

Section 1301 – Agricultural Zone (AG)

Provisions	Notes
Purpose The purpose of the Agricultural Zone is to: <i>Recognize and permit agricultural uses in areas designated Agricultural Resource Area in the Official Plan.</i> <i>Restrict the range of permitted uses to ensure prime agricultural lands and systems are protected for future agricultural capability.</i> <i>Regulate uses in a manner that respects the rural character and minimizes land use conflicts.</i> <i>Recognize existing small lots that do not meet the AG – Agricultural Zone requirements using the AG1, AG2 and AG3 subzones.</i> <i>Recognize farm consolidations where a severance of a surplus farmhouse dwelling has occurred through the AG4, AG5, AG6, AG7 and AG8 subzones.</i>	The first and third bullets of the purpose statement have been carried forward. Minor wording changes were made to the second bullet to emphasize the protection of agricultural lands as this better describes the purpose of the zone. The fourth and fifth bullets were previously in subzone provisions, but as they describe the purpose of the subzones, they have been relocated to the purpose statement.
Permitted Uses (1) In the Agricultural Zone, the following uses are permitted: (a) Residential uses: - dwelling unit Subject to the following: (i) a maximum of two dwelling units are permitted in a building on a lot smaller than one hectare; (ii) a maximum of three dwelling units with a maximum cumulative total of 10 bedrooms are permitted in a building on a lot greater than one hectare; and (ii) one dwelling unit may be located in a coach house and that unit counts towards the maximum in sub clauses (1)(a)(i) and (ii). (b) Non-residential uses: - agricultural use - agriculture-related use - cannabis production facility, outdoor - environmental preserve and educational area - equestrian establishment - forestry operation - kennel	Subsection (1) – As with other rural zones, uses that are generally permitted, such as home-based business, have been removed as it is redundant to list them in every zone that permits residential uses. Subsection (1)(a) – Revised from Section 211(1) in the current Zoning By-law 2008-250 and to reflect the requirements in the 2024 <i>Provincial Planning Statement</i> that require permission for three dwelling units in the prime agricultural designation. For the third draft, all provisions related to housing for farm help have been relocated in Conditional Uses. Two units are permitted on lots smaller than one hectare, and three units are permitted with a maximum total of 10 bedrooms are permitted on larger lots. Subsection (1)(b) – Non-residential uses have been carried forward from Section 211(c) in the current Zoning By-law.
Conditional Uses (2) In addition to the permitted uses listed in subsection (1), the following conditional uses are permitted: - bunk house dwelling - mobile home - one dwelling unit located in a standalone building Subject to the following: (a) provided that they are located on the same lot and are accessory to an agricultural use and the main dwelling unit; (b) provided that they are removed once active farming operations have ceased; (c) the minimum lot area is 10 hectares; and (d) provided that in addition to the permitted uses listed in clause (1)(a), there is a maximum total of three of the uses listed in subsection (2) and a maximum of one dwelling unit located in a standalone building is permitted.	Subsection (2) – Revised from the provisions for housing for farm help in Subsection 211(2) in the current Zoning By-law with wording and structural changes that maintain current permissions. For the third draft, the additional detached dwelling that could be used for housing for farm help in Subsection 211(2)(d) in the current Zoning By-law has been moved to this section to improve clarity and ensure that all conditional uses intended for housing for farm help are grouped together.

Zone Provisions

- (3) Agriculture-related uses are only permitted on a lot of 10 hectares or greater in area;
- (4) An agricultural use is permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or greater in area.
- (5) On lots less than 0.8 hectares in area, an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling unit.
- (6) despite Table 1301, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres.
- (7) The provisions in Table 1301 apply in the Agricultural Zone:

Table 1301 – Agricultural Zone (AG) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (ha)	(i) Agricultural use excluding livestock-related food production	No minimum
	(ii) All other agricultural uses, equestrian establishments or forestry operation	36
	(iii) Residential or all other uses	0.8
(b) Minimum lot width (m)	(i) Agricultural use excluding livestock-related food production	No minimum
	(ii) Agricultural use, equestrian establishment or forestry operation	90
	(iii) Residential or all other uses	30
(c) Minimum front yard setback (m)		10
(d) Minimum rear yard setback (m)		10
(e) Minimum interior side yard setback (m)		5
(f) Minimum exterior side yard setback (m)		10
(g) Maximum building height (m)	(i) Agricultural or equestrian use buildings, including barns, silos or other farm-related buildings or structures	No maximum
	(ii) All other buildings	12
(h) Maximum lot coverage (%)		20

Subsection (3) – Carried forward from Subsection 211(8) in the current Zoning By-law.

Subsection (4) – Carried forward from Subsection 211(5) in the current Zoning By-law with minor wording changes.

Subsection (5) – New provision that extends the permissions in the Rural Countryside zone on smaller lots to the Agricultural Zone.

Subsection (6) – Carried forward from Table 211 in the current Zoning By-law as a written provision.

Subsection (7) – Table 1301 – Carried forward from Subsection 211(3) in the current Zoning By-law, except the minimum lot area for a residential use has been increased to 0.8 hectares in accordance with Official Plan Policy 4.7.2.8). Provisions for kennels have also been removed from being listed in the table as the provisions that apply to kennels are in Section 320.

Sections 1301-1 and 1301-2 – Agricultural Subzones

Section 1301-1 – AG1, AG2 and AG3 Subzones				
Provisions				Notes
Zone Provisions				Subsection (1) – Table 1301-1 – Carried forward from Subsection 212(1) in the current Zoning By-law, except for clarifying that the primary zone provisions apply except for lot area and lot width.
(1) Despite Table 1301, the provisions in Table 1301-1 apply for lot area and lot width in the AG1, AG2 and AG3 subzones:				
Table 1301-1 – AG1, AG2 and AG3 Provisions				
Subzone	(a) AG1	(b) AG2	(c) AG3	
(i) Minimum lot area (ha)	30	18	10	
(ii) Minimum lot width (m)	60	60	60	

Section 1301-2 – AG4, AG5, AG6, AG7 and AG8 Subzones						
Provisions						Notes
Prohibited Uses (1) Residential uses are prohibited in the AG4, AG5, AG6, AG7 and AG8 subzones.						Subsection (1) – Revised from Subsection 212(3) in the current Zoning By-law to prohibit all residential uses instead of individually listing all residential uses that were prohibited.
Zone Provisions (2) Despite Table 1301, the provisions in Table 1301-2 apply for lot area and lot width in the AG4, AG5, AG6, AG7 and AG8 subzones:						
Table 1301-2 – AG4, AG5, AG6, AG7 and AG8 Provisions						Subsection (2) – Table 1301-2 – Carried forward from Subsection 212(5) in the current Zoning By-law, except for clarifying that the primary zone provisions apply except for lot area and lot width.
Subzone	(a) AG4	(b) AG5	(c) AG6	(d) AG7	(e) AG8	
(i) Minimum lot area (ha)	45	30	18	10	5	
(ii) Minimum lot width (m)	90	60	60	60	60	

Section 1302 – Rural Countryside Zone (RU)

