    - bank machine**
    - bar** (By-law 2018-171)
    - car wash**
    - convenience store**
    - personal service business**
    - restaurant**
    - retail store** (OMB Order #PL080959 issued March 18, 2010)
  - (d) A **bar**
    - (i) must be ancillary to a permitted brewery, winery or distillery; and,
    - (ii) may not have a gross floor area exceeding the lesser of:
      - (1) 300 m<sup>2</sup>, or

- (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

## Zone Provisions

- (3) Zone provisions are set out in Table 219 below.

**TABLE 219 - RG ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot width (m)		30
(b) Minimum lot area (m <sup>2</sup> )		4,000
(c) Minimum front yard setback (m)		15
(d) Minimum rear yard setback (m)		15
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone	3
	(ii) Other cases	8
(f) Minimum corner side yard setback (m)		12
(g) Maximum principal building height (m)		15
(h) Maximum lot coverage (%)		50
(i) Outdoor storage		(a) outside storage is not permitted within any required front yard or corner side yard  (b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade

- (4) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

## RG SUBZONES

**220.** In the RG Zone, the following subzones apply:

- (1) Zone provisions are set out in Table 220A below.

**TABLE 220A – RG1 TO RG3 SUBZONE PROVISIONS**

I Subzones	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)
(a) RG1	8000	60
(b) RG2	3000	35
(c) RG3	2000	30

#### RG4 AND RG5 SUBZONES – CARP ROAD CORRIDOR

- (2) In the RG4 and RG5 subzones:
- (a) the **automobile service station** may not retail fuel;
  - (b) retail store is limited to the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services. (By-law 2014-166)
  - (c) the following uses are prohibited:
    - gas bar**
    - kennel**, see *Part 3, Section 84*
  - (d) the following uses are also permitted:
    - research and development centre**
    - technology industry**
  - (e) the following conditional uses are also permitted subject to the use being located on the same lot as a primary permitted use:
    - office** (By-law 2014-166)
- (3) The RG4 and RG5 subzone provisions are set out in Table 220B below.

**TABLE 220B – RG4 AND RG5 SUBZONE PROVISIONS**

I ZONING MECHANISMS	PROVISIONS	
	II RG4	III RG5
(a) Minimum lot width (m)	30	30
(b) Minimum lot area (m <sup>2</sup> )	1800	4000
(c) Minimum front yard setback (m)	12	12
(d) Minimum rear yard setback (m)	(i) Abutting a RG, RH or RC zone	7.5
	(ii) Other cases	10
(e) Minimum interior side yard	(i) Abutting a RG, RH or RC zone	4.5

I ZONING MECHANISMS		PROVISIONS	
		II RG4	III RG5
setback (m)	(ii) Other cases	10	10
(f) Minimum corner side yard setback (m)		12	12
(g) Maximum principal building height (m)		15	15
(h) Maximum lot coverage (%)		50	50
(i) Outdoor storage		(a) outside storage is not permitted within any required front yard or corner side yard  (b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade	

## RH – Rural Heavy Industrial Zone (Sections 221-222)

### Purpose of the Zone

*The purpose of the RH – Rural Heavy Industrial Zone is to:*

- (1) *permit the development of heavy industrial uses in areas mainly designated as **General Rural Area, Village and Carp Road Corridor Rural Employment** in the Official Plan;*
- (2) *accommodate a range of heavy industrial uses and limited service commercial uses at locations which are neither environmentally sensitive nor in close proximity to incompatible land uses; and,*
- (3) *regulate development in a manner that respects adjacent land uses and will have a minimal impact on the rural area.*

**221.** In the RH Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 221(3) to (5);

**automobile body shop**  
**automobile service station**  
**crematorium**  
**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)  
**gas bar**  
**heavy equipment and vehicle sales, rental and servicing**  
**heavy industrial use**  
**kennel**, see *Part 3, Section 84*  
 leaf and yard waste composting facility  
**light industrial use**  
**medical marihuana production facility** (By-law 2014-74)  
**parking lot**  
 printing plant  
**service and repair shop**  
**storage yard**  
 truck transport terminal  
**warehouse**  
**waste processing and transfer facility**

### Conditional Uses Permitted

- (2) The following conditional uses are permitted subject to the following:
- (a) the provisions of subsections 221(3) to (5);
  - (b) the use is located on the same lot as the use listed in Section 221(1);
  - (c) the **retail store** is limited to the sale of goods, service or materials provided by a use permitted in Section 221(1);

**bank machine**  
**bar** (By-law 2018-171)  
**car wash**  
**convenience store**  
**restaurant**  
**retail store** (OMB Order #PL080959 issued March 18, 2010)

- (d) A **bar**
  - (i) must be ancillary to a permitted brewery, winery or distillery; and,
  - (ii) may not have a gross floor area exceeding the lesser of:
    - (1) 300 m<sup>2</sup>, or
    - (2) 25% of the floor area of the brewery, winery or distillery to which it is ancillary. (By-law 2018-171)

### Zone Provisions

- (3) Zone provisions are set out in Table 221 below.

**TABLE 221 - RH ZONE PROVISIONS**

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot width (m)	50

(b) Minimum lot area (m <sup>2</sup> )		8,000
(c) Minimum front yard setback (m)		15
(d) Minimum rear yard setback (m)		15
(e) Minimum interior side yard setback (m)	(i) Abutting an industrial zone	3
	(ii) Other cases	10
(f) Minimum corner side yard setback (m)		15
(g) Maximum principal building height (m)		15
(h) Maximum lot coverage (%)		50
(i) Outdoor storage	(a) outside storage is not permitted within any required front yard or corner side yard;  (b) outside storage must be screened from abutting residential uses and public streets by an opaque screen at least 1.8 metres in height from finished grade	

- (4) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.
- (5) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

## RH SUBZONES

222. In the RH Zone, the following subzones apply:

- (1) Zone provisions are set out in Table 222A below.

