

Section 1201 – Parliament and Confederation Boulevard Special District Zone (SDP)

Provisions	Notes
Purpose The purpose of the Parliament and Confederation Boulevard Special District is to: <ul style="list-style-type: none">Provide a zone for lands designated Parliament and Confederation Boulevard Special District in the Official Plan.	New Section This new section carries forward the provisions from the MD1 – Mixed-Use Downtown subzone in the current Zoning By-law 2008-250 in effect in the Parliament and Confederation Boulevard areas and adds new permitted uses that are uses currently on the lands.
Permitted Uses (1) In the Parliament and Confederation Boulevard Special District Zone, the following uses are permitted: (a) Residential use: <ul style="list-style-type: none">dwelling unit (b) Non-residential uses: <ul style="list-style-type: none">animal care establishmentartist studiobankbroadcasting and production studiocatering establishmentcommunity centrecourthouseday careemergency servicegovernment service centrehotelindoor entertainment facilityinstructional facilitylibrarymarketmedical facilitymicro-distribution facilitymuseumnightclubofficepayday loan establishmentpersonal service businessplace of assemblyplace of worshiprecreation and athletic facilityresearch and development centrerestaurantretail storeschoolsports arenastorefront industrytheatretraining centre	Subsection (1) – Carried forward from Section 194(1)(a) in the current Zoning By-law 2008-250. The conditional uses from Section 194(1)(b) in the current Zoning By-law 2008-250 are also included. Government service centre, hotel, instructional facility, medical facility, research and development centre, and theatre were added as permitted uses as these uses are currently on lands in this zone. Airport, limited to a heliport has been moved to a new exception. Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’. For Draft 3 animal care establishment, catering establishment, community centre, emergency service, indoor entertainment facility, market, nightclub, school, sports arena, storefront industry and training centre are also proposed to reinstate land uses that are currently permitted in the MD-Mixed-Use Downtown Zone in Zoning By-law 2008-250.
Conditional Uses (2) A parking garage is also permitted in the Parliament and Confederation Boulevard Special District Zone if the use is located: (a) underground; or (b) within the principal building if 100 per cent of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed in subsection (1), for a minimum depth of 3 metres.	Subsection (2) – Parking garage is listed as a conditional use to address Policy 5.1.2(3) of the Official Plan. The conditional uses from Draft 1 are proposed to be permitted uses as these uses are currently on lands in this zone.

Zone Provisions

(3) The provisions in Table 1201 apply in the Parliament and Confederation Boulevard Special District Zone:

Table 1201 – Parliament and Confederation Boulevard Special District Zone (SDP) Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m ²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	No minimum
(d) Minimum interior side yard setback (m)	No minimum
(e) Minimum exterior side yard setback (m)	No minimum
(f) Minimum rear yard setback (m)	No minimum
(g) Maximum building height (m)	As per schedule or height suffix

The provision in Subsection (3) of Draft 1 of the new Zoning By-law has been added to the new exception that includes airport, limited to a heliport as an additional permitted use.

Subsection (3) – Carried forward from Section 193(3), Table 193 in the current Zoning By-law 2008-250.

Sections 1201-1 – Parliament and Confederation Boulevard Special District Subzones

Section 1201-1 – Parliament and Confederation Boulevard Special District Subzone 1 (SDP1)			
Provisions			Notes
Zone Provisions (1) The provisions in Table 1201-1 apply in the Parliament and Confederation Boulevard Special District subzone 1:			<p>The SDP1 subzone will be applied to lands in the Parliament and Confederation Boulevard Special District that are not zoned MD – Mixed-Use Downtown in the current Zoning By-law 2008-250.</p> <p>Subsection (1) – Revised from Section 187(3), Table 187 of the current Zoning By-law 2008-250.</p>
Table 1201-1 – Parliament and Confederation Boulevard Special District subzone 1 (SDP1) Provisions			
Zoning Mechanism		Provisions	
(a) Minimum lot area (m²)		No minimum	
(b) Minimum lot width (m)		No minimum	
(c) Minimum front yard setback (m)		3	
(d) Minimum interior side yard setback (m)	(i) For a residential use building	1.2	
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zones	5	
	(iii) All other cases	No minimum	
(e) Minimum exterior side yard setback (m)		3	
(f) Minimum rear yard setback (m)	(i) For a residential use building	7.5	
	(ii) Where abutting an N1, N2, N3, N4, N5 or N6 Zones	7.5	
	(iii) All other cases	No minimum	
(g) Maximum building height (m)		18	

Section 1202 – ByWard Market Special District Zone (SDB)

Provisions	Notes
<p>Purpose</p> <p>The purpose of the ByWard Special District Zone is to:</p> <ul style="list-style-type: none"><i>Provide a zone for lands designated ByWard Market Special District in the Official Plan.</i>	<p>New Section</p> <p>This new section carries forward provisions from the existing Mixed-Use Downtown Zone and subzones MD2 and MD3 in the current Zoning By-law 2008-250 that are currently in effect in the ByWard Market.</p>
<p>Permitted Uses</p> <p>(1) In the ByWard Market Special District Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none">dwelling unit <p>(b) Non-residential uses:</p> <ul style="list-style-type: none">animal care establishmentartist studiobankbroadcasting and production studiocatering establishmentcommunity centrecourthouseday careemergency servicegovernment service centrehotelindoor entertainment facilityinstructional facilitylibrarymarketmedical facilitymicro-distribution facilitymuseumnightclubofficepayday loan establishmentpersonal service businessplace of assemblyplace of worshiprecreation and athletic facilityresearch and development centrerestaurantretail storeschoolsports arenastorefront industrytheatre	<p>Subsection (1) – Carried forward from Section 193(1) in the current Zoning By-law 2008-250.</p> <p>Subsection (1)(a) – Diplomatic residence has been removed as a permitted use as diplomatic residences are comprised of dwelling units.</p> <p>Subsection (1)(b) – Car wash was deleted as a conditional use to address Policy 5.1.2(1) of the Official Plan.</p>
<p>Conditional Uses</p> <p>(2) A parking garage is also permitted in the ByWard Market Special District Zone if the use is located:</p> <p>(a) underground; or</p> <p>(b) within the principal building if 100 per cent of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed in subsection (1), for a minimum depth of 3 metres.</p>	<p>Subsection (2) – Revised from Section 193(1)(c) in the current Zoning By-law to address Policy 5.1.2(3) of the Official Plan.</p>