Provisions		Notes									
Purpose The purpose of the Rural Countryside Zone is to: - Accommodate agricultural, forestry, residential uses and other land uses characteristic of Ottawa’s countryside, in areas designated as Rural Countryside in the Official Plan. - Recognize and permit a range of rural-based land uses that often require large lots or distance separations. - Regulate permitted uses in a manner that addresses compatibility with neighbouring land uses and respects the rural context.		The purpose statement has been carried forward from the current Zoning By-law 2008-250 except for updating the Official Plan designations									
Permitted Uses (1) In the Rural Countryside Zone, the following uses are permitted: (a) Residential uses: - dwelling unit Subject to the following: (i) a maximum of two dwelling units are permitted on a lot; and (ii) a dwelling unit located in a coach house counts towards sub clause (1)(a)(i). (b) Non-residential uses: - agricultural use - agriculture-related use - animal care establishment - artist studio - cannabis production facility, outdoor - cemetery - environmental preserve and educational area - equestrian establishment - forestry operation] - kennel		Subsection (1)(a) – Revised from Subsection 227(1) on the current Zoning By-law. As with other rural zones, residential uses have been changed to form-based, rather than typology-based. This approach maintains current permissions and is consistent with the residential uses in urban zones. As a secondary unit is currently permitted with no size restrictions except for the number of bedrooms that applies to all dwellings, there is no meaningful difference between a primary and accessory dwelling unit, except that coach houses are subject to Section 701. Subsection (1)(b) – Carried forward from Subsection 227(1) in the current Zoning By-law. As with other Rural zones, uses that are generally permitted in association with residential uses have been removed as it is redundant to list them in every zone. Otherwise, all existing permissions have been carried forward.									
Zone Provisions (2) Despite the minimum lot area in Table 1302, an agricultural use limited to a stable and the keeping of horses, and the keeping of a maximum of 10 hens are permitted as accessory uses to a dwelling unit on a lot of 0.8 hectares or greater in area. (3) On lots less than 0.8 hectares in area, an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling unit. (4) Despite the minimum lot area in Table 1302, there are no minimum lot width and lot area requirements for an agricultural use that excludes the keeping and raising of livestock, fowl, fish, bees or fur or wool bearing animals. (5) Agriculture-related uses are permitted only on a lot of 2 hectares or greater in area. (6) Despite Table 1302, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres. (7) The provisions in Table 1302 apply in the Rural Countryside Zone:		Subsection (2) – Carried forward from Subsection 227(4) in the current Zoning By-law. Subsection (3) – New provision that allows the keeping on hens on smaller lots. Subsection (4) – Carried forward from Subsection 227(7) in the current Zoning By-law with minor wording changes. Subsection (5) – Carried forward from Subsection 227(8) in the current Zoning By-law. Subsection (6) – Carried forward from Table 227 in the current Zoning By-law, but this provision has been relocated out of the table and is now a written provision. Subsection (7) – Table 1302 – Carried forward from Subsection									
<table><tr><th colspan="3">Table 1302 – Rural Countryside Zone (RU) Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (ha)</td><td>(i) Agricultural use or equestrian establishment</td><td>2</td></tr></table>			Table 1302 – Rural Countryside Zone (RU) Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (ha)	(i) Agricultural use or equestrian establishment	2
Table 1302 – Rural Countryside Zone (RU) Provisions											
Zoning Mechanism		Provisions									
(a) Minimum lot area (ha)	(i) Agricultural use or equestrian establishment	2									

	(ii) Residential or all other uses	0.8
(b) Minimum lot width (m)	(i) Agricultural use or equestrian establishment	60
	(ii) Residential or all other uses	50
(c) Minimum front yard setback (m)		10
(d) Minimum interior side yard setback (m)		5
(e) Minimum exterior side yard setback (m)		10
(f) Minimum rear yard setback (m)		10
(g) Maximum building height (m)		12
(h) Maximum lot coverage (%)		20

227(2) in the current Zoning By-law, except that kennel is no longer listed separately as the provisions of Section 320 apply to kennels.

Section 1302-1 – Rural Countryside (RU1) Subzone

Section 1302-1 – RU1 Subzone	
Provisions	Notes
Permitted Uses (1) Despite subsection 1302(1), only the following uses are permitted in Rural Countryside subzone 1: (a) Residential uses: - dwelling unit Subject to the following: (i) a maximum of two dwelling units are permitted within a building; and (ii) a dwelling unit located in a coach house counts towards sub clause (1)(a)(i). (b) Non-residential uses: - agricultural use - agricultural-related use - artist studio	The RU1 to RU4 subzones in the current Zoning By-law have been merged into one subzone. A minimum lot area of 0.8 hectares for properties on private services set out in Official Plan policy 4.7.2.8 has been implemented in the RU Zone, which resulted in the subzones and the primary zone having the same provisions. The only difference between the primary RU Zone and the RU1 subzone is different permitted uses, and the provisions for residential uses in RU apply in RU1. Properties in the current RU4 subzone, which had a smaller side yard setback of 3 metres will receive an exception to maintain that permission. Subsection (1) – Carried forward from Subsection 228(1) in the current Zoning By-law, except the residential uses in the RU subzones have been converted to form-based, and generally permitted uses are no longer listed.

Section 1303 – Rural Commercial Zone (RC)

Provisions	Notes
Purpose The purpose of the Rural Commercial Zone is to: <i>Permit the development of commercial uses which serve the rural community in areas mainly designated as Agricultural Resource Area, Rural Countryside and Village in the Official Plan.</i> <i>Accommodate a range of commercial uses, such as agriculture-related uses, vehicle-oriented and construction products and services.</i> <i>Regulate development in a manner that has a minimal impact on the surrounding rural area or villages.</i> <i>The RC5 subzone is used for campgrounds, while the RC6 and RC7 subzones apply in the Carp Road Corridor Convenience Commercial area-specific policy.</i>	The first bullet has been revised with new Official Plan Designations, while the second and third bullets are carried forward from the current Zoning By-law 2008-250. The RC1 to RC5 subzones have the same zone codes as in the current Zoning By-law. The RC6 to RC9 subzones have been replaced by the RIL6, RIL7, RIL8 and RIL9 subzones to reflect the Rural Industrial and Logistics Official Plan designation in the Carp Road Corridor. The RC10 subzone has been replaced by the Greenbelt Facility Zone and a statement referring to Greenbelt employment uses has been removed. RC11 is now RC6, and RC12 is now RC7.
Permitted Uses (1) In the Rural Commercial Zone, the following uses are permitted: - agriculture-related use - amusement park, excluding a go-kart track - animal care establishment - artist studio - automobile dealership - automobile rental establishment - automobile service station - campground - car wash - drive-through facility - gas bar - heavy equipment and vehicle sales, rental and servicing - hotel - indoor entertainment facility - instructional facility - kennel - light industrial use, limited to a brewery, cidery or distillery - micro distribution facility - parking lot - personal service business - place of assembly - restaurant - retail store, limited to a retail food store, convenience store or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies - storefront industry - warehouse	Subsection (1) – Carried forward from Subsection 217(1) in the current Zoning By-law, except that instructional facility and agriculture-related use have been added. For the second draft, retail store, limited to a convenience store is no longer a conditional use and is now a permitted use.
Conditional Uses (2) The following conditional uses are also permitted in the Rural Commercial Zone: - office - one dwelling unit Subject to the following: (a) they must be located on the same lot as a permitted use.	Subsection (2) – Revised from Subsection 217(2) in the current Zoning By-law to remove bank machine, as it is no longer a standalone use, and move drive through facility and personal service business to permitted uses.