**TABLE 222A – RH SUBZONE PROVISIONS**

I Subzones	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)
(a) RH1	20,000	60
(b) RH2	4000	30
(c) RH3	1000	30

## RH4 AND RH5 SUBZONES – CARP ROAD CORRIDOR

- (2) In the RH4 and RH5 subzones:
  - (a) the **automobile service station** may not retail fuel;

I Subzones	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)
---------------	--	------------------------------

(b) the following uses are prohibited:

**gas bar**

(3) The RH4 and RH5 subzone provisions are set out in Table 222B below.

**TABLE 222B – RH4 AND RH5 SUBZONE PROVISIONS**

I ZONING MECHANISMS		PROVISIONS	
		II RH4	III RH5
(a) Minimum lot width (m)		30	50
(b) Minimum lot area (m <sup>2</sup> )		1000	8000
(c) Minimum front yard setback (m)		12	12
(d) Minimum rear yard setback (m)	(i) Abutting a RG, RH or RC zone	7.5	7.5
	(ii) Other cases	10	10
(e) Minimum interior side yard setback (m)	(i) Abutting a RG, RH or RC zone	4.5	4.5
	(ii) Other cases	10	10
(f) Minimum corner side yard setback (m)		12	12
(g) Maximum principal building height (m)		15	15
(h) Maximum lot coverage (%)		50	50
(i) Outdoor storage		(a) outside storage is not permitted within any required front yard or corner side yard  (b) outside storage must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8 m in height from finished grade	

## RI – Rural Institutional Zone (Sections 223-224)

### Purpose of the Zone

*The purpose of the RI – Rural Institutional Zone is to:*

- (1) *permit a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as **Village** in the Official Plan;*

- (2) permit a limited range of educational and religious-related institutional uses where they exist in areas designated **General Rural Area** and **Agricultural Resource Area** in the Official Plan, and,
- (3) ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.

**223. In the RI Zone:**

**Permitted Uses**

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 223(2) to (4);
  - (b) a maximum of one ancillary **dwelling** unit or detached **dwelling** is permitted with a place of worship
  - (c) a maximum of 10 persons are permitted in a **group home**
  - (d) a **retail food store** is limited to a farmers' market
    - cemetery**
    - community centre**
    - community health and resource centre**
    - day care**
    - emergency service**
    - environmental preserve and educational area**
    - group home, see Part 5, Section 125**
    - library**
    - municipal service centre**
    - museum**
    - park**
    - place of assembly**
    - place of worship
    - residential care facility**
    - retail food store**
    - retirement home**
    - retirement home, converted, see Part 5, Section 122**
    - rooming house**
    - school**
    - shelter, see Part 5, Section 134**
    - urban agriculture, see Part 3, see Section 82 (By-law 2017-148) (By-law 2018-206)**
  - (e) Despite (d), the use residential care facility is not permitted in the RI – Rural Institutional zone in the villages of Ashton, Burritt's Rapids, Carlsbad Springs, Cumberland, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Kars, Kenmore, Kinburn, Marionville, Metcalfe, Munster, Navan, Notre Dame des Champs, Osgoode, Sarsfield, Vars, and Vernon. (By-law 2013-359)

**Zone Provisions**

- (2) Zone provisions are set out in Table 223 below.

**TABLE 223 - RI ZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot width (m)		30
(b) Minimum lot area (m <sup>2</sup> )		2000
(c) Minimum front yard setback (m)		6
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10
	(ii) all other cases	7.5
(e) Minimum interior side yard setback (m)		6
(f) Minimum corner side yard setback (m)		6
(g) Maximum principal building height		10
(h) Maximum lot coverage (%)		50
(i) Minimum landscaped area (%)		20

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (4) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

## RI Subzones

224. In the RI Zone, the following subzones apply:

### RI1 – RI3 Subzones

- (1) Zone provisions are set out in Table 224A below.

**TABLE 224A - RI1 to RI3 SUBZONE PROVISIONS**

I ZONING MECHANISMS	PROVISIONS		
	II RI1	III RI2	IV RI3
(a) Minimum lot area (m <sup>2</sup> )	1000	4000	10,000
(b) Minimum lot width (m)	30	60	75
(c) Minimum front yard setback (m)	6	9	9

I ZONING MECHANISMS		PROVISIONS		
		II RI1	III RI2	IV RI3
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10	10	10
	(ii) all other cases	7.5	10	10
(e) Minimum interior side yard setback (m)		3	9	9
(f) Minimum corner side yard setback (m)		6	9	9
(g) Maximum principal building height		10	12	12
(h) Maximum lot coverage (%)		75	30	30
(i) Minimum landscaped area (%)		20	20	20

#### RI4 Subzone

- (2) In the RI4 Subzone:
- (a) the following uses are also permitted:
- fairground  
recreational and athletic facility  
sports arena**
- (b) zone provisions are set out in Table 224B below.

**TABLE 224B - RI4 SUBZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot width (m)		75
(b) Minimum lot area (ha)		1.0
(c) Minimum front yard setback (m)		9
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10
	(ii) all other cases	10
(e) Minimum interior side yard setback (m)		9
(f) Minimum corner side yard setback (m)		9
(g) Maximum principal building height		12
(h) Maximum lot coverage (%)		30
(i) Minimum landscaped area (%)		20

## RI5 TO RI8 Subzones

- (3) In the RI5 to RI8 subzones:
- (a) despite subsection 223(1) the following uses only are permitted:
  - (b) a maximum of one ancillary **dwelling** unit or **detached** dwelling is permitted with a place of worship
    - cemetery**
    - day care**
    - place of worship
    - school**
  - (c) zone provisions are set out in Table 224C below.