Zone Provisions

- (3) One or more of the following uses must occupy 100 per cent of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3 metres:
- artist studio
 - bank
 - broadcasting and production studio
 - government service centre
 - hotel
 - museum
 - nightclub
 - personal service business
 - restaurant
 - retail store
- (4) The cumulative floor area of lobbies, mechanical rooms and access to other floors must not exceed 50 per cent of the total floor area of the ground floor of the building.
- (5) The maximum width of any permitted uses on the ground floor must be in accordance with Schedule A11 – Maximum Width of Ground Floor Uses.
- (6) For the purpose of subsection (5), the width of a use is calculated by measuring the length of the longest line drawn parallel to the building façade that faces the street and extending from the centreline of either exterior walls or party walls, as the case may be, enclosing the use.
- (7) Outdoor storage is not permitted.
- (8) All parking spaces, whether required or provided, must be located in a parking garage.
- (9) The provisions in Table 1202 apply in the ByWard Market Special District Zone:

Table 1202 – ByWard Market Special District Zone (SDB) Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Maximum front yard setback (m)	1
(d) Minimum interior side yard setback (m)	No minimum
(f) Maximum exterior side yard setback (m)	1
(e) Minimum rear yard setback (m)	No minimum
(f) Maximum building height (m)	As per Schedule or height suffix

Subsection (3) – Carried forward from Sections 194(2) and 194(3) in the current Zoning By-law 2008-250.

Subsection (4) – Carried forward from Section 194(2)(b) in the current Zoning By-law 2008-250 with minor wording changes. “Gross floor area” deleted; GFA is exclusive of mechanical or access features like corridors or stairways.

Subsection (5) – Table 1201A is proposed to be deleted and replaced by a schedule. The maximum width of uses will be presented in that schedule.

Subsection (6) – Carried forward from Section 194(2)(c)(i) in the current Zoning By-law 2008-250.

Deleted: Subsection (7) from Draft 1, which was revised from Section 193(4) in the current Zoning By-law 2008-250, is proposed to be removed as By-law Enforcement Services has confirmed that enforcing this is unachievable.

Subsection (7) – Carried forward from Section 193(5) in the current Zoning By-law 2008-250.

Subsection (8) – Revised from Section 193(6) in the current Zoning By-law 2008-250.

Subsection (9)(c) – Carried forward from Section 194(2)(d) in the current Zoning By-law 2008-250.

Section 1203 – Rideau Canal Special District Zone (SDC)

Provisions	Notes																				
Purpose The purpose of the Rideau Canal Special District Zone is to: <ul style="list-style-type: none">Provide a zone for lands designated Rideau Canal Special District as outlined in the Official Plan.	New Section This new section modifies provisions from the existing O1 - Parks and Open Space Zone and O1L subzone in the current Zoning By-law 2008-250 that are currently in effect in the Rideau Canal area.																				
Permitted Uses (1) In the Rideau Canal Special District Zone, the following uses are permitted: <ul style="list-style-type: none">environmental preserve and education areamarine facilityrestaurantretail store	Subsection (1) – Carried forward from Sections 179(1)(a) and 180(12) in the current Zoning By-law 2008-250. Restaurant and retail store are new permitted uses to in part address <u>Policy 7.1(5)</u> in the Official Plan.																				
Zone Provisions (2) The provisions in Table 1203 apply in the Rideau Canal Special District Zone: <table><tr><th colspan="2">Table 1203 – Rideau Canal Special District Zone (SDC) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>No minimum</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr><tr><td>(c) Minimum interior side yard setback (m)</td><td>7.5</td></tr><tr><td>(d) Minimum exterior side yard setback (m)</td><td>7.5</td></tr><tr><td>(e) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(f) Maximum building height (m)</td><td>11</td></tr><tr><td>(g) Maximum lot coverage (%)</td><td>20</td></tr></table>	Table 1203 – Rideau Canal Special District Zone (SDC) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m ²)	No minimum	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	(c) Minimum interior side yard setback (m)	7.5	(d) Minimum exterior side yard setback (m)	7.5	(e) Minimum rear yard setback (m)	7.5	(f) Maximum building height (m)	11	(g) Maximum lot coverage (%)	20	Subsection (2) – Carried forward from Section 179(2), Table 179 in the current Zoning By-law 2008-250.
Table 1203 – Rideau Canal Special District Zone (SDC) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m ²)	No minimum																				
(b) Minimum lot width (m)	No minimum																				
(c) Minimum front yard setback (m)	7.5																				
(c) Minimum interior side yard setback (m)	7.5																				
(d) Minimum exterior side yard setback (m)	7.5																				
(e) Minimum rear yard setback (m)	7.5																				
(f) Maximum building height (m)	11																				
(g) Maximum lot coverage (%)	20																				

Section 1204 – Ottawa River Islands Special District Zone (SDR)