(3) A go-kart track is permitted provided it must not be located on a lot abutting a VM – Village Mixed-Use Zone, V1, V2, V3, V4 and V5 - Village Residential Zones.		Subsection (3) – Carried forward from Subsection 217(1)(b) in the current Zoning By-law.																																
Zone Provisions (4) An individual occupancy is limited to a maximum of 2,500 square metres of gross leasable floor area when the lot is located in a village shown on Schedule A2 – Rural Villages. (5) Except for permitted driveways and walkways, required front and exterior side yards must be landscaped with soft landscaping. (6) Outdoor storage is only permitted in an interior side yard or rear yard and must be screened from abutting streets or a Residential Zone; (a) Despite subsection (6) outdoor storage is permitted in any yard for an automobile dealership, automobile rental establishment, the sale of heavy vehicles and equipment, or the sale of agricultural, construction, gardening or landscaping-related products, equipment or supplies. (7) The provisions in Table 1303 apply in the Rural Commercial Zone:		Subsection (4), (5) and (6) – Relocated from Subsection 217 in the current Zoning By-law to group provisions together for ease of use. (4) was located under permitted uses, (5) and (6) were located in the zone provisions table. Subsection (6) – Modified for the second draft to remove “concealed from view” as this is redundant in addition to screened. Subclause (6)(c) – New provision that clarifies outdoor storage is permitted for vehicle sales and some retail sales. Subsection (7) – Table 1303 – Carried forward from Subsection 217(3) in the current Zoning By-law.																																
<table><tr><th colspan="3">Table 1303 – Rural Commercial Zone (RC) Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>4,000</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>30</td></tr><tr><td colspan="2">(c) Minimum front yard setback (m)</td><td>10</td></tr><tr><td rowspan="2">(d) Minimum interior side yard setback (m)</td><td>(i) Where abutting a Residential Zone</td><td>4.5</td></tr><tr><td>(ii) All other cases</td><td>3</td></tr><tr><td colspan="2">(e) Minimum exterior side yard setback (m)</td><td>6</td></tr><tr><td colspan="2">(f) Minimum rear yard setback (m)</td><td>10</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr><tr><td colspan="2">(h) Maximum lot coverage (%)</td><td>25</td></tr></table>			Table 1303 – Rural Commercial Zone (RC) Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		4,000	(b) Minimum lot width (m)		30	(c) Minimum front yard setback (m)		10	(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Zone	4.5	(ii) All other cases	3	(e) Minimum exterior side yard setback (m)		6	(f) Minimum rear yard setback (m)		10	(g) Maximum building height (m)		11	(h) Maximum lot coverage (%)		25
Table 1303 – Rural Commercial Zone (RC) Provisions																																		
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(h) Maximum lot coverage (%)		25																																

Sections 1303-1 to 1303-4 – Rural Commercial Subzones

Section 1303-1 – RC1, RC2, RC3 and RC4 Subzones																																																																												
Provisions					Notes																																																																							
Permitted Uses (1) In addition to the uses listed in subsection 1303(1), the following uses are also permitted in the RC1, RC2, RC3 and RC4 subzones: - light industrial use - office - research and development centre					Subsection (1) – Carried forward from Subsection 218(1)(a) in the current Zoning By-law, except that these additional uses were listed in the zone provision table and have been relocated.																																																																							
Zone Provisions (2) The provisions in Table 1303-1 apply in the RC1, RC2, RC3 and RC4 subzones: <table><tr><th colspan="6">Table 1303-1 – RC1, RC2, RC3 and RC4 Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th colspan="4">Provisions</th></tr><tr><th colspan="2">Subzone</th><th>(a) RC1</th><th>(b) RC2</th><th>(c) RC3</th><th>(d) RC4</th></tr><tr><td colspan="2">(i) Minimum lot area (m²)</td><td>1,350</td><td>2,000</td><td>8,000</td><td>20,000</td></tr><tr><td colspan="2">(ii) Minimum lot width (m)</td><td>20</td><td>30</td><td>60</td><td>90</td></tr><tr><td colspan="2">(iii) Minimum front yard setback (m)</td><td>7.5</td><td>10</td><td>10</td><td>10</td></tr><tr><td rowspan="2">(iv) Minimum interior side yard setback (m)</td><td>1. Where abutting a Residential Zone</td><td>4.5</td><td>4.5</td><td>6</td><td>6</td></tr><tr><td>2. All other cases</td><td>3</td><td>3</td><td>6</td><td>6</td></tr><tr><td colspan="2">(v) Minimum exterior side yard setback (m)</td><td>7.5</td><td>7.5</td><td>10</td><td>10</td></tr><tr><td colspan="2">(vi) Minimum rear yard setback (m)</td><td>7.5</td><td>10</td><td>10</td><td>10</td></tr><tr><td colspan="2">(vii) Maximum building height (m)</td><td>11</td><td>11</td><td>11</td><td>11</td></tr><tr><td colspan="2">(viii) Maximum lot coverage (%)</td><td>30</td><td>30</td><td>20</td><td>15</td></tr></table>					Table 1303-1 – RC1, RC2, RC3 and RC4 Provisions						Zoning Mechanism		Provisions				Subzone		(a) RC1	(b) RC2	(c) RC3	(d) RC4	(i) Minimum lot area (m²)		1,350	2,000	8,000	20,000	(ii) Minimum lot width (m)		20	30	60	90	(iii) Minimum front yard setback (m)		7.5	10	10	10	(iv) Minimum interior side yard setback (m)	1. Where abutting a Residential Zone	4.5	4.5	6	6	2. All other cases	3	3	6	6	(v) Minimum exterior side yard setback (m)		7.5	7.5	10	10	(vi) Minimum rear yard setback (m)		7.5	10	10	10	(vii) Maximum building height (m)		11	11	11	11	(viii) Maximum lot coverage (%)		30	30	20	15	Subsection (2) – Table 1303-1 – Carried forward from Subsection 218(1) in the current Zoning By-law. Provisions relating to outdoor storage and landscaping that were in this table are now in the primary zone provisions and do not need to be repeated.
Table 1303-1 – RC1, RC2, RC3 and RC4 Provisions																																																																												
Zoning Mechanism		Provisions																																																																										
Subzone		(a) RC1	(b) RC2	(c) RC3	(d) RC4																																																																							
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(vi) Minimum rear yard setback (m)		7.5	10	10	10																																																																							
(vii) Maximum building height (m)		11	11	11	11																																																																							
(viii) Maximum lot coverage (%)		30	30	20	15																																																																							

Section 1303-2 – RC5 Subzone					
Provisions					Notes
Permitted Uses (1) Despite subsections 1301(1), (2) and (3), only the following non-residential uses are permitted in the RC5 subzone: - campground, including chalets and cabins - marine facility, including the storage, servicing, repair, or sale or rental of boats, and sale of marine fuels					Subsection (1) – Carried forward from Subsection 218(2) in the current Zoning By-law.
Conditional Uses (2) The following conditional uses are also permitted in the RC5 subzone: - one dwelling unit - market - restaurant					Subsection (2) – Carried forward from Subsection 218(2)(e) in the current Zoning By-law, except that retail store, limited to a convenience store has been added as a permitted

• retail store, limited to a convenience store Subject to: (a) they must be located on the same lot as a permitted use.	use.
Zone Provisions (3) The provisions for the RC4 subzone in Table 1303-1 apply in the RC5 subzone.	Subsection (3) – Carried forward from Subsection 218(4) in the current Zoning By-law.