**TABLE 224C - RI5 TO RI8 SUBZONE PROVISIONS**

I ZONING MECHANISMS		PROVISIONS			
		II RI5	III RI6	IV RI7	V RI8
(a) Minimum lot area (m <sup>2</sup> )		10,000	4000	2000	1000
(b) Minimum lot width (m)		75	60	30	30
(c) Minimum front yard setback (m)		9	9	6	6
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10	10	10	10
	(ii) all other cases	10	10	7.5	7.5
(e) Minimum interior side yard setback (m)		9	9	6	3
(f) Minimum corner side yard setback (m)		9	9	6	6
(g) Maximum principal building height		12	12	10	10
(h) Maximum lot coverage (%)		30	30	50	75
(i) Minimum landscaped area (%)		20	20	20	20

## RR – Rural Residential Zone (225-226)

### Purpose of the Zone

*The purpose of the RR – Rural Residential Zone is to:*

- (1) recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development in areas designated as **General Rural Area** or **Rural Natural Features** in the Official Plan;
- (2) recognize clusters of existing residential development found in areas designated as **Agricultural Resource Area** or **Greenbelt Rural** in the Official Plan;

- (3) permit residential-only uses as well as related and accessory uses;
- (4) regulate development in a manner that respects both the residential character of the area and the surrounding rural context.

225. In the RR Zone:

**Permitted Uses**

- (1) The following uses are permitted subject to the following:
  - (a) the provisions of subsection 225(2) and (3);
  - (b) a maximum of three guest bedrooms is permitted in a **bed and breakfast**;
  - (c) a maximum of 10 persons are permitted in a **group home**;
  - (d) a maximum of 10 persons are permitted in **retirement home, converted**;  
**bed and breakfast**, see Part 5, Section 121  
 detached **dwelling**  
**group home**, see Part 5, Section 125  
**home-based business**, see Part 5, Section 127  
 home-based day care, see Part 5, Section 129  
**retirement home, converted**, see Part 5, Section 122  
 secondary **dwelling** unit, see Part 5, Section 133  
**urban agriculture**, see Part 3, Section 82 (By-law 2017-148)
  - (e) Despite subsection 225(1), an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area. (By-law 2019-41)

**Zone Provisions**

- (2) Zone provisions are set out in Table 225 below:

**TABLE 225 - RR ZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>	<b>II RR</b>
(a) Minimum lot area (m <sup>2</sup> )	8000
(b) Minimum lot width (m)	50
(c) Minimum front yard setback (m)	10
(d) Minimum rear yard setback (m)	10
(e) Minimum interior side yard setback (m)	6
(f) Minimum corner side yard setback (m)	10
(g) Maximum height (m)	11
(h) Maximum lot coverage (%)	15

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.

## RR SUBZONES

**226.** In the RR Zone, the following subzones apply:

- (1) The RR1 to RR3 subzone provisions are set out in Table 226A below and are used for existing country lot developments, while the RR zone is to be used for new subdivision development.

**TABLE 226A: RR1 TO RR3 SUBZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>	<b>II RR1</b>	<b>III RR2</b>	<b>IV RR3</b>
(a) Minimum lot area (m <sup>2</sup> )	8000	8000	8000
(b) Minimum lot width (m)	45	50	60
(c) Minimum front yard setback (m)	15	12	10
(d) Minimum rear yard setback (m)	15	23	10
(e) Minimum interior side yard setback (m)	3	6	5
(f) Minimum corner side yard setback (m)	15	12	5
(g) Maximum height (m)	11	11	11
(h) Maximum lot coverage (%)	no maximum	8	15

- (2) The RR4 to RR12 subzone provisions are set out in Table 226B below and are used for existing small lot size rural development in hamlets, along riverfronts and rural lot clusters, and golf course estate subdivisions.

**TABLE 226B: RR4 TO RR17 SUBZONE PROVISIONS (By-law 2008-457)**

<b>I ZONING MECHANISMS</b>	<b>II Minimum Lot Area (m<sup>2</sup>)</b>	<b>III Minimum Lot Width (m)</b>	<b>IV Minimum Front Yard Setback (m)</b>	<b>V Minimum Rear Yard Setback (m)</b>	<b>VI Minimum Interior Side Yard Setback (m)</b>	<b>VII Minimum Corner Side Yard Setback (m)</b>	<b>VIII Maximum Height (m) - Principal Building</b>	<b>IX Maximum Lot Coverage (%)</b>
(a) RR4	4000	30	7.5	15	4.5	4.5	11	15
(b) RR5	4000	45	10	7.5	4	10	11	15
(c) RR6	2000	25	5	7	5	5	11	15
(d) RR7	2000	35	9	7.5	4.5	6	11	15

(e) RR8	1600	30	9	7.5	4.5	6	11	15
(f) RR9	1350	25	7.5	7.5	3	4	11	15
(g) RR10	1350	30	7.5	7.5	3	6	11	15
(h) RR11	1000	20	7.5	7.5	3	4	11	20
(i) RR12	800	20	7.5	7.5	3	4	11	20
(j) RR13 (By-law 2008-457)	2000	25	9	7	3	5	11	20
(k) RR14 (By-law 2008-457)	2000	35	9	7.5	3	6	11	20
(l) RR15 (By-law 2008-457)	1600	30	9	7.5	3	6	11	20
(m)RR16 (By-law 2008-457)	1350	25	7.5	7.5	3	4	11	20
(n)RR17 (By-law 2008-457)	1350	30	7.5	7.5	3	6	11	20