Provisions	Notes
Purpose The purpose of the Ottawa River Islands Special District Zone is to: <ul style="list-style-type: none"><i>Provide a zone for lands designated Ottawa River Islands Special District in the Official Plan.</i>	New Section This new section is carries forward provisions from the MD – Mixed-Use Downtown Zone in the current Zoning By-law 2008-250 that are in effect in the Ottawa River Islands area.
Permitted Uses (1) In the Ottawa River Islands Special District Zone, the following uses are permitted: <ul style="list-style-type: none">(a) Residential Uses:<ul style="list-style-type: none">dwelling unit(b) Non-residential Uses:<ul style="list-style-type: none">animal care establishmentartist studiobankbroadcasting and production studiocatering establishmentcommunity centreday careemergency servicegovernment service centrehotelindoor entertainment facilityinstructional facilitylibrarymedical facilitymicro-distribution facilitymuseumnightclubofficepayday loan establishmentpersonal service businessplace of assemblyplace of worshiprecreation and athletic facilityresearch and development centrerestaurantretail storeschoolsports arenastorefront industrytheatre	Subsection (1) – Carried forward from Section 193(1) in the current Zoning By-law. Subsection (1)(b) – Car wash was deleted as a conditional use to address Policy 5.1.2(1) of the Official Plan.
Conditional Uses (2) A parking garage is also permitted in the Ottawa River Islands Special District Zone if the use is located: <ul style="list-style-type: none">(a) underground; or(b) within the principal building if 100 per cent of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed in subsection (1), for a minimum depth of 3 metres.	Subsection (2) – Revised from Section 193(1)(c) in the current Zoning By-law to address Policy 5.1.2(3) of the Official Plan.

Zone Provisions

- (3) One or more of the following uses must occupy at least 50 per cent of the ground floor of any building having separate and direct access to the street when located at ground floor abutting a street, except a building occupied by a diplomatic residence, office limited to embassy, emergency service, place of worship or a school:
- artist studio
 - bank
 - community centre
 - government service centre
 - hotel
 - indoor entertainment facility
 - instructional facility
 - library
 - medical facility
 - micro-distribution facility
 - museum
 - nightclub
 - payday loan establishment
 - personal service business
 - place of assembly
 - recreation and athletic facility
 - restaurant
 - retail store
 - theatre
- (4) All parking spaces must be located in a parking garage.
- (5) Each of the Areas A, B and C on Schedule 332 are considered one lot for zoning purposes.
- (6) Despite subsection (5), parking may be located on any lot zoned SDR – Ottawa River Islands Special District Zone.
- (7) Where two or more buildings or parts of buildings on the same lot are greater than nine storeys in height, those parts of the buildings higher than nine storeys tall must be a minimum of 15 metres away from each other.
- (8) The maximum number of buildings over nine storeys for Area A on Schedule 332 is four.
- (9) The maximum number of buildings over nine storeys, for Area B on Schedule 332 is two.
- (10) The maximum total floor area, with no exclusions, for each portion of the building over the ninth storey is 700 square metres.
- (11) The provisions in Table 1204 apply in the Ottawa River Islands Special District Zone:

Table 1204 – Ottawa River Islands Special District (SDR) Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m²)	No minimum
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	No minimum
(d) Minimum interior side yard setback (m)	No minimum
(e) Minimum exterior side yard setback (m)	No minimum
(f) Minimum rear yard setback (m)	No minimum
(g) Maximum building height (m)	See Schedule 332

Subsection (3) – Carried forward from Sections 194(2) and 194(3) in the current Zoning By-law 2008-250.

Subsection (3) – Clarification provided to allow for a diplomatic office along with a diplomatic residence.

Subsection (4) – Revised from Section 193(6) in the current Zoning By-law 2008-250.

Subsection (5) – Revised from Sections 194(5)(a), 194(5)(b), and 194(5)(c) in the current Zoning By-law 2008-250.

Subsection (6) – Revised from Section 194(5)(d) in the current Zoning By-law 2008-250.

Subsection (7) – Carried forward from Section 194(5)(e) in the current Zoning By-law 2008-250.

Subsection (8) – Carried forward from Section 194(5)(g) in the current Zoning By-law 2008-250.

Subsection (9) – Carried forward from Section 194(5)(h) in the current Zoning By-law 2008-250.

Subsection (10) – Carried forward from Section 194(5)(i) in the current Zoning By-law 2008-250.

Subsection (11)(g) – Carried forward from Section 194(5)(f) in the current Zoning By-law 2008-250.

Sections 1204-1 – Ottawa River Islands Special District Subzones

Section 1204-1 – Ottawa River Islands Special District subzone 1 (SDR1)	
Provisions	Notes
<p>Permitted Uses</p> <p>(1) Despite subsections 1204(1) and (2), in the Ottawa River Islands Special District subzone 1 only the following uses are permitted:</p> <ul style="list-style-type: none">• artist studio• community centre• environmental preserve and education area• museum	<p>This new subzone is proposed to specify provisions for Victoria Island.</p> <p>Subsection (1) – New provision to address Policy 6.6.2.5(4) of the Official Plan. That policy supports the creation of spaces for indigenous art, cultural interpretations and ceremonial gatherings on Victoria Island.</p>
<p>Zone Provisions</p> <p>(2) Subsections 1204(3) to (10) do not apply.</p> <p>(3) Despite subsection 1204(11), the maximum building height is 11 metres.</p>	<p>Subsection (2) – New provision to address that these subsections do not apply to Victoria Island.</p> <p>Subsection (3) – New provision to specify the maximum building height for Victoria Island as it is not included on Schedule 332. The maximum building height proposed is consistent with the GRN – Greenspace Zone and FAC – Open Space Facility Zone.</p>