Section 1303-3 – RC6 and RC7 Subzones	
Provisions	Notes
Permitted Uses (1) Despite subsections 1303 (1),(2) and (3),only the following uses are permitted in the RC6 and RC7 subzones: • automobile rental establishment • car wash • drive-through facility • gas bar • parking lot • storefront industry	The RIL6 and RIL7 subzones are based on the RC6 and RC7 subzones in the current Zoning By-law. These subzones, as well as RIL8 and RIL9, were created were created to implement the former Carp Road Corridor Community Design Plan (CDP). The CDP was condensed and transferred to the <u>Area-Specific Policies of the Carp Road Corridor</u> (Volume 2C of the Official Plan). Subsection (1) – New provision that implements the Convenience Commercial Designation in the Carp Road Corridor. Permitted and conditional uses have been modified for the second draft to better align with the Area-Specific Policies for the area.
Conditional Uses (2) The following conditional uses are also permitted in the RC6 and RC7 subzones: • animal care establishment • artist studio • bank • instructional facility • medical facility • micro-distribution facility • office • personal service business • restaurant • retail store Subject to the following: (a) the gross floor area may not exceed 300 square metres; and (b) the cumulative gross floor area of uses listed in subsection (2) on a lot must not exceed 900 square metres.	Subsection (2) – New provision that implements the Area-Specific Policies for the Carp Road Corridor with a size limit for uses intended for employees and the travelling public.

Zone Provisions

(3) The provisions in Table 1303-2 apply in the RC6 and RC7 subzones:

Table 1303-2 – RC6 and RC7 Provisions			
Zoning Mechanism		Provisions	
Subzone		(a) RC6	(b) RC7
(i) Minimum lot area (m²)		2,000	4,000
(ii) Minimum lot width (m)		30	30
(iii) Minimum front yard setback (m)		8	8
(iv) Minimum interior side yard setback (m)	1. Where abutting an ME, RIL, RC, RG or RH Zone	3	3
	2. All other cases	4.5	4.5
(v) Minimum exterior side yard setback (m)		6	6
(vi) Minimum rear yard setback (m)	1. Where abutting an ME, RIL, RC, RG or RH Zone	3	3
	2. Where abutting a street	8	8
	3. All other cases	10	10
(vii) Maximum building height (m)		15	15
(viii) Maximum lot coverage (%)		50	50

Subsection (3) – Table 1308-3 – New provisions that are based on the current provisions for the RC6 and RC7 subzones in Subsection 218(6)(a) and (b) in the current Zoning By-law. A maximum lot occupancy has also been introduced that is the same as the maximum lot occupancy in other RIL zones.

Section 1303-4 – RC8 Subzone		
Provisions		Notes
Permitted Uses (1) Despite subsections 1303(1), (2) and (3), only the following uses are permitted in the RC8 subzone: • artist studio • automobile dealership • automobile rental establishment • automobile service station • bank • catering establishment • drive-through facility • funeral home • gas bar • heavy equipment and vehicle sales, rental and servicing • indoor entertainment facility • light industrial use • medical facility • office • personal service business • place of assembly • research and development centre • restaurant • retail store		This subzone replaces RC11. Subsection (1) – Carried forward from Subsection 218(10)(a) in the current Zoning By-law.
Conditional Uses (2) One dwelling unit is permitted providing it must be located in the same building as a permitted use.		Subsection (2) – Revised from Subsection 218(10)(a) in the current Zoning By-law. Where dwelling unit was used in the current Zoning By-law, it referred to a dwelling that was ancillary to a permitted use, as such it has been moved to conditional uses in RC8.

Zone Provisions

(3) The provisions in Table 1303-3 apply in the RC8 subzone:

Table 1303-3 – RC8 Subzone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		1,350
(b) Minimum lot width (m)		20
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Use or Zone	6
	(ii) All other cases	3
(e) Minimum exterior side yard setback		6
(f) Minimum rear yard setback (m)		6
(g) Maximum building height (m)		11
(h) Maximum lot coverage (%)		40

Subsection (3) – Table 1303-3 – Carried forward from Section 218(10)(b) in the current Zoning By-law. Provisions relating to outdoor storage and landscaping that were in the RC11 subzone table are already in the primary zone provisions and do not need to be repeated.

Section 1303-5 – RC9 Subzone

Provisions	Notes
Permitted Uses (1) Despite subsections 1303(1), (2) and (3), only the following uses are permitted in the RC9 subzone: • animal care establishment • artist studio • automobile dealership • automobile rental establishment • automobile service station • bank • car wash • catering establishment • day care • 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 • medical facility • micro-distribution facility • office • parking lot • personal service business • place of assembly • place of worship • recreational and athletic facility • restaurant • retail store • theatre • warehouse	This subzone replaces RC12. Subsection (1) – Carried forward from Subsection 218(11)(a) in the current Zoning By-law.

Conditional Uses

(2) One dwelling unit is permitted providing it must be located in the same building as a permitted use.

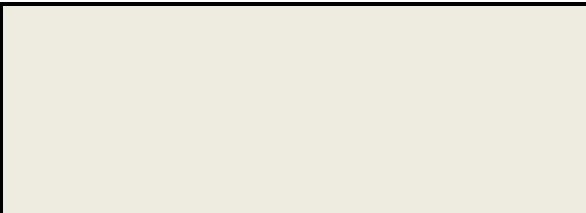
Subsection (2) – Revised from Subsection 218(10)(a) in the current Zoning By-law. Where dwelling unit was used in the current Zoning By-law, it referred to a dwelling that was ancillary to a permitted use, as such it has been moved to conditional uses in

		RC7.																													
Zone Provisions (3) Retail sale of automobiles in association with an automobile service station must not exceed an amount equal to 10 per cent of the lot area. (4) The provisions in Table 1303-4 apply in the RC9 subzone: <table><tr><th colspan="3">Table 1303-4 – RC9 Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>1,350</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>20</td></tr><tr><td colspan="2">(c) Minimum front yard setback (m)</td><td>6</td></tr><tr><td rowspan="2">(d) Minimum interior side yard setback (m)</td><td>(i) Where abutting a Residential Use or Zone</td><td>6</td></tr><tr><td>(ii) All other cases</td><td>3</td></tr><tr><td colspan="2">(e) Minimum exterior side yard setback</td><td>6</td></tr><tr><td colspan="2">(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr></table>		Table 1303-4 – RC9 Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		1,350	(b) Minimum lot width (m)		20	(c) Minimum front yard setback (m)		6	(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Use or Zone	6	(ii) All other cases	3	(e) Minimum exterior side yard setback		6	(f) Minimum rear yard setback (m)		7.5	(g) Maximum building height (m)		11	Subsection (3) – Carried forward from Subsection 218(11)(d) in the current Zoning By-law. Subsection (4) – Table 1303-4 – Carried forward from Subsection 218(11)(e) in the current Zoning By-law.
Table 1303-4 – RC9 Provisions																															
Zoning Mechanism		Provisions																													
(a) Minimum lot area (m²)		1,350																													
(b) Minimum lot width (m)		20																													
(c) Minimum front yard setback (m)		6																													
(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Use or Zone	6																													
	(ii) All other cases	3																													
(e) Minimum exterior side yard setback		6																													
(f) Minimum rear yard setback (m)		7.5																													
(g) Maximum building height (m)		11																													

