

Part 1 – Administration, Interpretation and Definitions (Sections 1-54)

This page provides the text of the Zoning By-law (Parts 1 to 16) and a link to the Schedules which are site specific illustrations of provisions (Parts 17) and Zoning Maps (Part 18). Parts 1 to 5 comprise the provisions that apply City-wide, Parts 6 to 14 are the various zoning codes, Part 15 are the list of exceptions to the zoning codes and Part 16 contains additional information. The provisions of the existing zoning by-laws are not available on the City's web site. 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.

Administration (Sections 1-9)

Title

1. This by-law may be cited as the *City of Ottawa Zoning By-law*.

Compliance with Zoning By-law

2. No person will use any land, erect, place, alter, expand, or use any building within the territorial limits of the City of Ottawa, except in full conformity with all of the provisions of this by-law.

Non-Conformity and Non-Compliance

3. The following applies to land or buildings that are legally non-complying with this by-law:
 - (1) A person may build an addition to an existing principal building, a new accessory building, or an addition to an accessory building on land that is legally non-complying with respect to lot width or lot area if:
 - (a) the addition or new accessory building conforms to all other provisions of this by-law, and
 - (b) no new dwelling units, oversize dwelling units, rooming units, or additional dwelling units are created. (By-law 2018-206) (By-law 2023-435)
 - (2) A permitted principal use, in a building or on a lot that does not comply with the regulatory provisions of this by-law, may change to another permitted use without the need for a minor variance from the Committee of Adjustment provided that the regulatory provisions are no more restrictive for the new use. (By-law 2018-155)
 - (3) The construction of an addition to a building or a permitted projection into a yard of a building that does not comply with the provisions of this by-law is permitted without the need for a minor variance from the Committee of Adjustment provided that:
 - (a) where compliance of certain provisions has been met with the existing building, compliance must be maintained,
 - (b) any addition or a permitted projection into a yard to a non-complying building that proposes to expand the existing non-complying building envelope must move towards compliance with the zoning regulations such that the extent of the proposed addition falls at least halfway between the required provision and existing non-complying situation, and (By-law 2011-273)
 - (c) despite 3.(3)(b), any non-compliance with building height and required parking is

not increased.

- (4) Development is permitted on any vacant lot existing as of the date of the passing of this by-law and which lot is legally non-complying with respect to lot width or lot area provided:
 - (a) the proposed use is a use permitted in the zone in which the lot is located,
 - (b) the proposed use does not contravene any other zone provisions, and
 - (c) the lot is zoned AG, RR, RU, V1, V2, V3 or VM. (OMB Order, File #PL080959 issued March 19, 2010) (OMB Order, File #PL080959 issued July 28, 2009) (By-law 2014-289)
- (5) Development is permitted on a village lot existing as of June 25, 2008 and which is legally non-complying with respect to lot width or lot area provided:
 - (a) the proposed use is a use permitted in the zone in which the lot is located.
 - (b) the proposed use does not contravene any other provisions of this by-law
 - (c) the lot is zoned V1, V2, V3 or VM, and
 - (d) despite Section 3(1) in a V1, V2, V3 or VM zone a additional dwelling unit is permitted on a lot that is legally non-complying for lot width or lot area. (By-law 2013-58)(By-law 2023-435)

Expropriation and Conveyance under the Planning Act

4. (1) For the purposes of determining compliance with the regulations of this by-law, in the event of an expropriation or conveyance of a part of a lot by or to the City of Ottawa or any other authority having the power of expropriation, the lot or the building or the use, as the case may be, will not be found to be in conflict with the provisions of this by-law by reason only of that expropriation or conveyance.
- (2) For the purposes of subsection (1), expropriation means expropriation by the City or any other authority having the power of expropriation, and conveyance means the taking or receiving of land by the City of Ottawa or any other authority having the power of expropriation, either in satisfaction of a condition imposed on a consent to a severance by the Committee of Adjustment or as a condition of the City of Ottawa's site plan control approval process, or any other process allowing the City of Ottawa or any other expropriation authority having jurisdiction, the right to require such a conveyance. (By-law 2014-289)

Penalties

5. The following penalties apply:
 - (1) Every person who contravenes any of the provisions of this by-law and, if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention, is guilty of an offence and on conviction is liable:
 - (a) on a first conviction, to a fine of not more than \$25,000.00; and
 - (b) on a subsequent conviction, to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.
 - (2) Where the person convicted of a breach of any of the provisions of this by-law is a

corporation, the penalty that may be imposed is:

- (a) on a first conviction, a fine of not more than \$50,000.00; and
 - (b) on a subsequent conviction a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted, and not as set out in subsection (1).
- (3) Where a conviction of a breach of any of the provisions of this by-law has been entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the person convicted.

Technical Revisions to the Zoning By-law

6. Revisions may be made to this by-law without the need for a zoning by-law amendment in the following cases:
- (1) correction of numbering, cross-referencing, grammar, punctuation or typographical errors or revisions to format in a manner that does not change the intent of a provision; (By-law 2013-224)
 - (2) adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updating and correcting infrastructure information, keys, legends or title blocks; and
 - (3) changes to appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this by-law and are editorially inserted for convenience of reference only.
 - (4) the addition, removal or modification of a zoning code reference contained within column II (Applicable Zones) of an exception found within Section 239 and 240.(By-law 2013-224)

Commencement

7. (1) Where one or more appeals are filed under subsection 34.(19) of the *Planning Act*, the affected portions of this by-law do not come into force until all such appeals have been withdrawn or finally disposed of, whereupon the by-law, except for those parts of it that are repealed by or at the direction of the Ontario Municipal Board, is deemed to have come into force on the day that it was passed.
- (2) The following by-laws as amended are repealed upon the coming into force of this by-law:
- (a) By-laws 64-82 and 1-84 of the former City of Cumberland;
 - (b) By-law 40-99 of the former Township of Goulbourn;
 - (c) By-law 333-1999 of the former City of Gloucester;
 - (d) By-laws 552, 1007-62, 28-68, 42-69, 73-76, 74-79, 125-90, 69-93, 132-93, 135-93, 138-93, 142-93, 147-93, 150-93, 153-93, 161-93, 164-93, 167-93, 168-93, 168-94, 55-95, 78-96, 55-96, and 2002-56 of the former City of Kanata;
 - (e) By-laws 73-92 and 100-2000 of the former City of Nepean;
 - (f) By-law 2003-230 of the former Township of Osgoode;
 - (g) By-law 93-98 of the former City of Ottawa;
 - (h) By-law 2380 of the former City of Vanier;

- (i) By-law 2004-428 of the former Township of Rideau;
- (j) By-law 2000-8 of the former Village of Rockcliffe Park; and
- (k) By-law 266-81 of the former Township of West Carleton.

Validity

8. Should any section or provision of this by-law for any reason be declared invalid by a court of competent jurisdiction, such declaration does not affect the validity of the by-law as a whole and all the remaining sections or provisions of this by-law remain in full force and effect until repealed.

Transitions

Residential Conversions (By-law 2014-189)

9. (1) Transition provisions for conversions affected by amending by-law 2014-189:
- (a) No provisions of amending By-law 2014-189 act to prevent the issuance of a building permit for a development located outside the areas A, identified in Schedules 323 and 324 of by-law 2008-250, and for which an application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment, Cash-In-Lieu of Parking or Building Permit was received by the City on or before March 20, 2014, provided a complete application for a Building Permit is received on or before April 23, 2016.;
 - (b) No provisions of amending by-law 2014-189 act to prevent the issuance of a building permit for a development at 291 and 293 Lyon Street on the basis of any zoning provision or site-specific approval in effect prior to April 23, 2014.;
 - (c) These transition provisions do not apply to the areas identified as Area A on Schedule 323 and 324 of by-law 2008-250.;
 - (d) Despite c), no provisions of amending by-law 2014-189 act to prevent the issuance of a building permit for a development at 99 Greenfield Avenue, 174 Glebe Avenue, 141 Main Street, 15 Oblate Avenue, 455 Green Avenue, or 136, 138, and 142 Osgoode Street on the basis of any zoning provisions or site-specific approval in effect prior to April 23, 2014; and
 - (e) Despite c), Section 21 of amending by-law 2014-189 does not act to prevent the issuance of a building permit for development at 175 Main Street on the basis of Section 137 of this by-law as if read on April 22, 2014 (By-law 2014-189) (OMB Order #PL140627, issued November 17, 2015)

AM, TM, MC 2014 Zoning Review

- (2) Repealed by By-law 2015-46.

Subsection 111 (13), Bicycle Facility Parking Reduction

- (3) Repealed by By-law 2015-190 (June 9, 2017)

Phase I – Low-rise Infill Housing (Section 2 of By-law 2012-147) (Repealed June 10, 2017)

Phase II – Low-rise Infill Housing

- (4) Repealed by By-law 2015-228 (July 8, 2017)

South Keys to Blossom Park, Bank Street Secondary Plan

- (5) Repealed by By-law 2015-293 (September 23, 2017)

Multiple Residential Units

- (6) The requirement under 143(1)(a)(iii) does not serve to prevent the issuance of a permit at 368 Chapel Street and this subsection is repealed in its entirety on June 13, 2020. (By-law 2018-206)

Mature Neighbourhood Overlay

- (7) Transition provisions for the expanded Mature Neighbourhood Overlay as shown on Schedule 384:
- (a) No provisions of this amending By-law act to prevent the issuance of a building permit for a development located in Area A, as identified on Schedule 384 of by-law 2008-250, and for which an application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment, or Building Permit was received by the City on or before June 27, 2018 and such applications may be processed under the provisions in place prior to this amendment.
 - (b) This subsection is repealed on June 27, 2021. (By-law 2018-226)

Cleary - New Orchard Transit Station Area

- (8) Transition provisions for the Cleary - New Orchard Transit Station Area:
- (a) An application for site plan control which was received on or before the passing of the by-law that introduced this provision for 851 Richmond Road, may be processed under the provisions in place prior to this amendment, as well as any subsequent building permit application in accordance with the approved site plan control. Once the permit or approval resulting from the processing of the site plan control application has been granted, the provisions of this by-law in place on or after the day of the passing of the By-law apply to the land in question.
 - (b) This subsection is repealed on June 27, 2020. (By-law 2018-225)

Section 77 and Section 193(j) – Provisions for High-Rise Buildings

- (9)** Transition provisions for Section 77 and Section 193(j) – Provisions for High-Rise Buildings
- (a) This by-law does not apply to prevent the issuance of a building permit for a project for which a completed application for a:
 - (i) building permit;
 - (ii) Committee of Adjustment approval;
 - (iii) site plan control approval;

- (iv) zoning by-law amendment;
 - (v) part lot control approval; or
 - (vi) approval of draft plan of subdivision; was received by October 9, 2019.
- (b) For the purposes of Clause (a), “completed application” means an application which would have been approved or granted on October 9, 2019, had it been processed or disposed of on that day.
 - (c) Where a project qualifies under Clause (a), the building permit for that project may be issued, or the Committee of Adjustment approval, the Site Plan Control approval, the zoning by-law amendment approval, the Part Lot Control approval and the approval of the draft Plan of Subdivision may be granted if the project in question complies with the provisions of the applicable Zoning By-law as it read on October 9, 2019.
 - (d) Nothing in this by-law applies so as to continue the exemption provided by this section beyond the issuance of the permit upon which the exemption is founded.
 - (e) Once the permit, agreement or approval under Clause (a) has been granted, the provisions of this by-law apply to the land in question.