<div><div><div>(ii)residential uses are only permitted in buildings either fronting directly onto Holmwood Avenue or fronting directly onto Bank Street; and</div><div>(iii)buildings fronting directly onto only Holmwood Avenue that are located within the Area B on Schedule 258-A may only be used for residential purposes; or,</div></div><div>(b)being located in Area N on Schedule 258-A.</div></div>	<div>lands are already developed.</div> <div>Subsection (5)(b) – Carried forward from Section 176(4)(a) in the current Zoning By-law 2008-250.</div>
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Zone Provisions

- (6)For lands in Areas B, C, D, F, G, H, I J, K, L, or M on Schedule 258-A the maximum cumulative gross leasable floor area for non-residential uses is 33,450 square metres, excluding an office use and buildings designated under the *Ontario Heritage Act*.
- (7)For office uses with a cumulative gross leasable floor area of 50 per cent or greater of a building fronting onto Bank Street, the maximum cumulative gross floor leasable area is 9,300 square metres.
- (8)Commercial buildings located adjacent to Area B on Schedule 258-A are not permitted to accommodate in whole or part a nightclub and are not permitted to have any rooftop commercial outdoor patios.
- (9)Lands zoned SDL – Lansdowne Special District are be considered one lot for zoning purposes.
- (10)For the lands in Area N on Schedule 258-A:

(a)despite Section 613, the bicycle parking provisions do not apply and the minimum bicycle parking rate is one per dwelling unit;

(b)no visitor off-street motor vehicle parking is required;

(c)a tower is defined as the portion of the building above the podium and subject to:

(i)a minimum separation distance of 25 metres between towers;

(ii)for buildings abutting Exhibition Way:

1.the maximum podium height is 4 storeys or 14 metres; and

2.the minimum stepback is 3 metres.

(iii)for buildings facing the Aberdeen Pavilion, the minimum stepback is 3 metres; or

(iv)for all other buildings, the minimum stepback is 1.5 metres.

(d)despite paragraph (10)(c)(ii)2. and sub clause (10)(c)(iii), balconies must not extend greater than 1.5 metres into the required stepback.

(11)The provisions in Table 1205 apply in the Lansdowne Special District Zone:
- | Table 1205 – Lansdowne Special District Zone (SDL) Provisions | | |
|---|---|---------------------------------------|
| Zoning Mechanism | | Provisions |
| (a) Minimum lot area (m²) | | No minimum |
| (b) Minimum lot width (m) | | No minimum |
| (c) Minimum setbacks (m) | (i) From a lot line abutting Bank Street or Holmwood Avenue, excluding buildings designated under the <i>Ontario Heritage Act</i> : | 3 |
| | (ii) From a lot line abutting Queen Elizabeth Driveway: | 7.5 |
| | (iii) All other cases: | No minimum |
| (d) Maximum building height (m) | | See Schedule 258-A and Schedule 258-B |
- Subsection (6)** – Carried forward from Section 176(3)(b) in the current Zoning By-law 2008-250.

Subsection (7) – Revised from Section 176(3)(c) in the current Zoning By-law 2008-250.

Subsection (8) – Carried forward from Section 176(3)(i) in the current Zoning By-law 2008-250.

Subsection (9) – Carried forward from Section 176(3)(t) in the current Zoning By-law 2008-250.

Subsection (10)(a) – Carried forward from Section 176(4)(d) and (e) in the current Zoning By-law 2008-250.

Subsection (10)(b) – Carried forward from Section 176(4)(f) in the current Zoning By-law 2008-250.

Subsection (10)(c) – Revised from Section 176(4)(h) to (k) in the current Zoning By-law 2008-250.

Subsection (10)(d) – Revised from Section 176(4)(k) in the current Zoning By-law 2008-250.

Subsection (11)(c)(i) – Carried forward from Sections 176(3)(l)(i) and 176(3)(l)(ii) in the current Zoning By-law 2008-250.

Subsection (11)(c)(ii) – Revised from Section 176(3)(l)(iii) in the current Zoning By-law 2008-250.

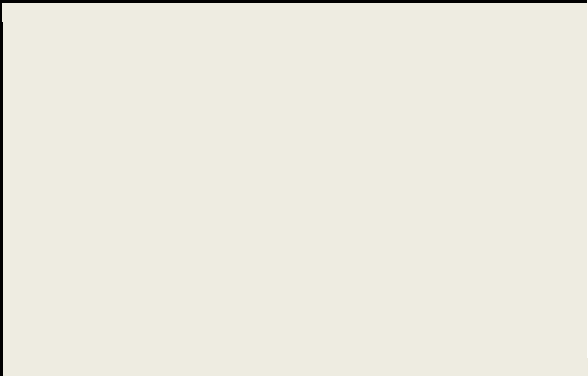
Subsection (11)(d) – Carried forward from Section 176(3)(m) in the current Zoning By-law 2008-250.
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Section 1206 – Ottawa Airport Economic District Zone (EDA)