Section 1304 – Mineral Aggregate Extraction Zone (ME)

Provisions	Notes														
Purpose The purpose of the Mineral Aggregate Extraction Zone is to: <i>Permit licensed mineral extraction operations in areas subject to the Mineral Aggregate Overlay in the Official Plan.</i> <i>Allow a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation on the lands within the ME zones.</i> <i>Impose regulations to minimize the impact of mineral extraction operations on the surrounding area.</i> <i>To ensure that a dwelling is located near the road in the ME1 and ME3 subzones through a maximum front yard setback to minimize encroachment onto mineral aggregate resources.</i> <i>The ME1 subzone is used to permit dwelling units; the ME2 subzone is used to limit mineral aggregate operations to a pit; and the ME3 subzone is used to permit dwellings where mineral aggregate operations are limited to a pit.</i>	The first bullet has been revised with new Official Plan designations. The second and third bullets have been carried forward from the current Zoning By-law 2008-250. The fourth bullet point consolidates statements that were in subzone provisions to the purpose section as they explain the intent of provisions. To ensure consistency with the definitions used in the Provincial Planning Statement, 2024, the term “mineral aggregate” is now used instead of “mineral.” Subzone descriptions have been moved to the purpose statement.														
Permitted Uses (1) In the Mineral Aggregate Extraction Zone, the following uses are permitted: - agricultural use - agriculture-related use - environmental preserve and educational area - equestrian establishment - forestry operation - kennel - leaf and yard waste composting facility - mineral extraction operation	Subsection (1) – Carried forward from Subsection 213(1)(a) in the current Zoning By-law.														
Conditional Uses (2) One mobile home is permitted provided that it must be located on the same lot as, and associated with, an operating mineral extraction operation. (3) A waste processing and transfer facility, limited to inert construction materials such as concrete and asphalt is permitted, provided that it must be located on the same lot as an operating mineral extraction operation.	Subsection (2) – Revised from Subsection 213(2)(c) in the current Zoning By-law to remove requirement that a mobile home be used for a caretaker or security guard as this cannot be enforced by zoning. Subsection (3) – Carried forward from Subsection 213(2)(d) in the current Zoning By-law.														
Zone Provisions (4) In the Mineral Aggregate Extraction Zone, the following provisions apply: (a) agriculture-related uses are permitted only a lot of 10 hectares or greater; and (b) despite Table 1304, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres. (5) The provisions in Table 1304 apply in the Mineral Aggregate Extraction Zone: <table><tr><th colspan="2">Table 1304 – Mineral Aggregate Extraction Zone (ME) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (ha)</td><td>10</td></tr><tr><td>(b) Minimum lot width (m)</td><td>30</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>30</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>15</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>30</td></tr></table>	Table 1304 – Mineral Aggregate Extraction Zone (ME) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (ha)	10	(b) Minimum lot width (m)	30	(c) Minimum front yard setback (m)	30	(d) Minimum interior side yard setback (m)	15	(e) Minimum exterior side yard setback (m)	30	Subsections (4)(a) and (b) – Carried forward from Subsections 213(3) and (5) in the current Zoning By-law. The provision that applies to a farm stand have been moved out of the table and is now a written provision. Subsection (5) – Table 1304 – Carried forward from Section 213(3) in in the current Zoning By-law.
Table 1304 – Mineral Aggregate Extraction Zone (ME) Provisions															
Zoning Mechanism	Provisions														
(a) Minimum lot area (ha)	10														
(b) Minimum lot width (m)	30														
(c) Minimum front yard setback (m)	30														
(d) Minimum interior side yard setback (m)	15														
(e) Minimum exterior side yard setback (m)	30														

(f) Minimum rear yard setback (m)	15
(g) Maximum building height (m)	15
(h) Minimum width of landscaped area along all lot lines (m)	15



Sections 1304-1 to 1304-3 – Mineral Aggregate Extraction Subzones

Section 1304-1 – Mineral Aggregate Extraction Subzone 1 (ME1)	
Provisions	Notes
Permitted Uses (1) In addition to the uses listed in subsections 1304(1), (2) and (3), the following use is also permitted in the ME1 subzone: dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted on a lot; and (b) a dwelling unit located in a coach house counts towards clause (1)(a).	Subsection (1) – Carried forward from Subsection 214(1)(a) in the current Zoning By-law. Residential uses have been changed to form-based in line with other rural zones.
Zone Provisions (2) Despite Table 1304, the minimum front yard setback for a dwelling unit is 10 metres and the maximum front yard setback for a dwelling unit is 45 metres.	Subsection (2) – Revised from Subsection 214(1)(b) in the current Zoning By-law to reduce the minimum front yard setback to 10 metres, which is the same as the Rural Countryside Zone. The maximum setback has been carried forward.

Section 1304-2 – Mineral Aggregate Extraction Subzone 2 (ME2)	
Provisions	Notes
Permitted Uses (1) Despite subsection 1304(1), a mineral extraction operation is limited to a pit in the ME2 subzone.	Subsection (1) – Carried forward from Subsection 214(2) in the current Zoning By-law.

Section 1304-3 – Mineral Aggregate Extraction Subzone 3 (ME3)	
Provisions	Notes
Permitted Uses (1) In addition to the uses listed in subsections 1304(1), (2) and (3), the following use is also permitted ME3 subzone: dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted within a building; and (b) a dwelling unit located in a coach house counts towards clause (1)(a). (2) Despite subsection 1304(1), a mineral extraction operation is limited to a pit in the ME3 subzone.	Subsection (1) – Carried forward from Subsection 214(3)(a) in the current Zoning By-law. Subsection (2) – Carried forward from Subsection 214(3)(a) in the current Zoning By-law.
Zone Provisions (3) Despite Table 1304, the minimum front yard setback for a dwelling unit is 10 metres and the maximum front yard setback for a dwelling unit is 45 metres.	Subsection (3) – Revised from Subsection 214(3)(b) in the current Zoning By-law to reduce the minimum front yard setback to 10 metres, which is the same as the Rural Countryside Zone. The maximum setback has been carried forward.