## RU – Rural Countryside Zone (Sections 227-228)

### Purpose of the Zone

The purpose of the RU – Rural Countryside Zone is to:

- (1) accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as **General Rural Area, Rural Natural Features and Greenbelt Rural** in the Official Plan;
- (2) recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
- (3) regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

**227.** In the RU Zone:

### Permitted Uses

- (1) The following uses are permitted subject to the following:
  - (a) the provisions of subsection 227(2) to (5);
  - (b) a maximum of 10 guest bedrooms is permitted in a bed and breakfast
  - (c) a maximum of 10 persons are permitted in a group home,
  - (d) a maximum of 10 persons are permitted in a retirement home, converted

**agricultural use, see Part 2, Section 62**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**bed and breakfast, see Part 5, Section 121**  
**cemetery**  
detached **dwelling**  
**equestrian establishment**  
**environmental preserve and educational area**  
**forestry operation**  
**group home, see Part 5, Section 125**  
**home-based business, see Part 5, Sections 127 and 128**  
home-based day care, *see Part 5, Section 129*  
**kennel, see Part 3, Section 84**  
**on-farm diversified use, limited to a place of assembly, See Part 3, Section 79 (By-law 2019-41)**  
**retirement home, converted, see Part 5, Section 122**  
secondary **dwelling** unit, *see Part 5, Section 133*

## Zone Provisions

(2) In the RU Zone, development must comply with the provisions of Table 227:

**TABLE 227 - RU ZONE PROVISIONS**

I ZONING MECHANISMS	PROVISIONS			
	II AGRICULTURAL USE, EQUESTRIAN ESTABLISHMENT		III KENNEL	IV OTHER USES
(a) Minimum lot width (m)	60		see Part 3, Section 84	50
(b) Minimum lot area (ha)	2			0.8, see ss. 227(6) (By-law 2008-457)
(c) Minimum front yard setback (m)	10	6 for a farm produce outlet with a floor area of 28m <sup>2</sup> or less		10
(d) Minimum corner side yard setback (m)	10			10
(e) Minimum rear yard setback (m)	10			10
(f) Minimum interior side yard setback (m)	5			5
(g) Maximum height (m) - principal building	12			12
(h) Maximum lot coverage (%)	20			20
(i) Minimum distance separation	see Part 2, Section 62			see Part 2, Section 62

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (4) Despite subsection 227(2), an agricultural use limited to a stable and the keeping of horses, and the keeping of a maximum of 10 hens may also be permitted as accessory uses to a detached dwelling on a lot of 0.8 ha or larger in area.(By-law 2012-349) (By-law 2018-155)
- (5) The minimum lot area and minimum lot width for a detached dwelling indicated in Table 227, Column IV - Other Uses, applies only to a detached dwelling on an existing lot or a lot created by a consent application as per requirements of the Official Plan. The Rural Residential - RR zone is to be used for detached dwellings on lots in subdivisions. (By-law 2009-18)
- (6) The minimum lot area for a lot created by a consent application – severance process – is guided by Official Plan policy that requires a minimum lot area of 0.8 hectares for the severed lot and 10.0 hectares for the retained lot. (By-law 2008-457) (By-law 2019-41)
- (7) Despite subsection 227(2), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

## RU Subzones

**228.** In the RU Zone, the following subzones apply:

(1) In the RU1 to RU4 subzones:

(a) the following uses only are permitted:

**agricultural use**, excluding livestock-related food production (By-law 2017-148)

artist studio

**bed and breakfast**, see Part 5, Section 121

detached **dwelling**

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Sections 127 and 128

**home-based day care**, see Part 5, Section 129

**on-farm diversified use**, limited to a place of assembly, *See Part 3, Section 79* (By-law 2019-41)

**retirement home, converted**, see Part 5, Section 122

secondary **dwelling** unit, see Part 5, Section 133

(b) zone provisions are set out in Table 228 below:

**TABLE 228 - RU SUBZONE PROVISIONS**

I Subzone	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)	IV Minimum Interior Side Yard Setback (m)
(i) RU1	4000	30	5
(ii) RU2	2000	30	5
(iii) RU3	1350	30	5
(iv) RU4	1350	20	3

- (2) Despite subsection 228(1), there are no minimum lot width and lot area requirements for an **agricultural use** that excludes livestock-related food production. (By-law 2017-148)

## VM - Village Mixed-Use Zone (Sections 229-230)

### Purpose of the Zone

*The purpose of the VM - Village Mixed-Use Zone is to,*

- (1) *permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as **Village** in the Official Plan,*
- (2) *reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form;*
- (3) *recognize the function of Business Improvement Areas as primary business or shopping areas; and*
- (4) *regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.*

**229.** In the VM Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 229(2) to (5);
  - (b) outdoor storage is permitted subject to:
    - i) the principal building occupying 65% of the street frontage for a minimum depth of 3 m;
    - ii) not being located in a required yard; and
    - iii) being completely enclosed and screened from a public street, and from residential or institutional zones.
  - (c) **retail store**, retail food store and restaurant being located on the ground floor, and where located on the ground floor, they may also locate above the ground floor;
  - (d) all uses located on the ground floor having direct access to the street;
  - (e) a maximum of 10 residents is permitted in a **group home**.