Provisions	Notes
Purpose The purpose of the Ottawa Airport Economic District Zone is to: <ul style="list-style-type: none">Recognize the Ottawa International Airport (YOW) as a major economic generator of the region.Permit uses that serve employees, travellers, airport operations, and those that are part of the goods movement network.	<p>This zone and its subzone apply to lands in the Ottawa International Airport Economic District and implements the Official Plan policies in <u>Section 6.6.3.1</u>.</p> <p>Residential properties within the district will be zoned Neighbourhood and receive corresponding Neighbourhood zone codes.</p>
Permitted Uses (1) In the Ottawa Airport Economic District Zone, the following uses are permitted: <ul style="list-style-type: none">airportanimal care establishmentautomobile body shopautomobile rental establishmentautomobile service stationbankdata centredrive-through facilityemergency servicegas bargovernment service centreheavy equipment and vehicle sales, rental and servicinghotelindoor entertainment facilityinstructional facilitylight industrial usemedical facilitymicro-distribution facilitymilitary and police training facilitymuseumofficeparking garageparking lotpersonal service businessplace of assemblyplace of worshiprecreation and athletic facilityresearch and development centrerestaurantretail storetruck transport terminalwarehouse	<p>Subsection (1) - The list of uses has been expanded from the list of uses in the T1A zone in the current Zoning By-law 2008-250 to allow for other types of commercial uses that may be to the benefit of travellers and modified to be permitted anywhere on the site as opposed to within a terminal as terminal is not defined and the site is owned by the airport who will lease services appropriate to their operations. Payday loan establishment has been removed.</p> <p>Subsection (1) – Land uses have been further expanded in response to correspondence received from the Ottawa International Airport.</p> <p>Subsection (1) – Newly defined land use of ‘data centre’ has been added as a permitted use.</p>
Conditional Uses (2) An office exceeding 10,000 square metres is permitted in the Ottawa Airport Economic District Zone, provided that a primary building entrance is within 800 metres walking distance of an existing or planned rapid transit station	<p>Subsection (2) – This provision has been revised to permit major office (office exceeding 10,000 m²) at the Ottawa International Airport in accordance with Section 3.5(12)(c) of the Official Plan.</p>
Zone Provisions (3) In the Ottawa Airport Economic District Zone, the following provisions apply: <ul style="list-style-type: none">(a) all yards not occupied by parking must be landscaped. (4) The provisions in Table 1206 apply in the Ottawa Airport Economic District Zone:	<p>Subsections (3)(a) – Carried forward from the T1A zone in Zoning By-law 2008-250.</p> <p>Subsection (4)(g) – Removed from the EDA zone given adequate development controls in the zone.</p>

Table 1206 – Ottawa Airport Economic District Zone (EDA) Provisions	
Zoning Mechanism	Provisions
(a) Minimum lot area (m ²)	No minimum

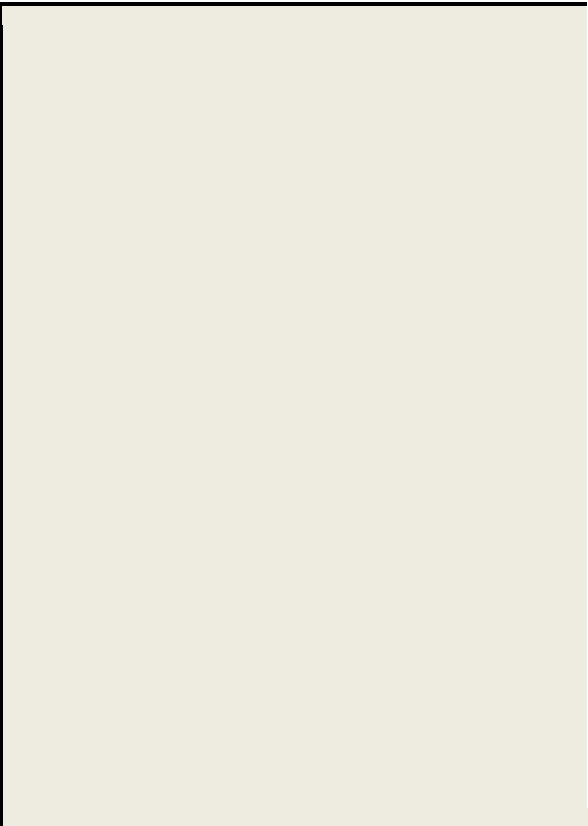
(b) Minimum lot width (m)	No minimum
(c) Minimum front yard setback (m)	7.5
(d) Minimum interior side yard setbacks (m)	7.5
(e) Minimum exterior side yard setbacks (m)	7.5
(f) Minimum rear yard setback (m)	7.5



Sections 1206-1 to 1206-2 – Ottawa Airport Economic District Subzones

Section 1206-1 – Ottawa Airport Economic District Subzone 1 (EDA1)												
Provisions		Notes										
Permitted Uses (1) In the Ottawa Airport Economic District subzone 1, the following uses are permitted: <ul style="list-style-type: none">• animal care establishment• amusement park• artist studio• automobile dealership• automobile rental establishment• automobile service station• bank• broadcasting and production studio• catering establishment• car wash• drive-through facility• emergency service• funeral home• gas bar• government service centre• heavy equipment and vehicle sales, rental and servicing• hotel• indoor entertainment facility• instructional facility• library• light industrial use• medical facility• micro-distribution facility• museum• office• parking garage• parking lot• payday loan establishment• personal service business• place of assembly• recreation and athletic facility• research and development centre• restaurant• retail store• storefront industry• theatre• truck transport terminal• warehouse		The EDA1 subzone replaces the current IL Zone in the current Zoning By-law 2008-250, where lands zoned IL are within the Airport Economic District.										
Conditional Uses (2) A cannabis production facility, indoor is permitted subject to a maximum net floor area of 350 square metres.												
Zone Provisions (3) Outdoor storage is not permitted, except where accessory to an automobile dealership or automobile rental establishment. (4) The provisions in Table 1206-1 apply in the Ottawa Airport Economic District subzone 1: <table><tr><th colspan="2">Table 1206-1 – Ottawa Airport Economic District subzone 1 (EDA1) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>2,000</td></tr><tr><td>(b) Minimum lot width (m)</td><td>No minimum</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>7.5</td></tr></table>		Table 1206-1 – Ottawa Airport Economic District subzone 1 (EDA1) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m²)	2,000	(b) Minimum lot width (m)	No minimum	(c) Minimum front yard setback (m)	7.5	Subsection (3) - These provisions have been carried over from the current Zoning By-law 2008-250.
Table 1206-1 – Ottawa Airport Economic District subzone 1 (EDA1) Provisions												
Zoning Mechanism	Provisions											
(a) Minimum lot area (m²)	2,000											
(b) Minimum lot width (m)	No minimum											
(c) Minimum front yard setback (m)	7.5											