Provisions for Low-Rise Residential Development

- (10) Transition provisions for low-rise residential development affected by By-law 2020-289:
 - (a) No provisions of amending by-law 2020-289 act to prevent the issuance of a building permit for a development located in Area A of Schedule 342 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received or a decision was rendered by the Ontario Local Planning Appeal Tribunal Board by the City on or after June 1, 2017 and before the date of the passing of this by-law and such applications may be processed under the provisions in place prior to this amendment.
 - (b) This subsection is repealed on October 14, 2021. (By-law 2020-289)

R4 Phase 2

- (11) No provisions of this amending By-law act to prevent the issuance of a building permit for a three-unit dwelling, low-rise apartment dwelling or stacked dwelling provided such development:
 - (a) is located in an R4 zone within the area shown as Area A on Schedule 422;
 - (b) is the subject of a complete application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment, or Building Permit received by the City on or before the date of the coming into force of this amending By-law; and
 - (c) is fully compliant with the zoning in effect prior to the date of the coming into force of this amending By-law. (By-law 2020-290)

Westboro Development Overlay

- (12) (a) No provisions of amending by-law 2021-75 act to prevent the issuance of a building permit for a development located in Area A of Schedule 430 of Zoning By-law 2008-250 for which a completed application for Site Plan Control, Committee of Adjustment approval, Zoning Amendment or Building Permit was received by the City or for which a decision was rendered by the Local Planning Appeal Tribunal on or after October 9, 2018 and before February 24, 2021 and such applications may be processed under the provisions in place prior to this amendment.
- (b) This subsection is repealed on February 24, 2022. (By-law 2021-75)

General Rules of Interpretation (Sections 10-28)

- 10. This by-law may be cited by its long title, its short title, or by its by-law number, and any such citation is to be taken as meaning the by-law as amended.
- 11. The following rules and definitions apply to this by-law, unless a contrary intention is evident from the context:
 - (1) this by-law is written in plain language;
 - (2) a deliberate attempt has been made to keep the words, the grammar and the syntax used as simple as possible while meeting the legal requirement for clear and precise legislation; and
 - (3) ***the words used in the by-law have their ordinary meaning, unless otherwise defined. (Subject to By-law 2012-180)***
- 12. (1) The system of division of the provisions of this by-law is as follows:
 - 1. **section** [Arabic numeral];
 - (1) **subsection** [bracketed Arabic numeral];
 - (a) **clause** [bracketed lower-case letter];
 - (i) **sub clause** [bracketed lower-case Roman numeral]; and
 - 1. **paragraph** [Arabic numeral].
 - (2) Despite subsection (1), a reference to or citation of any of the above divisions as a "section" or "subsection" does not invalidate that reference or citation, if the reference or citation is otherwise correct.
- 13. The *Legislation Act, 2006* applies to this by-law. (By-law 2012-334)
- 14. Despite the tense used in a provision:
 - (1) every provision of this by-law is to be applied to the circumstances as they exist at the time in question; and
 - (2) every obligation imposed by this by-law is a continuing one so long as either the use, the circumstances, the reason for the obligation, or the events which caused, precipitated or gave rise to the obligation continue.
- 15. Definitions are given in this by-law to aid in the understanding and implementation of the true

spirit, intent and meaning of the by-law. They are not to be used to avoid an obligation imposed by the by-law or any requirement enacted in a substantive provision of the by-law.

16. This by-law is remedial in nature and shall be interpreted in a benevolent manner and read and applied in a way that will ensure the effective implementation of its provisions and intent. (By-law 2013-224)
17. Without limiting the generality of section 16, where a situation arises that is not covered by a specific regulation, the provisions of this by-law apply by analogy to that situation, so that the application that is made of section 16 is the one that ensures the effective implementation of this by-law.
18. Without limiting the generality of sections 16 or 17, where a situation arises that is not covered by a specific regulation, or where two or more regulations are equally applicable, all provisions must be complied with or, where it is not possible to comply with all the provisions applicable, the most restrictive provisions must be complied with.
19. Despite section 18, where an exception, suffix, schedule or overlay applies, the provisions imposed by that exception, suffix, schedule or overlay prevail over any other provision in the zoning by-law.
20. Except in the case of determining the number of required parking spaces for a storage yard use, where a use does not take place within a building but a regulation imposes a requirement premised on that use being in a building, the requirement applies as though the actual area occupied by the use is in a building, so that the true spirit, intent and meaning of the by-law is implemented. (By-law 2017-302)
21. This by-law is gender-neutral and, accordingly, any reference to one gender includes the other.
22. Words in the singular include the plural, and words in the plural include the singular.
23. Unless otherwise defined, the words and phrases used in this by-law have their normal and ordinary meaning.
24. Whether or not a word or term used in this by-law is defined, it is not included within the meaning of any other word or term used in this by-law, whether or not that other word or term is defined.
25. A comprehensive list of all terms used to name or describe a use in the by-law is appended as Appendix A and this list is the basis for all terms used in the by-law and any amendment to the by-law.
26. Appendices, footnotes, headings, indices, marginal notes, tables of contents, illustrations, references to former enactments or enabling legislation do not form part of the by-law and are editorially inserted for convenience of reference only.
27. *Tables* are part of the by-law and are used throughout to present regulations in a concise format, and are structured with columns (vertical) and rows (horizontal) that are each numbered and titled for reference purposes.
28. The abbreviations “m” and “m²” are used in the zoning by-law text and mean “metres” and “square metres” respectively.

Interpreting Zoning Information (Sections 29-45)

Interpreting the Zoning Maps

29. The zoning maps attached to this by-law are part of the by-law and show the different areas, called zones or subzones, into which this by-law divides the city and show the zoning codes given to these areas; and those zones or subzones may be cited by either their zone name or their zone code.
30. The zones are designated by a zone code that is formed from one or more of the following parts:
- (1) the primary zone symbol;
 - (2) the subzone symbol;
 - (3) the exception symbol; and
 - (4) the suffixes and schedules.
31. The zoning maps are provided in two formats: a single electronic consolidation for the entire City; and a hard copy version dividing the City into a grid of zoning maps numbered consecutively from 1; and these zoning maps may be individually cited as “zoning map number....”.
32. Where the boundary of any zone shown on the zoning maps:
- (1) follows a street, lane, utility right-of-way, railway right-of-way or watercourse, it is considered to follow the centreline of such street, lane, utility right-of-way, railway right-of-way, or watercourse;
 - (2) substantially follows lot lines shown on the zoning maps or the electronic consolidation of the zoning map, it is considered to follow such lot lines; (By-law 2013-224)
 - (3) follows a street and the street is closed, the land in the said closed street is considered to be included in the zone of the adjoining land and if such street forms a boundary between two or more different zones, it is considered to follow the centreline of that closed street; and
 - (4) passes through a lot and the distance is not indicated, it is considered to be located as measured using the scale of the zoning map.
33. (1) Where a lot is divided into more than one zone, each portion of the lot must be used in accordance with the provisions of the applicable zone; however, the zone boundary is not to be treated as a lot line. Where two or more regulations are equally applicable to a lot, Section 18 applies.
- (2) Where two zone codes are applied to a vacant school site, shown on the zoning maps separated by a diagonal line (example: I1A/R2B), the uses permitted are either those permitted in the institutional zone, subject to the institutional zone requirements; or those permitted in the other zone, subject to the requirements of that zone.

Interpreting the Zones and Zoning Mechanisms

34. Purpose statements are included in each zone and:
- (1) are intended to assist in understanding the by-law's objectives and purpose, and in understanding the planning principles underlying the use provisions and the regulatory provisions of the zone;
 - (2) are structured to reflect a prime objective of the by-law to implement the land-use related policies of the Official Plan;
 - (3) contain three basic elements:

- (a) land use designation,
 - (b) the link to the policy of the Official Plan, and
 - (c) the planning objective that links the zone to the policy; and
- (4) are equally applicable to the subzones and exceptions zones.

Statements of planning intent may also be included within other provisions.