**amusement centre**  
**animal care establishment**  
**animal hospital**  
**apartment dwelling, low rise**  
**artist studio**  
**automobile rental establishment**  
**automobile service station**

**bank**  
 bank machine  
**bar**  
**bed and breakfast**, *see Part 5, Section 121*  
**catering establishment**  
**cemetery**  
**cinema**  
**click and collect facility** (By-law 2016-289)  
**community centre**  
**community health and resource centre**  
**convenience store**  
**day care**  
 detached dwelling  
**diplomatic mission**, *see Part 3, Section 88*  
**duplex dwelling**, *see Part 5, Section 138* (By-law 2010-307)  
**dwelling unit**  
**emergency service**  
 funeral home  
**gas bar**  
**group home**, *see Part 5, Section 125*  
**home-based business**, *see Part 5, Section 127*  
 home-based day care, *see Part 5, Section 129*  
**hotel**  
**instructional facility**  
**library**  
 linked-detached dwelling  
 marine facility  
**medical facility**  
**municipal service centre**  
**museum**  
**office**  
**park**  
**payday loan establishment** (By-law 2017-302)  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
**place of assembly**  
 place of worship  
 post office  
**recreational and athletic facility**  
**residential care facility**  
**restaurant**  
**retail store**  
**retail food store**  
**retirement home**  
**retirement home, converted**, *see Part 5, Section 122*  
**rooming unit**  
**school**  
 secondary dwelling unit, *see Part 5, Section 133*  
**semi-detached dwelling**, *see Part 5, Section 138* (By-law 2010-307)  
**service or repair shop**  
**shelter**, *see Part 5, Section 134*  
**sports arena**  
**stacked dwelling**, *see Part 5, Section 138* (By-law 2010-307)  
**storefront industry**, *see Part 3, Section 99* (By-law 2018-171)  
**theatre**

**training centre**  
**three-unit dwelling**  
**townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)  
**urban agriculture**, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

- (f) residential care facility is only permitted in the VM – Village Mixed-Use zone in the villages of Greely, North Gower, Carp, Constance Bay, Richmond and Manotick; (By-law 2013-58)
- (g) no single commercial use can occupy by more than 2500 m<sup>2</sup> of gross leasable floor area on any lot in a VM zone in a village shown on Schedule 9. (By-law 2013-58) (By-law 2014-189)

## Zone Provisions

- (2) The zone provisions are set out in Table 229 below.

**TABLE 229 - VM ZONE PROVISIONS**

I Zoning Mechanism		II Provisions
(a) Minimum lot area (m <sup>2</sup> )		1,350 m <sup>2</sup>
(b) Minimum lot width (m)		20 m
(c) Front yard setbacks (m)	(i) minimum	No minimum
	(ii) maximum	3 m
(d) Corner side yard setbacks (m)	(i) minimum	3 m
	(ii) maximum	4.5 m
(e) Minimum interior side yard setbacks (m)	(i) abutting a residential zone	3 m
	(ii) abutting any other zone	No minimum
(f) Minimum rear yard setbacks (m)	(i) residential use building	25% of the lot depth, minimum of 7.5 m
	(ii) non-residential use and mixed use buildings abutting a residential zone	7.5 m
	(iii) all other cases	No minimum
(g) Building heights (m)	(i) minimum	6.7 m
	(ii) maximum	11 m

I Zoning Mechanism	II Provisions
(h) Minimum width of landscaped area (m)	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped

- (3) The retail sales of automobiles may be provided only as an ancillary use to an **automobile service station** or **gas bar**, and must not exceed an amount equal to 10% of the lot area.
- (4) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.
- (5) In a VM Zone where a use changes from one permitted use to another permitted use and the minimum number of parking spaces required for the new use is greater than the minimum number of spaces required for the previous use, no additional parking spaces are required for the difference between what the previous use required and what the new use requires under this by-law, as long as the building envelope remains unchanged; for all other situations parking requirements are as per the use - related parking rates in Table 101. (By-law 2016-249)
- (6) For other applicable provisions, see Part 2- General Provisions, Part 3- Special Use Provisions, Part 4- Parking and Loading Provisions. (By-law 2016-249)

## VM SUBZONES

230. In the VM Zone, the following subzones apply :

### VM1 SUBZONE

- (1) In the VM1 Subzone:
  - (a) the following uses only are permitted subject to:
    - (i) being located on the ground floor of a building; and
    - (ii) each occupancy not exceeding 200 square metres in gross leasable area;
      - bank machine
      - community health and resource centre**
      - convenience store**
      - day care**
      - municipal service centre**
      - personal service business**
      - restaurant** (effective on February 24, 2011) (OMB Order #PL080959 issued March 18, 2010)
      - retail food store
      - retail store**
      - service and repair shop**

- (b) the following uses are also permitted subject to:
- (i) a maximum of 10 residents being permitted in a group home or a retirement home, converted; (By-law 2014-189)

detached **dwelling**

**duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)

**dwelling** unit

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Section 127

home-based day care, see Part 5, Section 129

**linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)

**park**

**planned unit development**, see Part 5, Section 131 and subsection 230(3)

**retirement home, converted**, see Part 5, Section 122

secondary **dwelling** unit, see Part 5, Section 133

**semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)

three-unit **dwelling** (By-law 2014-189)

**urban agriculture**, see Part 3, Section 82 (By-law 2017-148)

- (c) a **planned unit development** of detached **dwellings** is permitted in the Villages of Carp, Manotick and Richmond;
- (d) the provisions of subsection 229(2) do not apply and the provisions set out in Table 230A below apply.