(d) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	7.5
(e) Minimum exterior side yard setbacks (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) Where abutting a hydro or railway right-of-way	3.5
	(iii) All other cases	7.5
(g) Maximum building height (m)	(i) Within 20m of a N1, N2, N3, N4, N5 or N6 Zone or EDA Zone	11
	(ii) All other cases	18
(h) Maximum lot coverage (%)		65



Section 1206-2 – Ottawa Airport Economic District Subzone 2 (EDA2)	
Provisions	Notes
<p>Permitted Uses</p> <p>(1) In the Ottawa Airport Economic District subzone 2, the following uses are permitted:</p> <p>(a) Residential Uses:</p> <ul style="list-style-type: none">• dwelling unit• group home• home-based business• home-based daycare• retirement home• rooming house• shelter <p>(b) Non-residential uses:</p> <ul style="list-style-type: none">• animal care establishment• amusement park• artist studio• automobile dealership• automobile rental establishment• automobile service station• bank• broadcasting and production studio• catering establishment• car wash• drive-through facility• emergency service• funeral home• gas bar• government service centre• heavy equipment and vehicle sales, rental and servicing• hotel• indoor entertainment facility• instructional facility• library• light industrial use• medical facility• micro-distribution facility• museum• office• parking garage• parking lot• payday loan establishment• personal service business• place of assembly• recreation and athletic facility• research and development centre• residential care facility• restaurant• retail store• storefront industry• theatre• truck transport terminal• warehouse	<p>The EDA2 subzone replaces lots zoned GM in the Airport Economic District, as well as some of the existing T1 zoning, under the current Zoning By-law. This includes properties being used for commercial purposes (particularly the properties fronting on to Hunt Club Road).</p>
<p>Conditional Uses</p> <p>(2) A cannabis production facility, indoor is permitted subject to a maximum net floor area of 350 square metres.</p>	
<p>Zone Provisions</p> <p>(3) Outdoor storage is not permitted, except where accessory to an automobile dealership or automobile rental establishment.</p> <div><p>(4) The provisions in Table 1206-2 apply to the Ottawa Airport Economic District subzone 2: Table 1206-2 – Ottawa Airport Economic District subzone 2 (EDA2) Provisions</p></div>	<p>Subsection (3)- Carried over from provisions in the current Zoning By-law 2008-250; however, the GMs and their specific zone provisions vary in this area (northeast corner of the district).</p>

Zoning Mechanism		Provisions
(a) Minimum lot area (m ²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Minimum front yard setback		7.5
(d) Minimum interior side yard setbacks (m)	(i) Abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) All other cases	7.5
(e) Minimum exterior side yard setbacks (m)		7.5
(f) Minimum rear yard setbacks (m)	(i) Abutting an N1, N2, N3, N4, N5, N6 or INZ Zone	15
	(ii) Abutting a hydro or railway right-of-way	3.5
	(iii) All other cases	7.5
(g) Maximum building height (m)	(i) Within 20m of an N1, N2, N3, N4, N5, N6 or EDA Zone	11
	(ii) All other cases	18

Subsection (4)(h) – Maximum Floor Space Index removed from the EDA zone given adequate development controls in the zone.

Section 1207 – Kanata North Economic District Zone (EDK)

Provisions	Notes
<p>Purpose</p> <p>The purpose of the Kanata North Economic District Zone is to:</p> <ul style="list-style-type: none">• <i>Permit a broad range of uses including residential, employment, commercial, and institutional.</i>• <i>Transform over time from a car-oriented business park to a mixed-use innovation district focused around sustainable modes of transportation.</i>	<p>The purpose of the Kanata North Economic District Zone (EDK) is to implement the policies of <u>Section 6.6.3.2</u> of the Official Plan for the Kanata North Economic District.</p>
<p>Permitted Uses</p> <p>(1) In the Kanata North Economic District Zone, the following uses are permitted:</p> <p>(a) Residential uses:</p> <ul style="list-style-type: none">• dwelling unit <p>(b) Non-residential uses:</p> <ul style="list-style-type: none">• animal care establishment• artist studio• automobile rental establishment• bank• broadcasting and production studio• catering establishment• community centre• data centre• day care• emergency service• government service centre• hotel• indoor entertainment facility• instructional facility• library• medical facility• micro-distribution facility• museum• nightclub• office• payday loan establishment• personal service business• place of assembly• place of worship• post-secondary educational institution• recreation and athletic facility• research and development centre• restaurant• retail store• sports arena• storefront industry• training centre	<p>Subsection 1207(1) – The provisions in the EDK Zone implement policies in Section 6.6.3.2 (d) of the Official Plan, which apply to areas in activity centres located within 600 metres of planned transit stations at Terry Fox Drive and Station Road. The permitted uses in these areas include high-density residential, retail commercial and employment uses.</p> <p>Subsection (1)(a) – Diplomatic mission has been deleted as it is permitted as an office use.</p> <p>Subsection (1)(b) – Technology industry has been removed as the definition has been consolidated into ‘research and development centre’</p> <p>Subsection (1)(b) – Newly defined land use of ‘data centre’ has been added as a permitted use.</p>

Zone Provisions

- (3) In the Kanata North Economic District Zone, the following provisions apply:
- (a) parking lots must not be located between a building and a public street;
 - (b) the ground floor façade of a building facing a front lot line or a exterior side lot line must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor;
 - (c) a minimum of 50 per cent of the total area of the ground floor façade of a building facing public or private streets must consist of transparent glazing;
 - (d) no minimum landscaping is required, except that where a yard is provided and not used for driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be soft landscaped; and
 - (e) in the case of a through lot with frontage on Legget Drive, the lot line abutting Legget Drive is considered the front lot line.