Section 1305 – Mineral Aggregate Reserve Zone (MR)

Provisions	Notes																		
Purpose The purpose of the Mineral Aggregate Reserve Zone is to: - Identify areas where unexploited mineral aggregate resources exist that are subject to the Bedrock Resource Area Overlay and the Sand and Gravel Resource Area Overlay shown on Official Plan Schedule B9 – Rural Transect, which are not presently active mineral aggregate extraction operations. - Identify lands with unexploited mineral aggregate resources until a request is made for a rezoning to the Mineral Extraction – ME zone to permit a mineral extraction operation. - Allow a limited range of permitted uses which are related to or compatible with mineral extraction operations, as well as interim uses that would not sterilize the potential of future mineral extraction operation. - Recognize existing dwellings through the MR1 Subzone.	The Mineral Aggregate Reserve Zone has been carried forward from the current Zoning By-law 2008-250 to replace the Mineral Aggregate Overlay proposed in the first draft. The MR zone is proposed to replace the Overlay in the second draft to simplify implementation. The Purpose Statement from the current MR – Mineral Aggregate Reserve Zone provisions has been carried forward from the current Zoning By-law 2008-250. The first bullet has been revised to reference the correct terms from the Official Plan. The second and third bullets have been carried forward from the current Zoning By-law 2008-250. The fourth bullet point consolidates statements from subzone provisions to the purpose section as they explain the intent of provisions.																		
Permitted Uses (1) In the Mineral Aggregate Reserve Zone, the following uses are permitted: - agricultural use - agriculture-related use - environmental preserve and educational area - equestrian establishment - forestry operation - kennel	Subsection (1) – Carried forward from subsection 215(1)(a) in the current Zoning By-law.																		
Zone Provisions (2) In the Mineral Aggregate Reserve Zone, the following provisions apply: (a) agriculture-related uses are permitted only a lot of 10 hectares or greater; and (b) despite Table 1305, a farm produce stand associated with an agricultural use is subject to a maximum gross floor area of 28 square metres and a minimum front yard setback of 6 metres. (3) The provisions of Table 1305 apply in the Mineral Aggregate Reserve Zone: <table><tr><th colspan="2">Table 1305 – Mineral Aggregate Reserve Zone (MR) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (ha)</td><td>10</td></tr><tr><td>(b) Minimum lot width (m)</td><td>30</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>10</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>10</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>10</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>15</td></tr><tr><td>(g) Maximum building height (m)</td><td>15</td></tr></table>	Table 1305 – Mineral Aggregate Reserve Zone (MR) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (ha)	10	(b) Minimum lot width (m)	30	(c) Minimum front yard setback (m)	10	(d) Minimum interior side yard setback (m)	10	(e) Minimum exterior side yard setback (m)	10	(f) Minimum rear yard setback (m)	15	(g) Maximum building height (m)	15	Subsections (2)(a) and (b) – Carried forward from subsections 215(4) and (2) in the current Zoning By-law. The provision that applies to a farm stand have been moved out of the table and are now a written provision. Subsection (3) – Table 1305 – Carried forward from Section 215(2) in in the current Zoning By-law, except that front and side yard setbacks have been reduced and are now consistent the RU Zone. As the intention with the MR Zone is to place any uses away from mineral aggregate resources, smaller setbacks are proposed to provide more flexibility.
Table 1305 – Mineral Aggregate Reserve Zone (MR) Provisions																			
Zoning Mechanism	Provisions																		
(a) Minimum lot area (ha)	10																		
(b) Minimum lot width (m)	30																		
(c) Minimum front yard setback (m)	10																		
(d) Minimum interior side yard setback (m)	10																		
(e) Minimum exterior side yard setback (m)	10																		
(f) Minimum rear yard setback (m)	15																		
(g) Maximum building height (m)	15																		

Sections 1305-1 – Mineral Aggregate Reserve Subzone

Section 1305-1 – Mineral Aggregate Reserve Subzone 1 (MR1)	
Provisions	Notes
Permitted Uses (1) In addition to the uses listed in subsection 1305(1), the following use is also permitted in the ME1 subzone: dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (b) a dwelling unit located in a coach house counts towards clause (1)(a).	Subsection (1) – Carried forward from subsection 216(1)(a) in the current Zoning By-law. Residential uses have been changed to form-based provisions in line with other rural zones.
Zone Provisions (2) Despite Table 1305, the maximum front yard setback for a dwelling is 45 metres.	Subsection (2) – Revised from subsection 216(1)(b) in the current Zoning By-law to move an explanation of the provision’s intent to the zone purpose statement.

Section 1306 – Rural General Industrial Zone (RG)

Provisions	Notes
Purpose The purpose of the Rural General Industrial Zone is to: <i>Permit the development of light industrial uses in areas mainly designated as Rural Countryside and Village in the Official Plan.</i> <i>Accommodate a range of light industrial uses as well as limited service or commercial uses.</i> <i>Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.</i>	The first bullet has been updated to include new Official Plan Designations. The second bullet has been changed to remove “traveling public” as zoning cannot regulate who uses a commercial use. The third bullet has been carried forward. The RG4 and RG5 subzones have been replaced by Rural Industrial and Logistics zones.
Permitted Uses (1) In the Rural General Industrial Zone, the following uses are permitted: - animal care establishment - automobile body shop - automobile dealership - automobile service station - broadcasting and production studio - cannabis production facility, indoor - car wash - drive-through facility - emergency service - gas bar - heavy equipment and vehicle sales, rental and servicing - instructional facility - kennel - leaf and yard waste composting facility - light industrial use - office - parking lot - personal service business - restaurant - retail store - storage yard - truck transport terminal - warehouse - waste processing and transfer facility, non-putrescible	Subsection (1) – Revised from Subsections 219(1) and (2) in the current Zoning By-law 2008-250 with the following uses added: - broadcasting and production studio - emergency service - instructional facility The following uses have been moved from conditional to permitted uses: - animal care establishment - car wash - personal service business - restaurant - retail store The Official Plan direction in <u>Policy 9.3</u> is to concentrate industrial uses in the Rural Industrial and Logistics Designation so the uses in Rural General Industrial have been expanded so that a transition away from industrial uses is possible.
Conditional Uses (2) One dwelling unit is permitted provided it must be located on the same lot as a use listed in subsection (1).	Subsection (2) – Revised from Subsection 219(1)(b) in the current Zoning By-law to remove the requirement that a dwelling unit be occupied by a caretaker as this requirement is impossible to enforce through zoning.

Zone Provisions

- (3) Outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.
- (4) The provisions in Table 1306 apply in the Rural General Industrial Zone and the RG1, RG2 and RG3 subzones:

Table 1306 – Rural General Industrial Zone (RG), and RG1, RG2 and RG3 Subzones Provisions					
Zoning Mechanism		Provisions			
Subzone		(a) RG	(b) RG1	(c) RG2	(d) RG3
(i) Minimum lot area (m²)		4,000	8,000	3,000	2,000
(ii) Minimum lot width (m)		30	60	35	30
(iii) Minimum front yard setback (m)		15	15	15	15
(iv) Minimum interior side yard setback (m)	1. Where abutting an RG, RH, RC or RIL Zone	3	3	3	3
	2. All other cases	8	8	8	8
(v) Minimum exterior side yard setback (m)	1. Where abutting an RG, RH or RC Zone	8	8	8	8
	2. All other cases	12	12	12	12
(vi) Minimum rear yard setback (m)		15	15	15	5
(vii) Maximum building height (m)		15	15	15	15
(viii) Maximum lot coverage (%)		50	50	50	50

Deleted from DRAFT 1 – provision limiting size of sales and display areas, because a retail use is permitted.

Subsection (3) – Relocated from Subsection 219(3)(i) in the current Zoning By-law so it is now a written provision instead of being in the table.

Subsection (4) – Carried forward from Sections 219(3) and 220(1) in the current Zoning By-law except that the exterior side yard when abutting an industrial or commercial zone has been reduced to 8 metres.

Provisions for the RG1 to RG3 subzones were listed separately, but have been consolidated into one table for ease of use as these subzones permit the same uses as the primary zone.