35. (1) The organization and structure of this by-law is set out in Table 35(A), below:

TABLE 35(A)- THE STRUCTURE OF THE BY-LAW

(I) Name of the Mechanism	(II) Description of the Mechanism	(III) Legal Effect	(IV) Where Used
(1) General and Specific Use Provisions	Regulations that apply on a broad level	Enacts provisions that apply to most uses or to a specific use in most cases	<i>Parts 2, 3 and 5</i> of the Zoning By-law
(2) Primary Zone	The basic structural unit of the zoning by-law. A land use category with specific permitted uses and regulations	Regulates areas of similar or compatible land uses	Indicated by one of the symbols set out in Table 35(B), below, e.g. R1
(3) Subzone	Sub-category of primary zone	Imposes regulations to deal with the unique characteristics of an area while maintaining the purpose of the primary zone	Indicated by a letter or number added to the primary zone symbol; e.g.,R1A
(4) Overlay	An additional layer of regulation.	Imposes regulations that take precedence over the underlying zoning or over any other provisions in the by-law (heritage, flood plain area overlays)	Shown on the zoning maps by a distinctive marking (e.g., shading or hatching) and may overlap the boundaries of the underlying zones
(5) Suffix (By-law 2015-197)	A simple form of Overlay	Unlike an overlay, which can be more complex, a suffix adds a single regulation to a zone (H-height, F-floor space index, h-Holding Zone, c – Residential Neighbourhood Commercial)	Shown by a "suffix" to the primary zone on the zoning maps (e.g., "H(30)"added to R5 adds a 30 metre height limit to that R5 zone)
(6) Schedule	A document appended to and forming part of the by-law that contains detailed regulations or complex descriptions	Imposes specific or detailed regulations that are meant to apply only in specific circumstances or to specific situations	A separate document, plan or map appended to the zoning by-law in <i>Part 17</i> and indicated on the zoning maps by the schedule number; e.g., S3
(7) Exception	A modification to the zoning of a site, used	Allows a use that would not be permitted	The text of the exception is contained

(I) Name of the Mechanism	(II) Description of the Mechanism	(III) Legal Effect	(IV) Where Used
	only when none of the above mechanisms are appropriate. All other provisions of the by-law continue to apply.	otherwise; prohibits a use that would be permitted otherwise, or makes any modifications to the regulations applicable to the site. Contains only the provision being modified and does not repeat regulations which already apply	in <i>Part 15</i> of the by-law and the area to which the exception applies is shown on the zoning map by a number within square brackets, e.g. [1] for the urban area and [1r] for the rural area, the number in the brackets corresponding to the number of the text contained in Part 15

- (2) The list of primary zone names and zone codes used in the text and maps to create and identify the zones in this by-law, together with the meaning of those codes, is set out in Table 35(B), below:

TABLE 35(B)- LIST OF PRIMARY ZONES AND CODES

(I) Zone Name	(II) Zone Code
RESIDENTIAL ZONES	
(1) Residential First Density Zone	R1
(2) Residential Second Density Zone	R2
(3) Residential Third Density Zone	R3
(4) Residential Fourth Density Zone	R4
(5) Residential Fifth Density Zone	R5
(6) Mobile Home Park Zone	RM
INSTITUTIONAL ZONES	
(7) Minor Institutional Zone	I1
(8) Major Institutional Zone	I2
OPEN SPACE AND LEISURE ZONES	
(9) Parks and Open Space Zone	O1
(10) Community Leisure Facility Zone	L1
(11) Major Leisure Facility Zone	L2
(12) Central Experimental Farm Zone	L3
ENVIRONMENTAL ZONE	
(13) Environmental Protection Zone	EP
COMMERCIAL/MIXED USE ZONES	
(14) Local Commercial Zone	LC
(15) General Mixed Use Zone	GM
(16) Traditional Mainstreet Zone	TM
(17) Arterial Mainstreet Zone	AM
(18) Mixed Use Centre Zone	MC
(19) Mixed Use Downtown Zone	MD

(I) Zone Name	(II) Zone Code
INDUSTRIAL ZONES	
(20) Business Park Industrial Zone	IP
(21) Light Industrial Zone	IL
(22) General Industrial Zone	IG
(23) Heavy Industrial Zone	IH
TRANSPORTATION ZONES	
(24) Air Transportation Facility Zone	T1
(25) Ground Transportation Facility Zone	T2
RURAL ZONES	
(26) Agricultural Zone	AG
(27) Mineral Extraction Zone	ME
(28) Mineral Aggregate Reserve Zone	MR
(29) Rural Commercial Zone	RC
(30) Rural General Industrial Zone	RG
(31) Rural Heavy Industrial Zone	RH
(32) Rural Institutional Zone	RI
(33) Rural Residential Zone	RR
(34) Rural Countryside Zone	RU
(35) Village Mixed Use Zone	VM
(36) Village Residential First Density Zone	V1
(37) Village Residential Second Density Zone	V2
(38) Village Residential Third Density Zone	V3
OTHER ZONES	
(39) Development Reserve Zone	DR

36. **Subzones** are created by adding a number or a capital letter to the primary zone code, and have the effect of modifying the uses or the regulations of the primary zone to the extent set out in the text of the provisions for that subzone.
37. **Exception zones** are created by adding a number in square brackets, e.g. [1], to the zone code on the zoning maps, and that have the effect of:
- (1) allowing a use that would not be permitted otherwise;
 - (2) prohibiting a use that would be permitted otherwise; or
 - (3) incorporating other modifications to the zoning by-law as are set out in the table for that exception, while retaining the un-modified provisions of the primary zone or subzone, as the case may be.
38. **Holding zones** are created by adding a lower-case "h" to the zone code on the zoning maps, and that have the effect of allowing the uses set out in the corresponding text of the by-law at some time in the future, when the holding symbol is removed by an amendment to the zoning by-law once specified conditions, which are identified in the exception provisions, are met (e.g. such as conditions related to environmental, transportation, servicing matters).
39. **Height limits** are created by adding to the zone code on the zoning maps:
- (1) an upper-case "H";
 - (2) followed by a number in parentheses, e.g.(10), and that have the effect of limiting the height above grade, in metres, to the number indicated in parentheses; heights may also be shown in terms of height in metres above sea level, indicated by the term 'a.s.l.' following the number in parentheses; and
 - (3) height limits may also be specified in a zone, subzone, exception, or provision.
40. **Floor space indices** are created by adding an upper case "F" to the zone code on the zoning map followed by a number in parentheses, e.g. (1.0), and that have the effect of limiting the gross floor area that may be built on the zoned area to that which is equal to the area of the lot multiplied by the number in parentheses following the upper case "F". Floor space indices may also be specified in a zone, subzone, exception or provision.
41. **Schedules** are shown by adding the letters "S" followed by a number added to the zone code on the zoning maps, and are part of the by-law and enact the regulation, the description or the map they contain.
42. **Heritage overlays** are shown as a shaded area on the zoning map and referenced in the map legend, and that have the effect of invoking the general provisions covering heritage contained in Section 60 for the shaded area.
43. **Flood plain overlays** are shown as a shaded area on the zoning map and referenced in the map legend, and that have the effect of invoking the general provisions covering flood plain provisions contained in Section 58 for the shaded area. Areas within the floodplain overlay which are identified as Area Specific Provisions are also shown as a different shaded area on the zoning map and referenced in the map legend and may have the effect of invoking area-specific provisions contained in Section 58(4) and (5) for the shaded area.
44. **Endnotes** are attached in most instances to a Residential Subzone, as noted in Column XI of each Residential Subzone Provision Table in Part 6. These endnotes refine or modify one or more of the provisions identified in Columns III through X and are described in Additional Zoning Provisions Tables applicable to each Residential Zone category.
45. The asterisk underscore symbol “*_” on the zoning map is used to identify those lands for which a zoning amendment is pending. (By-law 2008-326)

46. **Residential Neighbourhood Commercial** regulations apply where the zone code includes a suffix “-c”. These regulations are contained in Section 141 of Part 5. (By-law 2015-197)

Definitions (Section 54)

| [A](#) | [B](#) | [C](#) | [D](#) | [E](#) | [F](#) | [G](#) | [H](#) | [I](#) | [J](#) | [K](#) | [L](#) | [M](#) | [N](#) | [O](#) | [P](#) | [Q](#) | [R](#) | [S](#) | [T](#) | [U](#) | [V](#) | [W](#) | [X](#) | [Y](#) | [Z](#) |

54. In this by-law,

- A -

Abut means to share a common lot line, and abutting has a corresponding meaning. (contigu)

Access means entrance to and exit from. (accès)

Accessory means aiding or contributing in a secondary way to a **principal use** to carry out its function, and having regard to this definition:

- (a) an **accessory use** is a land **use** that is **accessory** to a **principal use**;
- (b) an **accessory building** is a **building** that houses an **accessory use**;
- (c) an **accessory** structure is a structure, that is not a land **use**, but is **accessory** to a **principal use** and this definition is broadened to include tower antennas and satellite dishes. (accessoire) (By-law 2013-244)

Active entrance means:

- (a) In the case of a residential use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by residents and visitors to enter and exit the building, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas;
- (b) In the case of a non-residential building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the building during all regular business opening hours, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas;
- (c) In the case of a mixed-use building, a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis by customers, employees and other building users to enter and exit the nonresidential uses during all regular business opening hours, or to residents and visitors to enter and exit the residential uses, and excludes emergency egress doors, garage doors, loading doors and doors giving access to garbage storage areas. (entrée active) (By-law 2016-274)

Additional parking means parking provided in addition to the parking required by this by-law for the use in question. (stationnement additionnel)

Adult entertainment parlour means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, live entertainment or services appealing to or designed to appeal to erotic or sexual appetites or inclinations, and includes a body rub parlour. (salon de divertissement pour adultes)

Agriculture-related use means those farm-related uses that that are intended to provide direct products and/or services to farm operations as a primary activity, are compatible with local farm operations, and are limited to:

- non-accessory storage of farm products and farm related machinery;

- sorting or packing of farm products (utilisation liée à l'agriculture) (By-law 2021-222)

Agricultural use means the cultivation of the soil to produce crops and the raising of farm animals, and without limiting the generality of the foregoing includes:

- the growing of crops;
- nurseries, greenhouses, market gardens, orchards, vineyards, agro-forestry operations and maple syrup production;
- the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals;
- farm-based home industry involving the production of value-added or value-retained products from produce grown or raised on-site;
- a farm produce outlet selling agricultural products produced on the premises. (utilisation agricole) (By-law 2018-155) (By-law 2019-41) (By-law 2019-222) (By-law 2021-222)

Amenity area means the total passive or active recreational area provided on a lot for the personal, shared or communal use of the residents of a building or buildings, and includes balconies, patios, rooftop gardens and other similar features, but does not include indoor laundry or locker facilities. (aire d'agrément)

Amusement centre means an indoor entertainment facility providing for amusement, diversion or pastime, including a video game or pinball arcade; bingo hall; bowling alley; billiard hall or pool hall. (salle de jeux)

Amusement park means an indoor or outdoor entertainment facility providing for a range of activities and recreation, including a zoo or aquarium; electronic or mechanical rides such as a go-cart track or sports-adventure and participation games such as a laser tag; paintballing; batting cage; or miniature golf facility. (parc d'attractions)

Ancillary Use means a listed, permitted land use that is additional, secondary and complementary to a permitted **principal use**, but not **accessory** to the **permitted principal use**. (utilisation complémentaire)

Animal care establishment means an establishment for the caring, grooming and training of household pets, but does not include a **kennel** or an **animal hospital**. (établissement de soins des animaux)

Animal hospital means a facility:

- operated by one or more licensed veterinarians and associated staff;
- providing medical, surgical, grooming or similar services solely for household pets, but may include livestock where this use is permitted in a rural or industrial **zone**; and
- providing shelter in conjunction with the hospital only during the period of recovery. (hôpital vétérinaire)