(4) The provisions in Table 1207 apply in the Kanata North Economic District Zone:

Table 1207 – Kanata North Economic District Zone (EDK) Provision		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Maximum lot coverage (%)		65
(d) Minimum front yard and exterior side yard setback (m)		3
(e) Maximum front yard and exterior side yard setback(m)		10
(f) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	15
	(ii) All other cases	No minimum
(g) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	15
	(ii) Where abutting a street	3
	(iii) All other cases	No minimum
(h) Building height (m)	(i) Minimum	15
	(ii) Maximum for any part of a building within 45 metres of a lot in an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(iii) Maximum in all other cases	82.5

Subsection 3(a) – The intent is to minimize impacts of parking areas on the streetscape, per Section 6.6.3.2 (7) of the Official Plan. Parking areas abutting a street must be screened by soft landscaping. Section 604(10) of the draft Zoning By-law limits front yard parking in non-residential zones to one drive aisle with one row of parking on either side.

Subsections 3(b) and (c) – The intent of these provisions is to encourage active streetscapes and prohibit blank walls per direction of Section 6.6.3.2 (7)(d) of the Official Plan.

Draft 3 Subsection (3)(e) – These provisions were added to emphasize the Legget Drive frontage, by bringing buildings towards it as a front lot line, with an applicable maximum front yard setback (Subsection (4)(d), Table 1207).

Subsection (4)(c), Table 1207 – The intent of the maximum lot coverage provision is to reserve space stormwater management, snow storage, and soft landscaping.

Subsections (4)(d) and (e), Table 1207 – The intent of a minimum and maximum front and exterior side yard setback is to foster the creation of an animated public realm through establishing a consistent street wall while maintaining adequate space for landscaping, trees, patios and appropriately-scaled street walls per direction of Section 6.6.3.2 (7) of the Official Plan.

Subsections (4)(f) and (g), Table 1207 – The intent of increasing setbacks abutting a Neighbourhood Zone is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per [Section 4.6.6 \(1\)](#) of the Official Plan.

Subsection (4)(h), Table 1207 – The minimum and maximum building heights proposed implement policies in Section 6.6.3.2 (4) of the Official Plan, which directs building heights in activity centre areas to be a minimum of four storeys, up to high-rise buildings.

The intent of providing a maximum height for parts of a building within 45 metres of a Neighbourhood or Institutional Zone is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.

Section 1207-1 to 1207-2 – Kanata North Economic District Subzones

Section 1207-1 Kanata North Economic District subzone 1 (EDK1)			
Provisions			Notes
Permitted Uses (1) In the Kanata North Economic District subzone 1, the following additional uses are permitted: <ul style="list-style-type: none">light industrial usewarehouse, limited to self-storage			<p>The provisions in the EDK1 subzone implement policies in Section 6.6.3.2 (c) of the Official Plan, which apply to properties along March Road and Legget Drive. The permitted uses in these areas include residential, employment, commercial and institutional.</p> <p>Subsection (1)(a) – Diplomatic residence has been deleted as it is permitted as an office use.</p>
Zone Provisions (2) The provisions in Table 1207-1 apply in the Kanata North Economic District subzone 1:			<p>Subsection 3(a) – The intent is to minimize impacts of parking areas on the streetscape, per Section 6.6.3.2 (7) of the Official Plan. Parking areas abutting a street must be screened by soft landscaping. Section 604(10) of the draft Zoning By-law limits front yard parking in non-residential zones to one drive aisle with one row of parking on either side.</p> <p>Draft 3 – former subsection (2) [deleted] – These provisions have been removed from the EDK1 subzone as they are stated in the primary EDK zone and are equally applicable to the subzones.</p> <p>Subsection (4)(c), Table 1207-1 – The intent of a maximum lot coverage is to reserve space stormwater management, snow storage and soft landscaping.</p> <p>Subsections (4)(d) and (e), Table 1207-1 – The intent of a minimum and maximum front yard setback is to foster the creation of an animated public realm through establishing a consistent street wall, maintaining adequate space for landscaping, trees, patios, appropriately scaled street walls.</p> <p>A reduced maximum front yard setback is proposed for Legget Drive as it can accommodate a more traditional mainstreet streetwall (minimum and maximum setbacks will allow a 4 metre variation of where the front wall is located).</p> <p>Subsections (4)(f), (g), (h) and (i), Table 1207-1 – The intent of increasing setbacks abutting Neighbourhood zones is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.</p> <p>Subsection (4)(j)(i), Table 1207-1 – This change has been made to</p>

Table 1207-1 – Kanata North Economic District subzone 1 (EDK1) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		No minimum
(b) Minimum lot width (m)		No minimum
(c) Maximum lot coverage (%)		65
(d) Minimum front yard setback (m)		3
(e) Maximum front yard setbacks (m)	(i) Fronting on Legget Drive	7
	(ii) All other cases	10
(f) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) All other cases	No minimum
(g) Minimum exterior side yard setback (m)		3
(h) Maximum exterior side yard setback (m)	(i) Fronting on Legget Drive	7
	(ii) All other cases	10
(i) Minimum rear yard setbacks (m)	(i) Where abutting a lot in an N1, N2, N3, N4, N5 or N6 Zone	7.5
	(ii) where abutting a street	3
	(iii) All other cases	No minimum
(j) Building height (m)	(i) Minimum for a property fronting on March Road	15
	(ii) Minimum for all other cases	6
	(iii) Maximum for any part of a building within 22.5 m of a lot in an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(iv) Maximum in all other cases	30