Section 1307 – Rural Heavy Industrial Zone (RH)

Provisions	Notes
Purpose The purpose of the Rural Heavy Industrial Zone is to: <i>Permit the development of heavy industrial uses in areas designated as Rural Countryside in the Official Plan.</i> <i>Accommodate a range of heavy industrial uses as well as limited service commercial uses at locations that are neither environmentally sensitive nor in close proximity to incompatible land uses.</i> <i>Regulate development in a manner that respects adjacent land uses and will have a minimal impact on the surrounding rural area.</i>	The first bullet has been updated to reflect new Official Plan designations. Any RH parcels under the current Zoning By-law designated Rural Industrial and Logistics by the Official Plan will be zoned RIL – Rural Industrial and Logistics, which includes all of the RH4 and RH5 subzones in the Carp Road Corridor. The second and third bullets have been retained.
Permitted Uses (1) In the Rural Heavy Industrial Zone, the following uses are permitted: - automobile body shop - automobile service station - cannabis production facility, indoor - crematorium - drive-through facility - gas bar - heavy equipment and vehicle sales, rental and servicing - heavy industrial use - kennel - leaf and yard waste composting facility - light industrial use - parking lot - personal service business, limited to a service and repair shop - storage yard - truck transport terminal - warehouse - waste processing and transfer facility	Subsection (1) – Carried forward from Subsection 221(1)(a) in the current Zoning By-law 2008-250.
Conditional Uses (2) The following conditional uses are also permitted in the Rural Heavy Industrial Zone provided the use is located on the same lot as a use listed in subsection (1): - car wash - retail store, limited to a convenience store, retail food store, or the sale of goods, service or materials provided by a use listed in subsection (1) (3) The following conditional uses are also permitted in the Rural Heavy Industrial Zone - office - restaurant (a) the use is located on the same lot as a use listed in subsection (1); and (b) the use is limited to a maximum gross floor area of 300 square metres.	Subsection (2) – Carried forward from Subsection 221(2) in the current Zoning By-law, except that retail food store has been added. Subsection (3) – Revised from Subsection 221(2) in the current Zoning By-law. As bar is no longer a separate use from restaurant, it has been removed as a permitted use and the percentage limit when part of a brewery has been removed. This would allow a restaurant up to 300 square metres. to be part of a brewery, winery or distillery. Office has been added as a conditional use with a size limit.

Zone Provisions

- (4) Outdoor storage is prohibited in front and exterior side yards and, must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.
- (5) The provisions in Table 1307 apply in the Rural Heavy Industrial Zone and the RH1, RH2 and RH3 Subzones:

Table 1307 – Rural Heavy Industrial Zone (RH) and RH1, RH2 and RH3 subzones Provisions					
Zoning Mechanism		Provisions			
Subzone		(a) RH	(b) RH1	(c) RH2	(d) RH3
(i) Minimum lot area (m²)		8,000	20,000	4,000	1,000
(ii) Minimum lot width (m)		50	50	50	50
(iii) Minimum front yard setback (m)		15	15	15	15
(iv) Minimum interior side yard setback (m)	1. Where abutting an RG, RH or RC Zone	3	3	3	3
	2. All other cases	10	10	10	10
(v) Minimum exterior side yard setback (m)		12	12	12	12
(vi) Minimum rear yard setback (m)		15	15	15	15
(vii) Maximum building height (m)		15	15	15	15
(viii) Maximum lot coverage (%)		50	50	50	50

Deleted from DRAFT 1 – provision limiting size of sales and display areas, because a retail use is permitted.

Subsection (4) – Carried forward from Subsection 221(3)(i) in the current Zoning By-law, but relocated from the table.

Subsection (5) – Table 1307 – Carried forward from Subsections 221(3) and 222(1) in the current Zoning By-law. As the RH subzones permit the same uses and are subject to the same provisions, the primary and subzone tables have been consolidated.

Section 1308 – Rural Industrial and Logistics Zone (RIL)

Provisions	Notes
Purpose The purpose of the Rural Industrial and Logistics Zone is to: <i>Provide opportunities for the development of industrial, manufacturing, warehousing, and distribution uses in areas identified and protected for such uses under the Rural Industrial and Logistics designation of the Official Plan.</i> <i>Permit a limited number of commercial uses intended to provide services to employees or the travelling public.</i> <i>Regulate development in a manner that minimizes impacts on the surrounding rural area.</i> <i>Heavy industrial and noxious uses will be directed to the RIL3, RIL4 and RIL5 subzones.</i>	This is a new zone to recognize protections for employment uses in the Provincial Policy Statement and lands designated as Rural Industrial and Logistics in the Official Plan. Provisions are generally adapted from the existing rural commercial (RC) and rural industrial (RG and RH) zones. The primary zone, and the RIL1 and RIL2 subzones replace the current RG zones. The RIL subzones that reflect the area-specific policies for the Carp Road Corridor have been deleted for the third draft as a result of the revised definition of <i>area of employment</i> in the <i>Planning Act</i>.
Permitted Uses (1) In the Rural Industrial and Logistics Zone, the following uses are permitted: - automobile body shop - automobile service station - cannabis production facility, indoor - drive-through facility - gas bar - heavy equipment and vehicle sales, rental, and servicing - leaf and yard waste composting facility - light industrial use - research and development centre - storage yard - truck transport terminal - warehouse - waste processing and transfer facility, non-putrescible	Subsection (1) – New provision that implements Official Plan <u>Policy 9.3.2.1</u> and includes heavy and light industrial; transportation, distribution, warehouse and large-scale storage operations, and, uses that are noxious by virtue of their noise, odour, dust or other emissions. The uses are based on the RG – Rural General Industrial primary zone. Sensitive land uses that would conflict with or be negatively affected by industrial facilities are prohibited by Official Plan <u>Policy 9.3.2.2</u>. Subsection (1) – Permitted uses have been modified in accordance with uses permitted within the revised definition of <i>area of employment</i> in the <i>Planning Act</i>.
Conditional Uses (2) The following conditional uses are permitted in the Rural Industrial and Logistics Zone provided the gross floor area of each individual occupancy for a use must not exceed 300 square metres: - car wash - personal service business, limited to a service and repair shop - restaurant - training centre (3) An automobile dealership is permitted provided it is located on the same lot as an automobile service station or an automobile body shop.	Subsection (2) – New provision that implements Official Plan <u>Policy 9.3.2.1(d)</u> that limits the size of commercial uses to 300 square metres in the Rural Industrial and Logistics Designation. These uses are intended to be for employees and the travelling public. Subsection (3) – New provision that permits automobile sales in association with permitted uses.

Zone Provisions

- (4) In the Rural Industrial and Logistics Zone, the following provisions apply:
- (a) a sales and display area accessory to a permitted use may not exceed the greater of 300 square metres or 25 per cent of the gross floor of the use to which it is accessory; and
 - (b) outdoor storage is prohibited in front and exterior side yards and must be screened from abutting residential uses, residential zones, and public streets by an opaque screen at least 1.8 metres in height from finished grade in all other yards.
- (5) The provisions in Table 1308 apply in the Rural Industrial and Logistics Zone:

Table 1308 – Rural Industrial and Logistics Zone (RIL) Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		8,000
(b) Minimum lot width (m)		50
(c) Minimum front yard setback (m)		8
(d) Minimum interior side yard setbacks (m)	(i) Where abutting an ME, RIL, RC, RG or RH Zone	3
	(ii) All other cases	8
(e) Minimum exterior side yard setback (m)		8
(f) Minimum rear yard setbacks (m)	(i) Where abutting an ME, RIL, RC, RG or RH Zone	3
	(ii) Where abutting a street	8
	(iii) All other cases	10
(g) Maximum building height (m)		15
(h) Maximum lot coverage (%)		50

Subsection (4)(a) – New provision that allows permitted uses to have on-site sales and display areas.