**TABLE 230A - VM1 SUBZONE PROVISIONS**

<b>I ZONING MECHANISMS</b>		<b>II PROVISIONS</b>
(i) Minimum lot area		1,350 m <sup>2</sup>
(ii) Minimum lot width		20 m
(iii) Minimum front yard and corner side yard setbacks		3 m
(iv) Minimum interior side yard setbacks	1. abutting a residential zone	5 m
	2. other cases	No minimum
(v) Minimum rear yard setbacks	1. rear lot line abutting a residential zone	7.5 m
	2. for a residential use building	25% of the lot depth, minimum of 7.5 m
	3. abutting a street	3 m
	4. other cases	No minimum
(vi) Maximum building heights		8 m
(vii) Minimum width of	1. abutting a street	3 m

landscaped area	2. abutting a residential or institutional zone	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque screen is provided
	3. other cases	No minimum
(viii) Minimum width of landscaped area around a parking lot		See Section 110 – Landscaping Provisions for Parking Lots

## VM2 Subzone

- (2) In the VM2 Subzone:
- (a) the following uses only are permitted subject to:
- (i) each individual use not exceeding a gross leasable floor area of 120 m<sup>2</sup>; (By-law 2014-189)
- animal care establishment**  
**artist studio**  
bank machine  
**bed and breakfast**, see Part 5, Section 121  
**community centre**  
**community health and resource centre**  
**convenience store**  
**day care**  
detached **dwelling**  
**duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**dwelling** unit  
**emergency service**  
**home based business**, see Part 5, Section 127  
home based day care, see Part 5, Section 129  
**instructional facility**  
**linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**medical facility** (By-law 2018-155)  
**office**  
**park**  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
place of worship  
retail food store  
**retail store**  
**restaurant, full service**  
secondary **dwelling** unit, see Part 5, Section 133  
**semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**service and repair shop**  
three-unit **dwelling** (By-law 2014-189)
- (b) the provisions of subsection 229(2) do not apply and the provisions set out in Table 230B below apply.

## TABLE 230B - VM2 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		1,350 m <sup>2</sup>
(ii) Minimum lot width		20 m
(iii) Minimum front yard and corner side yard setbacks		6 m
(iv) Minimum interior side yard setbacks		3 m
(v) Minimum rear yard setbacks	1. from rear lot line	7.5 m
	2. for a residential use building	25% of the lot depth, minimum of 7.5 m
(vi) Maximum building heights		11 m
(vii) Minimum landscaped area		50%

### VM3 SUBZONE

- (3) In the VM3 Subzone:
- (a) the provisions of subsection 229(1)(d) do not apply; and
  - (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230C below apply;

**TABLE 230C – VM3 SUBZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		1,350 m <sup>2</sup>
(ii) Minimum lot width		20 m
(iii) Minimum front yard and corner side yard setbacks		3 m
(iv) Minimum interior side yard setbacks	1. abutting a residential zone	5 m
	2. other cases	No minimum
(v) Minimum rear yard setbacks	1. rear lot line abutting a residential zone	7.5 m
	2. for a residential use building	25% of the lot depth, minimum of 7.5 m
	3. abutting a street	3 m
	4. other cases	No minimum
(vi) Maximum building heights		8 m
(vii) Minimum width of	1. abutting a street	3 m

I ZONING MECHANISMS		II PROVISIONS
landscaped area	2. abutting a residential or institutional zone	3 m; may be reduced to one metre where a minimum 1.4 metre high opaque screen is provided
	3. other cases	No minimum
(viii) Minimum width of landscaped area around a parking lot		<i>See Section 110 – Landscaping Provisions for Parking Lots</i>

#### VM4 SUBZONE

- (4) In the VM4 Subzone:
- (a) despite Section 229(1) the following uses are also permitted:
- parking lot**  
**shopping centre**
- (b) despite Section 229(1) the following uses are prohibited:
- automobile rental establishment**  
**automotive service station**  
**cemetery**  
**gas bar**  
**marine facility**  
**personal brewing facility** (By-law 2019-41)  
**residential care facility**
- (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230D below apply:

**TABLE 230D – VM4 SUBZONE PROVISIONS**

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum lot area		600 m <sup>2</sup>
(ii) Minimum lot width		18 m
(iii) Minimum front yard setback		6 m
(iv) Minimum interior side yard setbacks	1. abutting a residential zone	6 m
	2. other cases	1 m
(v) Minimum corner side yard setbacks		6 m
(vi) Minimum rear yard setbacks		10 m
(vii) Maximum building heights		11 m

I ZONING MECHANISMS	II PROVISIONS
(viii) Minimum landscaped area	10%
(ix) Maximum lot coverage	50%

#### VM5 SUBZONE

- (5) In the VM5 Subzone:
- (a) the following uses are prohibited:
- apartment dwelling, low rise**
  - duplex dwelling**, see *Part 5, Section 138* (By-law 2010-307)
  - group home**
  - linked-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
  - residential care facility**
  - retirement home**
  - retirement home, converted**
  - rooming house**
  - semi-detached dwelling**, see *Part 5, Section 138* (By-law 2010-307)
  - shelter**
  - three-unit dwelling**
  - townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307) (By-law 2014-189) (By-law 2018-206)
- (b) the detached **dwelling** and **dwelling** unit is limited to one in total and must be accessory to a permitted use.