	<p>implement Official Plan Amendment increasing minimum heights on March Road and Legget Drive outside of activity centres (KNED design guidelines) from 2 storey to 4 storey. (amendment #4)</p> <p>Subsection (4)(j), Table 1207-1 – The minimum and maximum building heights proposed implement policies in Section 6.6.3.2 (5) of the Official Plan, which direct building heights to be a minimum of two storeys, up to 9 storeys.</p> <p>Draft 3 – Subsection (4)(j)(ii) – Given the minimum building height applicable along March Road (Official Plan S.6.6.3.2, 5)c)) of 4 storeys, added to the Official Plan in September 2024, and the two storey minimum elsewhere, these provisions of the EDK1 subzone have been modified.</p> <p>The intent of providing a maximum height for parts of a building within 22.5 metres of a Neighbourhood or institutional zone is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.</p>
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Section 1207-2 – Kanata North Economic District subzone 2 (EDK-2)	
Provisions	Notes
<p>Permitted Uses</p> <p>(1) In the Kanata North Economic District subzone 2, only the following uses are permitted:</p> <ul style="list-style-type: none">• broadcasting and production studio• cannabis production facility• data centre• emergency service• instructional facility• light industrial use• office• post-secondary educational institution• research and development centre• sports arena• storage yard• storefront industry• training centre• truck transport terminal• warehouse• waste processing and transfer facility, non-putrescible	<p>Subsection (1) – The provisions in the EDK2 Subzone implement policies in Section 6.6.3.2 (d) of the Official Plan, which apply to areas of Kanata north that are outside of the activity centres, March Road and Legget Drive. The permitted uses in these areas include employment uses and uses to serve the employees in the area.</p> <p>Technology industry has been removed as the definition has been consolidated into ‘research and development centre’.</p>
<p>Conditional Uses</p> <p>(2) The following conditional uses are also permitted in the Kanata North Economic District subzone 2, subject to each use not exceeding 300 square metres of gross floor area:</p> <ul style="list-style-type: none">• personal service business• restaurant• retail store	<p>Subsection (2) – An additional list of conditional, ancillary uses has been added to fulfill the Official Plan direction for KNED outside of the activity centres, and March Road and Legget Drive (S.6.6.3.2, 6)) to support the employment uses emphasized in the area.</p>

Zone Provisions

- (3) In the Kanata North Economic District subzone 2, the following provisions apply:
- (a) outdoor storage is permitted subject to:
 - (i) it must not exceed 20 per cent of lot area;
 - (ii) it must not be located in a provided front yard or corner side yard, or in any yard abutting a neighbourhood or institutional zone;
 - (iii) in all other yards, it must be screened from abutting streets and residential and institutional zones by means of a privacy fence or soft landscaping; and
 - (iv) the parking, storage or salvaging of derelict motor vehicles on the property is prohibited.
 - (b) despite clause 1207(3)(c), no glazing is required on the ground floor of a building.
- (4) The provisions in Table 1207-2 apply in the Kanata North Economic District subzone 2:

Table 1207-2 – Kanata North Economic District subzone 2 (EDK2) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		1,000
(b) Minimum lot width (m)		No minimum
(c) Maximum lot coverage (%)		55
(d) Minimum front yard setback(m)		3
(e) Minimum interior side yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) all other cases	3
(f) Minimum exterior side yard setback (m)		3
(g) Minimum rear yard setbacks (m)	(i) Where abutting an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	3
(h) Maximum building height (m)	(i) For any part of a building within 22.5 m of a lot in an N1, N2, N3, N4, N5 or N6 Zone or INZ Zone	15
	(ii) All other cases	30

Draft 3 – former subsection (3)(a) (b), and (d) [deleted] – These provisions have been removed from the EDK2 subzone as they are stated in the primary EDK zone and are equally applicable to the subzones.

Subsection 3(c) – The intent of these provisions is to regulate outside storage to minimize impacts on adjacent streets and properties.

Subsection (4)(c), Table 1207-2 – The intent of a maximum lot coverage is to encourage additional space for stormwater management, snow storage, and soft landscaping. The proposed maximum lot coverage is less than in the EDK Zone and EDK1 subzone as the EDK2 subzone is not expected to be as densely developed.

Subsection (4)(d), Table 1207-2 – The intent of a minimum front yard setback is to foster the creation of an animated public realm through establishing a consistent street wall, maintaining adequate space for landscaping, trees and patios, and appropriately-scaled street walls. This provision implements policies in Section 6.6.3.2 (7)(d) of the Official Plan.

Subsections (4)(e) and (f), Table 1207-2 – The intent of increasing setbacks abutting a Neighbourhood Zone is to achieve appropriate height transition to adjacent low-rise neighbourhoods as per Section 4.6.6 (1) of the Official Plan.

Subsection (4)(g), Table 1207-2 – The maximum building height proposed implements policies in Section 6.6.3.2(6) of the Official Plan, which direct that building heights should be a minimum of two storeys and a maximum of nine storeys. The intent of providing a maximum height for parts of a building within 22.5 metres of a Neighbourhood Zone or Institutional Zone is to achieve appropriate height transition to adjacent low-rise zones as per Section 4.6.6 (1) of the Official Plan.