Artist studio means the workplace of an artist or craftsman, including a painter, a sculptor or a photographer, where goods including jewellery or fine art such as portraits or sculptures are produced in small quantity and may be provided for sale. (atelier d'artiste)

Assembly area means an **accessory** room or other **place** such as a ballroom, auditorium, party room, gaming room, or convention hall that is intended or used to accommodate people in a group; and assembly space and similar terms have a corresponding meaning. (aire de rassemblement)

Attendant parking means a method of motor vehicle parking that is permitted in a **hotel**, on

commercial **parking lots** or in commercial **parking garages** only, where an on-site parking attendant is available to manoeuvre vehicles. (stationnement avec service voiturier)

Automated Parking System means a mechanical system which moves motor vehicles to a parking space in a parking garage without the vehicles being occupied or operated by a human being. (système automatisé de stationnement) (By-law 2016-249)

Automobile body shop means a **place** where motor vehicles are repainted and major or structural repairs made. (atelier de carrosserie)

Automobile dealership means a **place** where new or used motor vehicles other than heavy vehicles are displayed and sold at retail, rented or leased. (concessionnaire automobile)

Automobile rental establishment means a **place** where new or used motor vehicles other than **heavy vehicles** are rented. (agence de location d'automobiles)

Automobile service station means a **place** that:

- (a) has one or more service bays or facilities for a mechanic to service and repair motor vehicles other than **heavy vehicles**, which may also retail fuel and other automotive products; or
- (b) has one or more service bays which provide one or more single or specialized service product installation for motor vehicles other than **heavy vehicles** such as mufflers or oil changes; and
- (c) may include sales of motor vehicles other than heavy vehicles in association with the automobile service station. (station-service)

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Bank means a **place** that provides a range of financial services and includes a trust company or other financial institution, and may include an **accessory use bank machine**. (banque)

Bank machine means a **principal use** automated banking terminal activated by a bank customer to obtain cash withdrawals and other banking services, but does not include a bank machine that is **accessory** to another **use**. (guichet automatique bancaire)

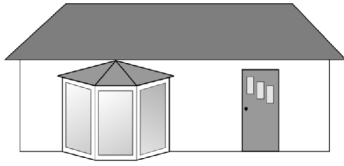
Bar means a licensed drinking establishment, the principal business of which is to serve any sort of beverage alcohol to the **public** for consumption on the premises, and includes a pub. (bar)

Basement means:.

- (a) within the area shown on Schedule 348, that level of a **building** having more than half of its floor to ceiling height below the existing average **grade**; and
- (b) in all other parts of the City, that level of a building having more than half of its floor to ceiling height below **grade**, (sous-sol) (By-law 2015-191) (By-law 2015-281)

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

Illustration of Bay Window



Bed and breakfast means a private residence within the whole of a residential use building that is operated to provide the traveling public with temporary accommodation including sleeping accommodation, meals and other connected services and facilities within the occupant's dwelling unit; and does not include a hotel. (gîte touristique) (By-law 2021-105)

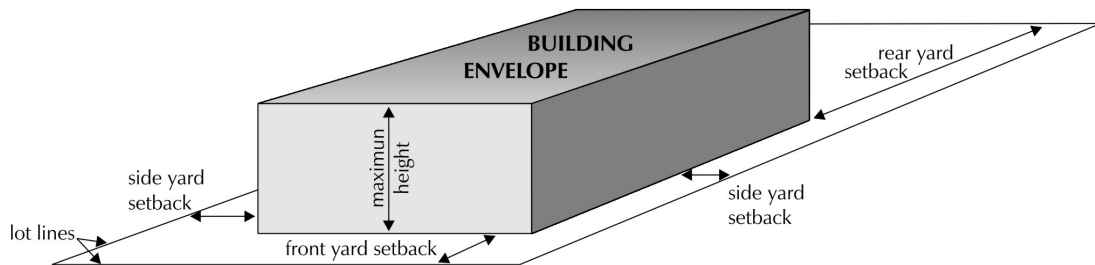
Bedroom means a room used or designed for use primarily for sleeping. (chambre à coucher) (By-law 2018-206)

Broadcasting studio means a radio or television studio. (station de diffusion)

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

Building envelope means the three-dimensional buildable area prescribed for a **building** by the regulations of this by-law. (enveloppe de bâtiment)

ILLUSTRATION OF BUILDING ENVELOPE

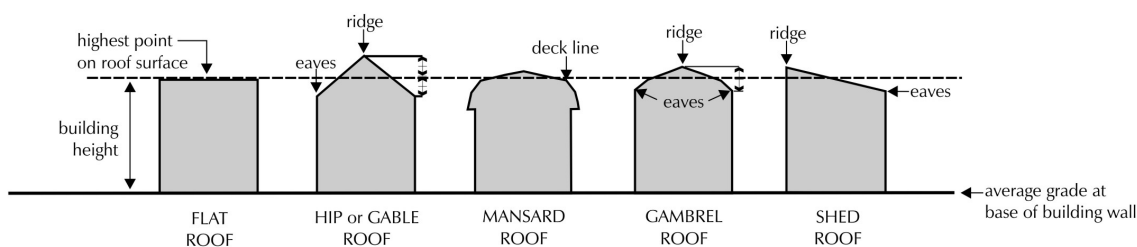


Building height means the vertical distance between the average **grade** at the base of a main wall of the **building** and

- (a) the highest point of the roof surface, if a flat roof,
- (b) the deck line, if a mansard roof,
- (c) the mid point between the ridge if a hip, gable, shed, or gambrel roof, and the eaves of the building, excluding the eaves of any projections, or (By-law 2013-224)
- (d) the highest point of the **building** or **structure** in all other cases,

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

ILLUSTRATION OF BUILDING HEIGHT



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- C -

Campground means an establishment providing for the **public** temporary accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, but does not include a **mobile home park**. (terrain de camping)

Cannabis Production Facility means a facility used for the cultivation, production, processing, testing, destruction, packaging, and/or shipping of cannabis and cannabis-based products. (installation de production de cannabis) (By-law 2019-222)

Car-sharing space means a parking space used to park a motor vehicle provided by a car-sharing service. (place de stationnement d'autopartage)

Car-sharing service means a service that provides motor vehicles solely for the shared use of members of that service, and does not include an automobile rental establishment or automobile dealership. (service d'autopartage)

Car wash includes a conveyor-type car wash, a drive-through automatic car wash and a manual car wash. (lave-auto)

Casino means an indoor entertainment facility, licensed by the Ontario Lottery and Gaming Corporation, the principal business of which is gambling, and which may also include restaurants, theatres, or places of assembly as ancillary uses, as well as retail, counselling services, financial services and offices as accessory uses. (casino) (By-law 2018-173)

Catering establishment means a **place** where food is prepared in large quantities and is then delivered and consumed elsewhere. (établissement de traiteur)

Cemetery includes an **accessory** mausoleum, columbarium and crematorium, and also includes a pet cemetery. (cimetière)

Central Area means that area of the City described as such in the Official Plan, and more particularly shown as Area A on Schedule 1. (secteur central)

Cinema means a **place** where motion pictures are exhibited for **public** viewing. (cinema)

Click and collect facility means a delivery location where on-line purchases or other products may be picked up or returned by the consumer, and may include a retail use, retail food store and personal service business, limited to a dry-cleaning outlet. (service cliquer et collecter) (By-law 2016-289)

Commercial use means any permitted **use** the primary purpose of which is to sell, lease or rent a

product or service directly to the public, including but not limited to retail sales, entertainment services and personal or professional services, but excluding any **residential use**. (utilisation commerciale)

Community centre means a multi-purpose facility that offers a variety of programs of a recreational, cultural, day care, social, community service, informational or instructional nature, and may include, as a portion of it, a **medical facility**. (centre communautaire)

Community health and resource centre means a **place** where members of the **public** are provided with health services, social support services, cultural, social or recreational programs or life/work skills training programs and where neither overnight care nor living accommodation is available. (centre de santé et de ressources communautaire)

Convenience store means a **retail store** where a range of day-to-day items such as newspapers, confections, foodstuffs, sundries and other such household items are sold in small quantities. (dépanneur)

Conversion means the alteration of, but not demolition of a **residential use building** to increase the number of **principal dwelling units** or **rooming units**, resulting in the creation of a **use** which must be a **permitted use** in the **zone** and does not include the creation or addition of a **Additional dwelling unit**, and the converted has a corresponding meaning. (conversion) (By-law 2009-392)

Corner side wall means the main exterior wall of a residential use building that is not a permitted projection or an attached garage or carport, which is located closest to the corner side lot line (mur latéral d'angle) (By-law 2014-80)

Correctional facility includes a **place** of secure temporary detention and a **place** of secure custody such as a secure custody **group home**. (établissement correctionnel)

Cottage rental means the whole or part of an existing residential unit or mobile home that is used to provide transient (Chalet locative) (By-law 2022-105)

Council means the Council of the City of Ottawa. (Conseil)

Crematorium includes a pet crematorium. (crematorium)

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Day care means a **place** providing temporary care for any individual for a continuous period not exceeding twenty-four hours, but does not include the services of a health care practitioner. (centre de jour)

Development includes re-development; and develop and developing have corresponding meanings. (aménagement)

Diplomatic mission means a residential use building of the accredited head or member of the diplomatic mission of a recognized foreign or Commonwealth state having diplomatic or official status in Canada, and may include: (By-law 2015-190)

- (a) an **office accessory** to and in conjunction with the diplomatic residence; and
- (b) a **security hut**. (mission diplomatique)

Display and sales area means an area of a building which is:

- (i) accessory to a permitted use in that building;

- (ii) primarily used for the display of samples, patterns or other goods and
- (iii) wherein orders are taken for merchandise which is stored in bulk in part of that building for future delivery to its customers. (local d'exposition et de vente)

Dog run means an enclosed outdoor extension of one or more dogs' individual indoor living space in association with a **kennel**. (courette)

Drive-through facility means a premises used to provide or dispense products or services through an attendant or a window or an automated machine, to persons remaining in vehicles that are in a designated queuing space, and may be in combination with other land uses. (service au volant)

Driveway means a **private way** used for vehicular access from a **parking space** or **parking lot** to a **public street**, and includes a right-of-way, or any **land** used to **access** other **land**. (entrée de cour)

Dwelling includes: (habitation)