#### VM6 SUBZONE

- (6) In the VM6 Subzone:
- (a) despite Section 229(1) the following uses are prohibited:
- automobile rental establishment**
  - automotive service station**
  - gas bar**
  - marine facility**
- (b) the provisions of subsection 229(2) do not apply and the provisions of Table 230E below apply:

**TABLE 230E – VM6 SUBZONE PROVISIONS**

I ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	2000 m <sup>2</sup>
(ii) Minimum lot width	35 m
(iii) Minimum front yard setback	3 m

I ZONING MECHANISMS	II PROVISIONS
(iv) Minimum interior side yard setback	2 m
(v) Minimum corner side yard setbacks	4.5 m
(vi) Minimum rear yard setbacks	7.5 m
(vii) Maximum building heights	11 m
(viii) Maximum lot coverage	20%

#### VM7 SUBZONE – North Gower

- (7) In the VM7 Subzone:
- (a) despite Section 229(1) the following uses are prohibited:
- animal care establishment**
  - animal hospital**
  - automobile rental establishment**
  - cemetery**
  - marine facility**
  - urban agriculture** (By-law 2017-148)
- (b) the provisions of Section 229(1) (b) (i), (ii), and (iii) do not apply

#### VM8 SUBZONE – Richmond Village

- (8) In the VM8 Subzone:
- (a) The following uses are prohibited:
- cemetery**
  - automobile rental establishment**
- (b) The following uses are also prohibited except those that existed on July 14, 2010:
- automobile service station**
  - gas bar**
- (c) parking is not required for the first 100 m<sup>2</sup> of gross floor area,
- (d) 50% of the lot width, within 3.0 metres of the front lot line, must be occupied by building walls. (By-law 2010-255)

#### VM9 SUBZONE

- (9) In the VM9 Subzone:
- (a) The following uses are prohibited:

**apartment dwelling, low rise**  
**automobile rental establishment**  
**automobile service station**  
**bed and breakfast**  
**cemetery**  
detached **dwelling**  
diplomatic mission  
**duplex dwelling**  
funeral home  
**gas bar**  
**group home**  
**linked-detached dwelling**  
**marine facility**  
municipal service centre  
residential care facility  
**retirement home**  
**retirement home, converted**  
**rooming house**  
**semi-detached dwelling**  
**shelter**  
sports arena  
stacked dwelling  
three-unit **dwelling**  
**townhouse dwelling**  
**urban agriculture** (By-law 2017-148) (By-law 2018-206)

- (b) Dwelling units are only permitted above the ground floor. (By-law 2016-47)

#### **VM10 SUBZONE**

- (10) In the VM10 Subzone:
- (a) The following uses are prohibited:
- automobile rental establishment**  
**automobile service station**  
**cemetery**  
detached **dwelling**  
funeral home  
**gas bar**  
marine facility  
sports arena (By-law 2016-47)

## **V1- Village Residential First Density Zone (Section 231-232)**

### **Purpose of the Zone**

*The purpose of the V1 - Village Residential First Density Zone is to,*

- (1) *permit detached dwellings in areas designated as **Village** in the Official Plan, and historically zoned for such low density use;*

- (2) allow a limited range of compatible uses, and
- (3) regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced.

231. In the V1 Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 231(2);
  - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast; and
  - (c) a maximum of 10 residents is permitted in a group home or retirement home, converted.

**bed and breakfast**, see Part 5, Section 121

**detached dwelling**

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Section 127

**home-based daycare**, see Part 5, Section 129

**park**

**retirement home, converted**, see Part 5, Section 122

**secondary dwelling unit**, see Part 5, Section 133

**urban agriculture**, see Part 3, Section 82 (By-law 2017-148)

### Zone Provisions

- (2) The zone provisions are set out in Table 232 below.
- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions, Part 4- Parking, Queuing and Loading Provisions and Part 5 – Residential Provisions.

### V1 SUBZONES

232. In the V1 Zone, the following subzones apply subject to the provisions of Table 232:

**TABLE 232: V1 SUBZONE PROVISIONS**

I Subzone	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Maximum Lot Coverage (%)	IX Maximum Height (m)	
(a) VIA	8000	60	18	9	18	9	8	11	
(b) V1B	8000	50	12	6	12	23	8	11	
(c) V1C	(i) Entirely on Private Services	4000	45	6	1	4.5	9	40	11
	(ii) Other cases	600	20						
(d) V1D	2700	33	7	2	7	7.5	15	11	
(e) V1E	2000	30	7	2	4.5	7.5	15	11	
(f) V1F	2000	20	5	1.2	5	7	No maximum	11	
(g) V1G	1950	30	13.5	3	13.5	7.5	25	11	
(h) V1H	1800	30	9	3 (By-law 2008- 326)	9	7.5	20	11	
(i) V1I	1390	30	7.5	1.5	7.5	10.5	15	11	
(j) V1J	1390	19	7.5	1.2 and 0.9	No minimum	12	15	11	
(k) V1K	1300	25	7	2	4.5	6	25	11	
(l) V1L	1220	16	9	3	9	7.5	20	11	
(m) V1M	880	20	7	2	4.5	7.5	15	11	
(n) V1N	540	18	6	1.2	4	7.5	40	11	
(o) V1O	360	12	7.5	1.5	6	7.5	20	11	
(p) V1P	1390	30	6	3	6	7.5	25	11	
(q) V1Q (By-law 2012- 64)	540	18	3	1.2	3	6 m for one- storey  7.5 for two- storey	50	11	

**V2- Village Residential Second Density Zone (Sections 233-234)**

## Purpose of the Zone

The purpose of the V2 - Village Residential Second Density Zone is to,

- (1) permit detached and two-unit dwellings in areas designated as **Village** in the Official Plan, and historically zoned for such low density use;
- (2) allow a limited range of compatible uses, and
- (3) regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained.

233. In the V2 Zone:

### Permitted Uses

- (1) The following uses are permitted uses subject to:
  - (a) the provisions of subsection 233(2);
  - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast; and
  - (c) a maximum of 10 residents is permitted in a group home or retirement home, converted;

**bed and breakfast**, see Part 5, Section 121

**detached dwelling**

**duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)

**group home**, see Part 5, Section 125

**home-based business**, see Part 5, Section 127

**home-based daycare**, see Part 5, Section 129

**linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)

**park**

**retirement home, converted**, see Part 5, Section 122

**secondary dwelling unit**, see Part 5, Section 133

**semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)

**urban agriculture**, see Part 3, Section 82 (By-law 2017-148)

### Zone Provisions

- (2) The zone provisions are set out in Table 234 below.
- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions, Part 4- Parking, Queuing and Loading Provisions and Part 5 – Residential Provisions.

