

Part 12 – Transportation Zones (Sections 207-210)

This part contains the transportation zones that apply to the urban and suburban areas of the City and includes the T1- Air Transportation Facility (airports) and T2- Ground Transportation Facility Zones (bus and train terminals).

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.

T1 – Air Transportation Facility Zone (Sections 207-208)

Purpose of the Zone

The purpose of the T1-Air Transportation Facility Zone is to:

- (1) permit air transportation facilities and aviation-related uses in areas designated as **Ottawa Macdonald-Cartier International Airport** and **Carp Airport** in the Official Plan, and
- (2) permit a range of employment uses and airport-related commercial and industrial uses at the Ottawa Macdonald-Cartier International Airport.

207. In the T1 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 207(2):
 - airport and related facilities
 - light industrial uses**
 - parking garage**
 - parking lot**
 - truck transport terminal
 - warehouse

Zone Provisions

- (2) The zone provisions are set out in Table 207 below.

TABLE 207- T1 ZONE PROVISIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	no minimum
(b) Minimum Lot Area (m ²)	
(c) Minimum Front Yard Setback (m)	7.5, all of which must be landscaped area
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	

(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Floor Space Index	1.0

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

T1 Subzones

208. In the T1 Zone, the following subzones apply:

T1A Subzone – Macdonald-Cartier International Airport

- (1) In the T1A Subzone, the following uses are also permitted:

automobile service station
automobile rental establishment
bank
 bank machine
bar
convenience store
drive-through facility
emergency service
gas bar
hotel
office
museum
municipal service centre
park
payday loan establishment (By-law 2017-302)
 place of worship limited to a prayer room
personal service business
post office
research and development centre
restaurant
service and repair shop
technology industry
training centre

- (2) In the T1A Subzone, the ancillary following uses are also permitted provided:

- (a) they are located in a building containing an airport passenger terminal or a hotel:

amusement centre
place of assembly
recreational and athletic facility
retail food store, limited to a specialty food store
retail store

- (3) the maximum allowable floor space index for an office or an hotel in the T1A Subzone is 2.0

T1B Subzone – Carp Airport

- (4) In the T1B Subzone, the following uses are also permitted:
- convenience store**
 - heavy equipment and vehicle sales, rental and servicing**
 - hotel**
 - instructional facility**
 - office**
 - one **dwelling unit** for a caretaker or security guard
 - park**
 - personal service business**
 - place of assembly**
 - post secondary educational institution**
 - research and development centre**
 - restaurant, full service**
 - restaurant, take-out**
 - retail store**, limited to a factory outlet store
 - service and repair shop**
 - storage yard**
- (5) In the T1B Subzone, the provisions of Table 208 apply.

TABLE 208- T1B SUBZONE PROVISIONS

I Zoning Mechanism		II Provisions
(a) Minimum setback from a lot line for a dwelling unit (m)		12
(b) Minimum setback from a lot line for an accessory building (m)		12
(c) Minimum setback for buildings other than a dwelling unit or an accessory building	(i) Rear Yard	7.5
	(ii) Front Yard	12
	(iii) Corner Side Yard	12
	(iv) Interior Side Yard	4.5
(d) Maximum Lot Coverage (%)		50
(e) Minimum Distance Between Buildings on the same lot (m)		10
(f) Minimum Landscaped Buffer abutting Carp Road, an RR zone or any other non-industrial or non-transportation zone (m)		10
(g) Minimum setback for a gasoline pump island or storage tank from an RR zone (m)		150

T2 – Ground Transportation Facility Zone (Sections 209-210)

Purpose of the Zone

The purpose of the T2-Ground Transportation Facility Zone is to:

- (1) *permit inter-urban ground transportation facilities such as bus and train stations at appropriate locations within the City; and*

- (2) *permit appropriate service and related uses in association with the ground transportation facilities.*

209. In the T2 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
- (a) the provisions of subsection 209(3);
 - bus station
 - park (By-law 2015-190)
 - parking garage**
 - parking lot**
 - train station
- (2) The following uses are also permitted in the T2 Zone, subject to:
- (a) the provisions of subsection 209(3); and
 - (b) provided these uses are located in a building containing a train or bus passenger terminal:
 - automobile rental establishment**
 - bank machine
 - bar**
 - convenience store**
 - personal service business**
 - restaurant- fast food**
 - restaurant- full service**
 - retail store**
 - retail food store(Subject to By-law 2023-342)**

Zone Provisions

- (3) The zone provisions are set out in Table 210.
- (4) For other applicable provisions, see Part 2- General Provisions, Part 3-Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.

T2 SUBZONES

210. In the T2 Zone, the following subzones and provisions apply:

TABLE 210 – T2 SUBZONE PROVISIONS

I Zoning Mechanisms	Subzone Provisions		
	I T2A - Bus Station	II T2B- Main Train Station	III T2C - Fallowfield Train Station
(a) Minimum Lot Width (m)	No minimum	No minimum	No minimum
(b) Minimum Lot Area (m ²)			

(c) Minimum Front Yard Setback (m)	7.5		10
(d) Minimum Rear Yard Setback abutting a railway line (m)	3.5		
(e) Minimum Rear Yard Setback in all other cases (m)	No minimum		
(f) Minimum Interior Side Yard Setback (m)	4.5		
(g) Minimum Corner Side Yard Setback (m)	7.5		
(h) Maximum Height (m)	18	18	10
(i) Maximum Floor Space Index	3.0	3.0	1.0
(j) Minimum landscaped area abutting a lot line (m)	3.0	7.5	7.5