- (a) **Additional dwelling unit** means a separate dwelling unit located in the same building as an associated principal dwelling unit in a detached dwelling, linked-detached dwelling, semi-detached dwelling, duplex dwelling, or townhouse dwelling; and its creation does not result in the conversion of the existing residential use into a different residential use. (By-law 2023-435)
- (b) **Apartment Dwelling, Low Rise** means a **residential use building** that is four or fewer **storeys** in height and contains four or more **principal dwelling units**, other than a **townhouse dwelling** or **Stacked Dwelling**. (un immeuble d'appartements de faible hauteur) (By-law 2013-54) (By-law 2012-334) (By-law 2014-189)
- (c) **Apartment Dwelling, Mid Rise** means a residential **use building** that is more than four storeys but less than ten storeys in height and contains four or more **principal dwelling units**, other than a townhouse dwelling or Stacked Dwelling. (un immeuble d'appartements de moyenne hauteur) (By-law 2014-292)
- (d) **Apartment Dwelling, High Rise** means a **residential use building** that is ten or more storeys in height and contains four or more **principal dwelling units**, other than a townhouse dwelling or Stacked Dwelling. (un immeuble d'appartements de grande hauteur) (By-law 2014-292)
- (e) **Bunk House Dwelling** means a seasonal dwelling for the housing of temporary farm workers and includes a kitchen, bathroom and communal sleeping facilities. (pavillon-dortoir)
- (f) **Coach House** means a separate **additional** dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit, but is contained in its own building that may also contain uses accessory to the principal dwelling. (annexe résidentielle) (By-law 2016-356)
- (g) **Detached Dwelling** means a **residential use building** that contains only one **principal dwelling unit** or **oversize dwelling unit**. (une habitation isolée) (By-law 2018-206)
- (h) **Duplex Dwelling** means a **residential use building** containing two **principal dwelling units** that are divided horizontally. (un duplex)
- (i) **Dwelling Unit** means a **residential unit** that:
 - (i) is used or intended for use as a residential premises by one **household** and not more than three roomers or boarders; and
 - (ii) contains no more than four **bedrooms**. (un logement) (By-law 2018-206)
- (j) **Linked-detached Dwelling** means a **residential use building** containing two **detached**

dwelling units that are only connected by the foundation, with each unit having lot frontage except where located within a planned unit development. (une habitation isolée à fondations reliées)

- (k) **Townhouse Dwelling** means a **residential use building** containing three or more attached **principal dwelling units** divided vertically. (une habitation en rangée) (By-law 2012-334)
- (l) **Semi-detached Dwelling** means a residential use building containing two attached principal dwelling units that are divided vertically, with each unit having lot frontage except where located within a planned unit development, and in the case of a long semi-detached dwelling where the dwelling units are attached and arranged one behind the other, and that may be developed in a flag lot configuration; and “long semi” has the same meaning as long semi-detached dwelling. (By-law 2020-289) (une habitation jumelée)
- (m) **Stacked Dwelling** means a **residential use building** of four or fewer storeys in height containing four or more **principal dwelling units** where the units are divided horizontally and vertically, and in which each **dwelling unit** has an independent entrance to the interior. (une habitation superposée) (By-law 2019-410)
- (n) **Three-unit Dwelling** means a **residential use building** containing three **principal dwelling units** divided horizontally or a combination of horizontally and vertically. (un triplex) (By-law 2013-54)

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- E -

Emergency service includes police, fire, ambulance or paramedic services. (service d'urgence)

Environmental preserve and educational area means a natural area used for environmental research, observation and education that does not include a **building**, but may include weather protection shelters, boardwalks, observation platforms, pedestrian bridges, educational displays as well as other similar outdoor **structures** provided for incidental or complementary leisure activities such as hiking and bird watching. (aire de conservation et d'éducation environnementale)

Equestrian establishment means a commercial establishment where horses are housed or boarded and are available for riding, riding instruction, agility training or jumping. (centre équestre)

Existing means existing as of the date of the enactment of the provision that contains that word. (existant, actuel, en vigueur)

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Façade means all exterior wall surfaces facing a lot line that abuts a public street, and includes any doors, garage doors or windows set into such walls, as well as any articulation between such walls. (By-law 2020-289)

Fairground means **lands** where fairs, circuses or exhibitions are held primarily outdoors, and includes any **accessory** and temporary **buildings**. (champ de foire)

Flood fringe means the outer portion of the flood plain between the floodway and the limit of the regulatory flood. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway. (zone périphérique) [OMB File PL090070 issued on May 22, 2009] (By-law 2009-161)

Flood plain has the same meaning as it has under the Conservation Authorities Act, and the regulations made under that Act, both as amended or re-enacted from time to time. (plaine)

inondable)

Flood proofed means those established technical measures for buildings, structures or properties prone to flooding, which are implemented to reduce or eliminate flood damage. Flood proofed non-residential uses and alterations to existing non-conforming uses may incorporate wet passive measures. (protégé contre les inondations) [OMB File PL090070 issued on May 22, 2009] (By-law 2009-161)

Flood way –means the channel of a watercourse and the inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. (canal de crue) [OMB File PL090070 issued on May 22, 2009] (By-law 2009-161)

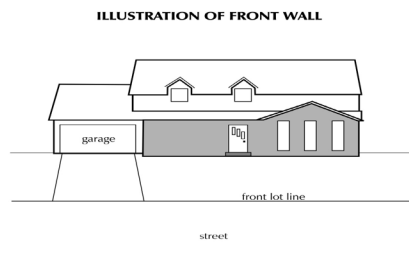
Floor space index means the ratio of the gross floor area of a building to the total area of the lot on which the building is located. (rapport plancher-sol) (By-law 2008-326)

Footprint means the area of the ground floor of a building, measured from the exterior of the outermost walls, including an attached garage but excluding any projections. (l'empreinte) (By-law 2016-356)

Forestry operation means **land used** for the **development**, management and cultivation of timber resources grown on-site and may include the establishment of an **accessory** portable sawmill. (opération forestière)

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

Front wall means that part of the exterior front-facing façade of a residential use building that is not a permitted projection or an attached garage or carport, that is located closest to the front lot line. (mur avant) (By-law 2020-289)



Front yard parking means a parking space located between the building and any street lot line, that is located in the front yard or corner side yard, and that may be accessed by an undersized driveway but the front yard parking space itself is not a driveway. (By-law 2020-289)

Funeral home includes an **ancillary** visitation centre and place of worship, and may also include a **crematorium** and **cemetery**. (salon funéraire)

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Garden centre means an outdoor or indoor area used primarily for the display and retail sales of plants, gardening and landscaping supplies and equipment. (centre de jardinage)

Gas bar means a **place** that retails automotive fuel along with small amounts of other automotive-related products such as pre-packaged motor oil or windshield washer anti-freeze, and may include the **accessory** sale of convenience items or food. For the purpose of this definition, an electric vehicle charging station accessory to a parking space is not a Gas Bar (poste d'essence) (By-law 2020-299)

Golf course includes an outdoor golf driving range. (terrain de golf)

Grade means the average elevation of the finished level of the ground adjoining all the walls of a **building**. (niveau du sol)

Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding;

- (a) floor area occupied by shared mechanical, service and electrical equipment that serve the building (By-law 2008-326)
- (b) common hallways, corridors, stairwells, elevator shafts and other voids, steps and landings; (By-law 2008-326) (By-law 2017-302)
- (c) bicycle parking; motor vehicle parking or loading facilities;
- (d) common laundry, storage and washroom facilities that serve the building or tenants;
- (e) common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- (f) common amenity area and play areas accessory to a principal use on the lot; and (By-law 2008-326)
- (g) living quarters for a caretaker of the building. (surface de plancher hors oeuvre brute)

Gross leasable floor area means the total floor area designed for tenant occupancy and exclusive **use**, measured from the interiors of outside walls excluding floor area occupied by party walls and excluding:

- (a) floor area occupied by mechanical, service and electrical equipment that serve the **building**;
- (b) hallways; corridors; stairwells, elevator shafts and other voids; steps and landings;
- (c) pedestrian malls serving as a common area between stores;
- (d) administration or management **offices**;
- (e) bicycle parking; motor vehicle parking or loading facilities;
- (f) common washroom facilities that serve the **building** or tenants;
- (g) storage areas that are **accessory** to the **principal use** of the **building**; and
- (h) living quarters for a caretaker of the **building**. (superficie brute de location)

Ground floor means that floor at or nearest **grade**. (rez-de-chaussée)

Group home means a supervised residential use building in which three to ten persons, exclusive of their dependants and of any staff, live as a group in a single housekeeping establishment, and where residents require support or supervision on a daily basis, but excludes correctional facilities and shelters. (foyer de groupe) (By-law 2014-94) (By-law 2018-206)

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Heavy equipment and vehicle sales, rental and servicing includes the sale, rental, servicing and accessory storage of **heavy vehicles** including farm vehicles or equipment, and transport trucks or trailers. (vente, location et entretien de matériel et de poids lourds)

Heavy industrial use means:

- (a) the manufacture or processing of products from raw materials; or
- (b) the production or use of flammable, explosive or other hazardous materials; and,
- (c) the storage of these products and materials. (utilisation d'industrie lourde) (By-law 2010-307) (By-law 2010-237)

Heavy vehicle means a commercial motor vehicle as defined in the Highway Traffic Act, as amended or re-enacted from time to time, and includes a bus and any other passenger motor vehicle with capacity for more than ten passengers, fire apparatus, road-building machine or farm vehicle as defined in that Act, and all other types of construction equipment, but excludes a motor vehicle. (poids lourd) (By-law 2010-377)

Home-based business means one or more businesses operated by a resident as secondary and subordinate **uses** to a residence or farm, and includes a home-based day care. (entreprise à domicile)

Hotel includes a motel, a motor hotel and an apartment hotel. (hôtel) (Subject to By-law 2021-105)

Household means a person or group of people who:

- (a) may or may not be related;
- (b) live together as a single housekeeping establishment; and
- (c) exercise a meaningful degree of collective decision-making and responsibility for the management of the interior of the residential unit. (ménage) (By-law 2018-206)

Hydronic Heater means a manually loaded solid fuel burning device that is located outdoors or in a structure not used for human habitation, and is used for the heating of buildings, water or other such purpose on the same lot. (chauffage hydronique) (By-law 2012-344)

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- I -

Instructional facility means a business that provides practical instruction or training in an art, hobby, skill or trade; and includes things commonly referred to as a dance or music school or studio, a computer training facility, an art or craft school or studio, a martial arts school and any other similar school or similar studio. (établissement d'instruction)