## V2 SUBZONES

234. In the V2 Zone, the following subzones apply subject to the provisions of Table 234.

**Table 234: V2 SUBZONE PROVISIONS**

I Subzone	II Minimum Lot Area (m2)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Maximum Lot Coverage (%)	IX Maximum Height (m)
(a) V2A	3200	40	7	2	7	10	20	11
(b) V2B	(i) Semi-detached, linked-detached or duplex dwelling	2400	40	9	4	9	7.5	20
	(ii) Other uses	1800						
(c) V2C	(i) Semi-detached, linked-detached or duplex dwelling	1950	30	6	1	6	7.5	25
	(ii) Other uses				3			
(d) V2D	(i) On public services	Semi-detached, linked-detached or duplex dwelling-645 Other uses-600	20	6	1	4.5	9	40
	(ii) On private services							
(e) V2E	(i) Semi-detached, linked-detached or duplex dwelling	400	10 per dwelling unit	6	1.5	6	7.5	20
	(ii) Other uses	300						

**V3-Village Residential Third Density Zone (Sections 235-236)**

## Purpose of the Zone

The purpose of the V3 - Village Residential Third Density Zone is to,

- (1) permit a range of low and medium density housing types in areas designated as **Village** in the Official Plan;
- (2) restrict the building form to low rise, medium density, based on existing development patterns;
- (3) allow a limited range of compatible uses, and
- (4) regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood.

235. In the V3 Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsection 235(4);
  - (b) a maximum of three guest bedrooms is permitted in a bed and breakfast;
  - (c) a maximum of 10 residents is permitted in a group home, a retirement home, converted; and (By-law 2018-155)
  - (d) In the case of a rooming house: (By-law 2014-189)
    - (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;
    - (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted. (By-law 2018-206)

**bed and breakfast**, see Part 5, Section 121  
**detached dwelling**  
**duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**group home**, see Part 5, Section 125  
**home-based business**, see Part 5, Section 127  
**home-based daycare**, see Part 5, Section 129  
**linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**park**  
**planned unit development**, see Part 5, Section 131 and Subsection 235(2)  
**retirement home, converted**, see Part 5, Section 122  
**rooming house** (By-law 2018-206)  
**semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)  
**secondary dwelling unit**, see Part 5, Section 133  
**three unit dwelling**  
**townhouse dwelling**, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)  
**urban agriculture** see Part 3, Section 82 (By-law 2017-148)
- (2) Despite Section 235(1), a **planned unit development** is permitted only in the Villages of Carp, Richmond and Manotick.
- (3) In the V3E, V3F, V3G, V3H and V3I subzones the following uses are also permitted: (By-law 2012-349) (By-law 2018-155)

apartment **dwelling**, low rise  
**retirement home**  
**rooming house**  
**stacked dwelling (Subject to By-law 2010-307)**

## Zone Provisions

- (4) The zone provisions are set out in Table 236 below.
- (5) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions, Part 4- Parking, Queuing and Loading Provisions and Part 5 – Residential Provisions.

## V3 SUBZONES

**236.** In the V3 Zone, the following subzones apply subject to the provisions of Table 236:

**Table 236: V3 SUBZONE PROVISIONS**

I Subzone	II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)
(a) V3A	200 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6.5 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6	2	4.5	7.5	30	40	11	40
(b) V3B	240 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6 per dwelling unit or oversized dwelling unit (By-law 2018-206)	6	3	6	7.5	30	30	11	No maximum
(c) V3C	1000	10	6	6	6	6	No minimum	No maximum	11	10
(d) V3D	230 per dwelling unit or oversized dwelling unit (By-law 2018-206)	15	9	6	9	10	30	40	11	35
(e) V3E	900	24	9	3.5	9	11	25	25	15	99

I Subzone		II Minimum Lot Area (m <sup>2</sup> )	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)
(f) V3 F	(i) townhouse dwelling (By-law 2012-334)	5000	40	7	2	4.5	7.5	No minimum	25	11	No maximum
	(ii) Apartment dwelling, low rise; stacked dwelling	7500	40								16
	(iii) Retirement home	10000	75								25
	(iv) Rooming House	2000	35								No maximum
	(v) Other uses	4000	35								No maximum
(g) V3 G	(i) Semi detached, linked-detached or duplex dwelling	2000 plus 270 per dwelling unit over 6	40	7.5	3.5	7.5	10.5	35	No maximum	11	No maximum
	(ii) townhouse dwelling (By-law 2012-334)		5 per dwelling unit								
	(iii) Other uses		30								
(h) V3 H	(i) Apartment dwelling, low rise; stacked dwelling	3000 plus 90 per dwelling unit over 3	10	9	9	9	9	30	30	11	No maximum
	(ii) Other uses	1200 per dwelling unit or oversize dwelling unit (By-law 2018-206)	10 per dwelling unit or oversize dwelling unit (By-law 2018-206)		5						

I Subzone		II Minimum Lot Area (m2)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Interior Side Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Landscaped Area (%)	IX Maximum Lot Coverage (%)	X Maximum Height (m)	XI Maximum Density (units per hectare)
(i) V3I	(i) Apartment dwelling, low rise; stacked dwelling	135 per dwelling unit	30	9	6	9	9	30	30	11	No maximum
	(ii) Other uses	360	12	9	1.2	6	7.5	30	30	11	No maximum