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- K -

Karaoke bar – means a **place of assembly** composed of private rooms that may be reserved by groups of people to undertake karaoke. (karaoké) (By-law 2017-148)

Kennel means a **building, structure** or premises or portion of any of the foregoing, used for the

overnight boarding or raising of more than three dogs over the age of 20 weeks, or more than five cats over the age of 20 weeks and which may include any of the activities permitted as part of an **animal care establishment**. (chenil) (By-law 2017-302)

Kennel structure includes dog pens, **dog runs** and other dog enclosures, but excludes perimeter fencing of the site. (structure de chenil)

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- L -

Land includes land under water. (bien-fonds)

Landscaped area means that part of a lot located outdoors that is used for the placement of any or a combination of the following elements: (By-law 2014-94) (By-law 2020-289)

- (a) **soft landscaping** consisting principally of organic materials and vegetative in-ground plantings such as trees, shrubs, hedges, ornamental flowers and grasses, and may also include some accessory ground cover, such as riverwash stone, mulch or similar pervious material located in and around plantings, and in the case of any residential or non-residential lots developed with uses other than outdoor recreational uses, excludes non-organic surfaces including artificial grass; and “softly-landscaped area” has the corresponding meaning; (By-law 2020-289)
- (b) **hard landscaping** consisting of non-vegetative materials such as brick, pavers, rock, stone, concrete, tile and wood, excluding driveways, and any area used for parking, and including such features as a walkway, patio, deck or in-ground pool; and (By-law 2020-289)
- (c) **architectural elements** consisting of decorative fencing, walls, sculptures, gazebos, trellises, planters, benches and other similar features. (espace paysagé)

Landscaped buffer means a landscaped area located inside and along the perimeter of a lot intended to screen or separate land uses or incidental uses of land, either from one another or from a public street, and soft landscaped buffer, and buffer strip have corresponding meanings. (zone tampon paysagée) (By-law 2020-289)

Library means a **public**, lending library. (bibliothèque)

Light industrial use means;

- (a) the manufacture from previously prepared materials of finished parts or finished products;
- (b) factory or assembly-line processes that involve the manufacture, processing, assembly or packaging of finished parts or finished products made from previously prepared materials; or
- (c) the repair or servicing of such products. (utilisation d'industrie légère) (By-law 2010-237)

Livestock units means the equivalent values for various types of animals and poultry based on manure production and production cycles as set out in the minimum distance separation formulae of the Province of Ontario Ministry of Agriculture and Food. (unité animale)

Loading space means an off-street space or berth used for loading or unloading people or things from a motor vehicle. (place de chargement)

Lot means all contiguous **land** under one ownership and includes:

- (a) **corner lot** which means a **lot** situated at the intersection of two or more **streets** or at the intersection of two parts of the same **street**, which parts have an interior angle of intersection of not more than one hundred and thirty-five degrees (135°);

- (b) **through lot** which means a **lot** bounded on two opposite sides by **streets**, provided that if any **lot** qualifies both as a through lot and a **corner lot** as defined herein, such **lot** is considered to be a **corner lot** for purposes of applying the zoning by-law; and
- (c) **interior lot** which means a **lot** other than a **corner lot** and a **through lot**. (lot)

ILLUSTRATION OF LOT TYPES

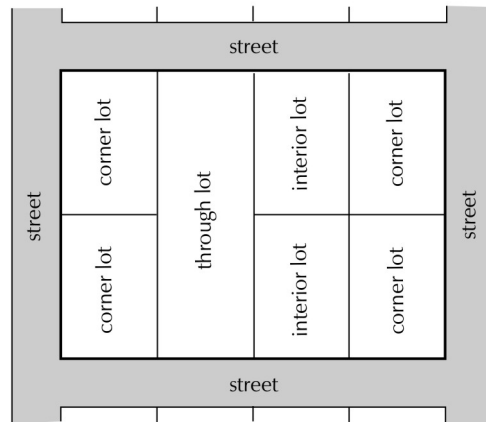
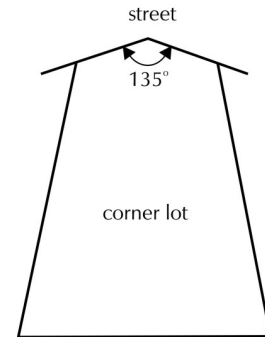


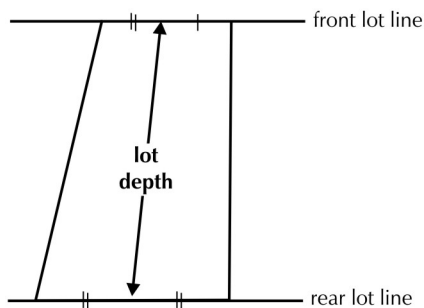
ILLUSTRATION OF CORNER LOT ON A SINGLE STREET



Lot coverage means that part of a **lot** covered by **building** but does not include:

- (a) an eaves or eaves trough or any other feature that is located at or above the ceiling of the first **storey**; or
- (b) any projection permitted under Section 65. (surface construite)

ILLUSTRATION OF LOT DEPTH



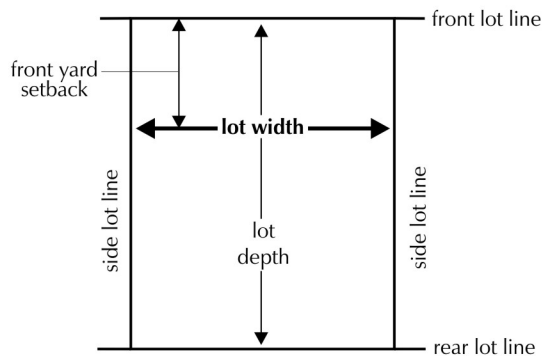
Lot depth means the horizontal distance measured between the midpoint of the **front lot line** and the midpoint of the **rear lot line**. (profondeur du lot)

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

- (a) **front lot line** which means that lot line, not including a corner lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, and extending between the side lot lines, more or less for the full width of the lot, and where more than one such lot line exists, means a lot line which abuts the same street as the front lot line of an abutting lot; (By-law 2008-462)

- (b) **rear lot line** which means the lot line furthest from and opposite the front lot line but if there is no such line, that point furthest from and opposite the front lot line; and
- (c) **side lot line** which means a lot line other than a front lot line, a corner lot line, or a rear lot line. (By-law 2008-462)
- (d) **corner lot line** which means that lot line that abuts a street and is also one line of a conveyed corner sight triangle, or a sight triangle included as part of a road on a plan of subdivision. (ligne de lot) (By-law 2008-462)

ILLUSTRATION OF LOT WIDTH



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

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- M -

Marine facility means a **principal use** facility located within or **abutting** a water body, that is designed and intended to moor, berth or store boats or other watercraft, and includes a boat launch, boat lift, pier, dock, wharf or boathouse and does not include space for human habitation or a commercial service or repair operation. (installation nautique)

Medical facility means a **place** where a medical doctor, dentist or other legally qualified health care practitioner has his or her practice, and includes a medical or dental laboratory. (clinique)

Mezzanine means a **storey** that forms a partial level of a **building**, such as a balcony. (mezzanine)

Military and police training facility includes outdoor facilities such as shooting ranges, driving circuits, obstacle courses and equipment testing areas and may also include as an **ancillary** or **accessory use** indoor facilities such as a **training centre**, **place of assembly** or **research and development centre**. (établissement de formation militaire et policière)

Mineral extraction operation includes a pit, quarry or underground mining operation and aggregate related uses including an asphalt plant and a concrete batching plant. (entreprise d'extraction de minerai) (By-law 2010-307)

Mixed use building means a form of development in which a building contains both residential and non-residential uses, and mixed use development has the same corresponding meaning (bâtiment à utilisations polyvalentes) (By-law 2010-123)

Mobile home means a residence that is designed and manufactured to be transported on its own chassis and is equipped for year-round occupancy. (maison mobile)

Mobile home park means two or more occupied **mobile homes** housed on the same **lot**, but does not include a **campground** or **mobile homes** permitted to locate on the same lot in an AG-Agricultural Zone. (parc de maisons mobiles)

Mobile home site means an area of **land** within a **mobile home park** that is designed to accommodate one **mobile home**. (emplacement de maison mobile)

Motor vehicle includes an automobile, motorcycle, recreational vehicle, motorized boat, motorized snow vehicle and any other vehicle propelled or driven otherwise than by muscular power, but excludes a **heavy vehicle**. (véhicule à moteur)

Municipal means the City of Ottawa, and municipality has a corresponding meaning. (municipal)

Municipal service centre means a client service centre operated by the City of Ottawa and may include a community police centre. (centre de services municipaux)

Museum includes a **public** art gallery or a **public** archives. (musée)

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- N -

Nightclub means a place where food or drink may be served and has an open floor area used for dancing to music, and viewing musical performances or other forms of entertainment. (boîte de nuit) (By-law 2008-343)

Non-complying means a **use** of **land** that is listed as a **permitted use** in the **zone** in which it is located, but which enjoys a limited immunity from the regulatory provisions of the by-law because the law analogous to Section 34.(9), *Planning Act (R.S.O. 1990)*, but applicable to the regulation of site conditions rather than use, protects the existing site conditions as long as those site conditions are not changed. (non respectueuse)

Non-conforming means a **use** of land that is not listed as a **permitted use** in the **zone** in which it is located but which is tolerated because Section 34.(9), *Planning Act (R.S.O. 1990)* allows it to continue so long as the **use** is not changed or discontinued from the date when the zoning by-law was passed. (non conforme)

Non-residential building means a form of development in which a building contains any type or combination of permitted non-residential uses, and non-residential development has the same corresponding meaning (bâtiment non résidentiel) (By-law 2010-123)

Normal high water mark means the mark made by the action of water under natural conditions on the shore or bank of a watercourse or waterbody, the action having been so common or usual or so long continued that it has created a distinction in the general terrestrial vegetation, in changes in soil characteristics or by the edge of some embankment particularly scored by the action of water. It is a variable line in characteristic indicators and distinctiveness, and it is identified by the consideration of all visible evidence, not alone by one indicator, as located by an Ontario Land Surveyor. (laisse des hautes eaux ordinaire)

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- O -

Office means a **place** used by an agency, business or organization for:

- (a) the transaction of administrative, clerical, data processing or management business;
- (b) the practice of a profession other than a **medical facility**; or

(c) the provision of government or social services and other similar services. (bureau)

Official Plan means the Official Plan of the City of Ottawa, as amended from time to time. (Plan officiel)

On-farm diversified use means a use that is ancillary to the principal agricultural use of a property, and includes but is not limited to educational displays, veterinary clinic, restaurant, bakery, retail store, retail food store, micro-brewery, micro-distillery, place of assembly, solar installations, agri-tourism uses, uses that produce value-added agricultural products, and agriculture-related uses. (utilisation diverse d'exploitation agricole) (By-law 2019-41) (By-law 2021-222)

Outdoor commercial patio means an outdoor seating area, operated as part of a restaurant, bar, place of assembly or nightclub. (terrasse commerciale) (By-law 2012-334)

Oversize dwelling unit means a **residential unit** that:

- (a) is used or intended for use as a residential premises by one **household** and not more than three roomers or boarders ; and
- (b) contains more than four, but no more than eight **bedrooms**. (logement surdimensionné) (By-law 2018-206)

Owner includes a tenant or other lawful occupant. (propriétaire)

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- P -

Park includes a playground, sports field, botanical garden, outdoor **public** swimming pool or parkway, and may also include **accessory buildings** or **structures** such as a maintenance building, washroom or canteen. (parc)

Parking garage means a **building** used for the parking of four or more motor vehicles, but excludes a parking garage **accessory** to a **detached, linked-detached, semi-detached, or duplex dwelling**. (garage de stationnement)

Parking lot means a **lot** or **place** other than a **building** used for the parking of four or more motor vehicles, which includes the parking spaces, aisles and driveways, but excludes the interior landscaped islands and medians, the required perimeter landscaped buffer to a lot line, and an area used solely for the display of vehicles for sale. (parc de stationnement) (OMB Order, File #PL080959 issued September 18, 2009)

Parking space means a rectangular area exclusive of any aisles or **driveways** used for the parking of one motor vehicle. (place de stationnement)

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

Payday loan establishment means any premises or any part of them in respect of which a licensee within the meaning of the *Payday Loans Act, 2008* may operate a business pursuant to a license issued under the *Act*. (établissement de prêt sur salaire) (By-law 2017-302)

Permitted use means a use permitted by this By-law. (utilisation permise)

Personal brewing facility means a **place** that offers an individual member of the general **public** the location, the material and the equipment with which to make beer or wine for that individual's own personal use. (brassage individuelle) (By-law 2019-41)

Personal service business means a **place** where:

- (a) a service is performed for the personal grooming and personal effects or clothing of the consumer, including a hair styling salon; tattoo and piercing parlours; spa; tanning salon; shoe repair shop; dry cleaning outlet and **accessory** dry cleaning equipment; laundromat; tailor shop or dressmaker shop; or massage therapy service but excluding a body rub parlour;
- (b) a consultation or information service is provided by a professional, other than a medical professional, including a travel agency or an interior decorator, or
- (c) other personal or business services are provided, including a printing, publishing, photocopying, picture framing or photofinishing service, including self-service operations. (entreprise de services personnels)

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

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

Place of assembly means a place designed and used to accommodate gatherings of people such as clubs, **karaoke bars**, escape rooms, reception halls, conference centres, legion halls, assembly halls and lodges, and for events such as trade shows, banquets, and political or other conventions. (lieu de rassemblement) (By-law 2017-148)

Place of Worship means a place or building that is used for the regular assembly of persons for the practice of religious worship, services or rites. A **Place of Worship** must not include a school, cemetery or scattering ground. (lieu de culte) (By-law 2019-449)

Planned unit development means two or more **residential use buildings** on the same **lot**, but does not include:

- (a) a coach house; (By-law 2016-356) (By-law 2021-218)
- (b) more than one **detached dwelling, mobile home or bunk house dwelling** for farm help permitted to locate on the same **lot** in an AG-Agricultural Zone, and
- (c) **accessory buildings** on a **lot** where they are otherwise permitted. (complexe immobilier)

Post-secondary educational institution includes a:

- (a) university which means a **place** of higher education, which has a body of teachers and students on the premises, and that offers instruction at the undergraduate level, post-graduate level, or both, and which is empowered by law to grant a degree upon the successful completion of a prescribed course of study;
- (b) college which means a college of applied arts and technology or other similar **place** of post secondary education which has a body of teachers and students on the premises, and that provides instruction in business, a trade, or a craft; and that is empowered by law to grant diplomas, licenses or certificates that permit the holders to represent themselves as qualified to work in a particular trade or occupation; or
- (c) any **residential use buildings, dwelling units or rooming units ancillary** to and located on the same **lot** as a university or college. (établissement d'enseignement postsecondaire)

Principal means the primary **use of land, buildings, structures, or architectural features**. (principale) (By-law 2014-289)

Private way means a privately-owned driveway, aisle or **parking lot** that leads to a public street, including a privately-owned driveway, aisle or parking lot within a **planned unit development** that leads to a **public street**. (voie privée) (By-law 2010-307)

Production studio means a **place** where the master copy of an audio or video performance or presentation is made. (studio de production)

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

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

Public service area means the area served by City-owned and operated water and wastewater services, including the urban area, the parts of the rural area on central services and the parts of the rural area serviced by smaller-scale City facilities. (zone de services publics)

Public street means a highway which has been opened, assumed and dedicated by the City of Ottawa, or a King's or Queen's highway over which the City of Ottawa has been given administrative control or jurisdiction, but does not include a **public lane**. (rue publique)

Putrescible means able to decompose quickly enough to cause odours and attract flies, such as putrescible waste. (putrescible)

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- Q -

Quarry means **land** or land under water from which consolidated aggregate is being or has been excavated, and that has not been rehabilitated, but does not include a **wayside quarry**. (carrière)

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- R -

Rapid transit network means an interconnecting system of rights-of-way and corridors in which the stations, roadbeds, rail beds or other related facilities including park and ride and maintenance facilities used for a **public** rapid transit service may be located. (réseau de transport en commun rapide)

Recreational and athletic facility means a **public place** designed and equipped with facilities such as a swimming pool, squash or tennis courts, sports arena, gymnasias, weight-lifting and exercise rooms and used for recreational, fitness or athletic pastimes and / or used to provide instruction in such pastimes, and may include an **ancillary** sports field. (installation récréative et sportive) (By-law 2015-190)

Renewable energy generation facility means a facility as defined in the *Electricity Act, 1998*, S.O. 1998, c. 15, Sched. A, and not exempt under section 62(1) of the *Planning Act*, R.S.O. 1990, c. P.13 (By-law 2023-341)

Research and development centre means a **place** used for systematic research, data collection and manipulation, or technical or scientific development of information or new products, and may include a research laboratory; but excludes industrial and manufacturing operations other than those required as part of the research. (centre de recherche-développement)

Residential care facility means an establishment providing supervised or supportive in-house care for those who need assistance with daily living, that may also provide on-going medical or nursing care or counselling and social support services and which may include services such as medical, counselling, and personal services. (établissement de soins pour bénéficiaires internes)

Residential unit means a self-contained set of rooms located in a **building**, designed to be lived in by one or more persons, and which contains sleeping, kitchen and bathroom facilities that are intended for the exclusive use of the residents of the unit; and is not a mobile home or other vehicle.

(unité résidentielle) (By-law 2018-206)

Residential Use Building means a **building** composed solely of **residential units**; and residential use and residential premises have corresponding meanings. (bâtiment à utilisation résidentielle) (By-law 2012-334) (By-law 2018-206)

Residential zone means the R1, R2, R3, R4, R5, RM, RR, V1, V2 or V3 **zones**. (zone résidentielle)

Restaurant includes a:

- (a) **Fast-food restaurant** which means a restaurant that sells food and beverages over a counter to its customers for consumption in the restaurant, for consumption in a motor vehicle on the premises, or for consumption off the premises;
- (b) **Full-service restaurant** which means a restaurant that sells and serves food and beverages to patrons seated at tables, for consumption on the premises; and
- (c) **Take-out restaurant** which means a restaurant that does not have seating capacity for diners and instead:
 - (i) sells food and beverages over the counter for pick-up by the consumer for consumption off the premises, or
 - (ii) delivers food and beverages directly to the consumer for consumption off the premises, whether located in a **building** a motor vehicle or a **trailer**. (restaurant)

Retail food store means a store where primarily food, as well as other personal, convenience and household items and services, is provided for sale directly to the **public** and includes a supermarket, butcher shop, bakery shop, produce outlet, delicatessen or farmer's market. (magasin d'alimentation au détail)

Retail store means a **place** where consumer goods are displayed for sale or rent, or sold directly to the **public** for the purchaser's own use, and includes a garden centre and a home sales display court. (magasin de détail)

Retirement home means a building or a part of a building containing rooming units or a combination of rooming and dwelling units, providing residence mostly to senior citizens who do not require assistance with daily living, and which may provide ancillary health, personal service, and recreational services to serve the residents of the home, and may have up to 25 per cent of its gross floor area devoted to providing supervised or supportive in-house care for those who need assistance with daily living including on-going medical care, nursing care, counselling and social support services. (maison de retraite) (By-law 2016-131)

Retirement home, converted means the whole of a **residential use building** or the whole or part of any other **building** that was converted to a **retirement home**. (maison convertie en maison de retraite)

Rooming house means a **residential unit**, other than a **group home**, **retirement home** or **converted retirement home**, that:

- (a) is not used or intended for use as a residential premises by a **household**; or
- (b) is used or intended for use as a residential premises by a **household** and more than three roomers or boarders; or
- (c) Contains more than eight **bedrooms**. (maison de chambres) (By-law 2018-206) (By-law 2018-317)

Rooming unit means a room, or a suite of rooms including no more than two **bedrooms**, that constitutes a separate, independent residential occupancy, but which is not self-contained and which requires access to other parts of the **residential unit** intended to serve the residents, including shower or bathtub facilities, kitchens, eating areas or bathrooms. (chambre) (By-law 2008-326) (By-law 2018-206)

Rural zone means the AG, ME, MR, RC, RG, RH, RI, RR, RU, VM, V1, V2 and V3 Zones. (zone rurale)

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- S -

Satellite dish means a parabolic antenna used to receive communications signals from a satellite. (antenne parabolique)

School has the same meaning as in the Education Act, and includes any other **place** of primary, elementary, or secondary education which has a body of teachers and students on the premises, and that provides instruction in the primary, elementary or secondary courses of study authorized or approved by the Minister of Education for Ontario, and also includes adult education and English or French as a second language programs. (école)

Security hut means a small, detached **building** used to provide shelter for a security guard at a **diplomatic mission**. (guérite)

Service and repair shop means a **place** where personal effects and household goods and appliances are repaired, but does not include the repair of large equipment such as motor vehicles, heavy equipment or heavy motors. (atelier de service et de réparation)

Shelter means an establishment providing temporary accommodation to individuals who are in immediate need of emergency accommodation and food, and may include **ancillary** health care, counselling and social support services. (refuge)

Shopping centre means a group of predominantly commercial and service occupancies that:

- (a) is designed, developed and managed as a unit whether by a single owner or a group of owners or tenants acting in collaboration;
- (b) is either in a single building or in multiple **buildings** on the same **lot** or **abutting lots**, and shall be considered as one **lot** for **zoning** purposes; (OMB Order, File #PL080959 issued June 1, 2010)
- (c) is made up entirely of **uses** permitted or lawful non-conforming on the site;
- (d) has a minimum size greater than a cumulative total of 2,000 square metres of **gross leasable floor area**; and has either:
 - (i) a common parking lot or parking garage or a combination thereof; or
 - (ii) a group of parking lots or parking garages or a combination thereof which are managed as a unit by the same owner, owners or tenants of the commercial and service occupancies required in subparagraph (a) above, and are on the same lot or lots as the commercial and service occupancies required in subparagraph (a) above. (centre commercial)

Short-term rental means the whole or part of an existing residential unit or mobile home that is used to provide transient accommodation for a period of less than 30 consecutive nights, and:

- (a) Is the principal residence of the operator;
- (b) Is not a Hotel or Cottage rental; and

(c) Includes a Bed and Breakfast. (Location de courte durée) (By-law 2022-105)

Snow disposal facility means a facility to which snow is transported for storage from other off-site locations. (décharge à neige)

Solid waste disposal facility means a facility providing for the long-term storage or destruction of municipal solid waste, and includes a landfill site or an incinerator. (décharge)

Sports arena includes a rink, arena or sports stadium. (établissement sportif)

Stacked Bicycle Parking means a two-tier bicycle parking solution comprised of horizontal spaces with one tier of parking spaces at ground level and a second tier of parking spaces directly above it, equipped with a mechanical device providing ground level access. (stationnement superposé pour vélos) (By-law 2021-215)

Storage yard means land used for outdoor storage, including:

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

Storey means a level of a building included between the surface of a floor and the ceiling or roof immediately above it, and includes a mezzanine but does not include a basement. (étage) (By-law 2015-191)

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

- (a) Food or beverages, and/or
- (b) Other goods produced in limited quantities, using techniques that do not involve mass-production nor the use or production of flammable, explosive or other hazardous materials, where such an establishment includes an ancillary restaurant, retail food store or retail store use through which such goods are sold or served to the public on-site, and which goods may be sold or distributed wholesale to off-site users or resellers. (industrie ouverte au public) (By-law 2018-171)

Street means a **public street**. (rue)

Structure means something constructed. (construction)

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- T -

Technology industry means an operation where advanced or sophisticated devices especially in the fields of electronics and computers are manufactured, assembled, packaged or stored in an office, studio or laboratory setting. (industrie de haute technologie)

Theatre means a **place** where live theatrical performances or concerts are given on a stage before an audience. (théâtre)

Top of bank means a boundary where a majority of normal discharges and channel forming

activities takes place. The top of bank boundary will contain the active stream channel, active floodplain, and their associated banks. (sommets de la rive)

Total Floor Area means the total area of all floors contained within the inside face of the exterior walls of a building, or of the interior and exterior walls of a part of a building; and includes any basement, finished and unfinished spaces, and any attached private garage; but excludes any attic or crawl space with a floor-to-ceiling height of less than 1.2 metres. (surface de plancher totale) (By-law 2018-206) (By-law 2019-41)

Trailer means any vehicle constructed to be attached to and propelled by a motor vehicle and that is capable of being used by persons for living, sleeping, working or eating, even if the vehicle is jacked-up or its running gear is removed. (caravane)

Training centre means a **place** where an employer provides job-related training or instruction to its employees that is designed to improve job performance or enhance the career advancement opportunities of those employees. (centre de formation)

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- U -

Urban agriculture – means a garden for the production of plants including vegetables, fruits, grains, flowers or herbs and includes a community garden. (agriculture urbaine) (By-law 2017-148)

Use means a use of **land** for any purpose; and “used” and “using”, and other such forms of the word, have a corresponding meaning. (utilisation)

Utility means an entity operating within a regulated industry that has been given the express right or subsequent legal duty to supply the general public with a product, commodity, or service such as natural gas, electricity, water, waste water, sewer, rail service, or communication service. (service public) (By-law 2013-224)

Utility installation means the equipment used to make or deliver a utility product, commodity or service and includes the actual building, plant, works, utility line, tower, relay, pedestal, and may also include a storm water management facility, but excludes antenna systems and renewable energy generation facility (installation de services publics) (By-law 2013-224)(By-law 2023-341)

Utility line means a utility line as defined in the Ontario Energy Board Act. (ligne de service public)

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- W -

Warehouse means a **building** used for the storage and distribution of goods and equipment including self-storage units and mini-warehouses and may include one **accessory dwelling unit** for a facility manager. (entrepôt)

Waste processing and transfer facility (non-putrescible) means a facility where non-**putrescible** waste is sorted, processed and temporarily stored prior to transfer off site and may include a recycling operation. (installation de traitement et de transfert de déchets)

Waste processing and transfer facility means a facility where **putrescible** and non-**putrescible** waste is sorted, processed or temporarily stored prior to transfer off site and may include a source separated organics and biosolids processing and storage facility. (installation de traitement et de transfert de déchets)

Waterbody means a lake or pond. (plan d'eau)

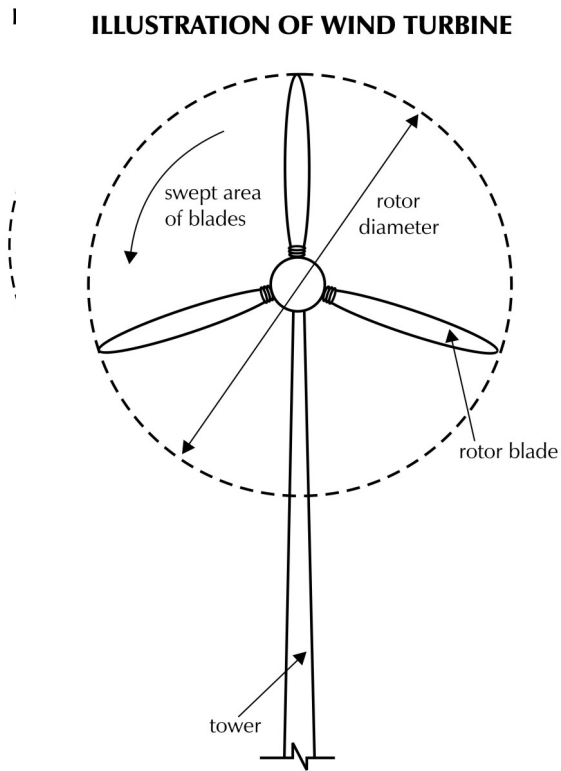
Watercourse means a naturally occurring drainage channel which includes rivers, streams and

creeks. (cours d'eau)

Wayside pit means a temporary **pit** operated and used by or for a public authority solely for the purpose of a particular road construction project. (puits d'extraction en bordure de route)

Wayside quarry means a temporary **quarry** operated and used by or for a public authority solely for the purpose of a particular road construction project. (carrière en bordure de route)

Wind turbine means a rotary engine that is used to collect kinetic energy from the wind and convert it to electricity. (éolienne)



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- Y -

Yard means an area of a **lot abutting a building** that is intended for **use** for such purposes as privacy space, landscaping, parking or access, and includes a:

- (a) **front yard** which means that **yard** that extends across the full width of the lot between a **front lot line** and the nearest point of the **principal building**, not including a projection permitted under Section 65;
- (b) **rear yard** which means that **yard** that extends across the full width of the lot between a **rear lot line** and the nearest point of the **principal building** not including a projection permitted under Section 65;
- (c) **interior side yard** which means that **yard** not abutting a **public street** that extends from the

front yard to the **rear yard** between a **side lot line** and the nearest point of the **principal building**, not including a projection permitted under Section 65;

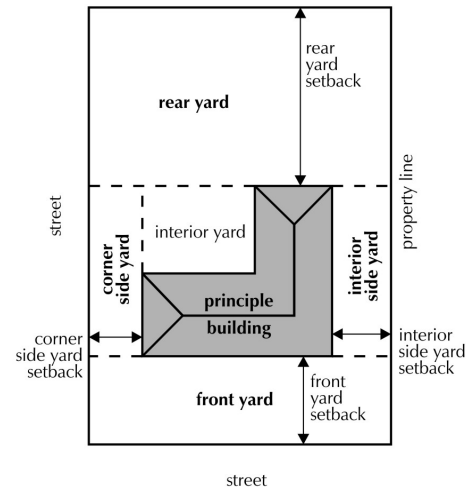
- (d) **corner side yard** which means that **yard abutting a public street** that extends from the **front yard** to the **rear yard** between a **side lot line** and the nearest point of the **principal building**, not including a projection permitted under Section 65; and
- (e) **interior yard** which means a **yard** other than a **front yard, corner side yard, interior side yard** or rear yard. (cour)

(See also Schedule 10 for illustrations for determining yard location on irregularly shaped lots).

Yard setback means the distance required by this By-law between a lot line, not including a corner lot line, and a building, and includes: (By-law 2008-462)

- (a) **front yard setback** which means the shortest distance between the **front lot line** and any part of a **building**, not including a projection permitted under Section 65;
- (b) **rear yard setback** which means the shortest distance between the **rear lot line** and the nearest point of the **principal building**, not including a projection permitted under Section 65;
- (c) **interior side yard setback** which means the shortest distance between the **side lot line not abutting a street** and any part of a **building** between the **front and rear yards**, not including a projection permitted under Section 65; and
- (d) **corner side yard setback** which means the shortest distance between a **side lot line abutting a street** and any part of a **building** between the **front and rear yards**, not including a projection permitted under Section 65. (retrait de cour)

ILLUSTRATION OF YARDS AND YARD SETBACKS



Despite the above, for the purposes of applying Section 69 – Setbacks from Watercourses and Waterbodies, setback means the least horizontal distance measured between any building, structure, development or excavation on the lot and the closest boundary of the constraint.

[\[top \]](#)

- Z -

Zone includes subzone and exception zone. (zone)

[\[top \]](#)