Subsection (4)(b) – Carried forward from Section 219(3)(i) in the current Zoning By-law 2008-250, but moved out of the table.

Subsection (5) – Table 1308 – New provisions that are based on RG primary zone and RG1 subzone provisions in subsections 219(3) and 220(1)(a) in the current Zoning By-law. Front and exterior side yard setbacks have been harmonized and reduced to provide greater development flexibility.

Interior side or rear yard setbacks abutting other industrial or mineral aggregate zones have been reduced to 3 metres, recognizing that these uses are compatible and separation distances are determined by Building Code based on construction characteristics. Building height and lot coverage remain unchanged.

Sections 1308-1 to 1308-4 – Rural Industrial and Logistics Subzones

Section 1308-1 – RIL1 and RIL2 Subzones	
Provisions	Notes
Zone Provisions (1) In the RIL1 and RIL2 subzones, the following provisions apply: (a) despite Table 1308, the minimum lot area in RIL1 is 4,000 square metres and the minimum lot width is 30 metres; and (b) despite Table 1308, the minimum lot area in RIL2 is 2,000 square metres and the minimum lot width is 30 metres.	The RIL1 subzone replaces the current RG and RG5 subzones. The RIL2 subzone replaces the current RG2, RG3, and RG4 subzones. Subsection (1) – New provision that is based on the current lot areas and widths in RG and RG5 for RIL1, and RG2, RG3 and RG4 for RIL2.

Section 1308-2 – RIL3, RIL4 and RIL5 Subzones	
Provisions	Notes
Permitted Uses (1) In addition to the uses permitted in subsections 1308(1) and (2), the following uses are also permitted in the RIL3, RIL4 and RIL5 subzones: - crematorium - heavy industrial use - waste processing and transfer facility	The RIL3, RIL4 and RIL5 subzones are based on the RH – Rural Heavy Industrial primary zone and subzones in Sections 221 and 222 of the current Zoning By-law. The RIL3 subzone replaces the current RH1 and the RH5 subzone. The RIL4 subzone replaces the current RH zone. The RIL5 subzone replace the current RH2 and RH3 subzones. Subsection (1) – Carried forward from the RH permitted uses in section 221(1)(a) of the current Zoning By-law.

Zone Provisions

(2) The provisions in Table 1308-1 apply in the RIL3, RIL4 and RIL5 subzones:

Table 1308-1 – RIL3, RIL4 and RIL5 Subzone Provisions

Zoning Mechanism		Provisions		
Subzone		(a) RIL3	(b) RIL4	(c) RIL5
(i) Minimum lot area (m²)		8,000	20,000	4,000
(ii) Minimum lot width (m)		50	60	30
(iii) Minimum front yard setback (m)		12	12	12
(iv) Minimum interior side yard setback (m)	1. Where abutting an ME, RIL, RC, RG or RH Zone	3	3	3
	2. All other cases	10	10	10
(v) Minimum exterior side yard setback (m)		12	12	12
(vi) Minimum rear yard setback (m)	1. Where abutting an ME, RIL, RC, RG or RH Zone	3	3	3
	2. Where abutting a street	12	12	12
	3. All other cases	15	15	15
(vii) Maximum building height (m)		15	15	15
(viii) Maximum lot coverage (%)		50	50	50

Subsection (2) – Table 1308-2 –

New provisions that harmonize the provisions from the RH primary zone and subzones, except for lot width and lot area, which are retained from the RH primary zone for RIL3 and the RH1 and RH2 subzones for RIL4 and RIL5 respectively. Varying rear yard setbacks based on proximity to sensitive uses have also been introduced, but that would retain a 15 metre setback abutting any residential zone.

Section 1309 – Rural Institutional Zone (RI)

Provisions	Notes
Purpose The purpose of the Rural Institutional Zone is to: • <i>Permit a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as Village in the Official Plan.</i> • <i>Permit a limited range of educational and place of assembly uses where they exist in areas designated Rural Countryside and Agricultural Resource Area in the Official Plan.</i> • <i>Ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.</i>	The purpose statement has been carried forward with updated Official Plan designations.
Permitted Uses (1) In the Rural Institutional Zone, the following uses are permitted: (a) Residential uses: • one dwelling unit (b) Non-residential uses: • cemetery • community centre • day care • emergency service • environmental preserve and educational area • government service centre • library • market • museum • place of assembly • place of worship • recreational and athletic facility • school • shelter	Subsection (1) – Revised from Subsection 223(1) in the current Zoning By-law 2008-250, to allow one dwelling unit that is no longer required to be ancillary to a place of worship. Recreational and athletic facility has also been added as a permitted use.
Conditional Uses (2) The following conditional use is also permitted in the Rural Institutional Zone: • instructional facility • restaurant • retail store Subject to: (a) the use must be located on the same lot as a use listed in subsection (1); and (b) must not exceed 300 square metres of gross floor area.	Subsection (2) – New provision that would allow uses that are complimentary to the permitted uses, but limited in scale to preserve the primacy of the institutional use.

Zone Provisions

(3) The provisions in Table 1309 apply in the Rural Institutional Zone:

Table 1309 – Rural Institutional Zone (RI) Provisions		
Zoning Mechanism		Provisions
Zone/Subzone		(a) RI
(i) Minimum lot area (m²)		2,000
(ii) Minimum lot width (m)		30
(iii) Minimum front yard setback (m)		6
(iv) Minimum interior side yard setback (m)		6
(v) Minimum exterior side yard setback (m)		6
(vi) Minimum rear yard setbacks (m)	1. Where abutting a Residential Zone	10
	2. All other cases	7.5
(vii) Maximum building height (m)		10
(viii) Maximum lot coverage (%)		50
(ix) Minimum landscaped area (%)		20

Subsection (3) – Table 1309 –
Carried forward from Subsections 223(1) and 224(2) in the current Zoning By-law. As the RI1 to RI3 subzones permit the same uses, the zone provisions have been consolidated into one table instead of being listed in two sections.

Sections 1309-1 to 1309-3 – Rural Institutional Subzones

Section 1309-1 – Rural Institutional 1, 2 and 3 Subzones (RI1, RI1 and RI3)					
Provisions					Notes
Zone Provisions					Subsection (1) – Table 1309-1 – Carried forward from Subsection 224(2)(b) in the current Zoning By-law.
(1) The provisions in Table 1309-1 apply in the RI1, RI2 and RI3 subzones:					
Table 1309-1 – RI1, RI2 and RI3 Subzone Provisions					
Zoning Mechanism		Provisions			
Zone/Subzone		(a) RI1	(b) RI2	(c) RI3	
(i) Minimum lot area (m²)		1,000	4,000	10,000	
(ii) Minimum lot width (m)		30	60	75	
(iii) Minimum front yard setback (m)		6	9	9	
(iv) Minimum interior side yard setback (m)		3	9	9	
(v) Minimum exterior side yard setback (m)		6	9	9	
(vi) Minimum rear yard setbacks (m)	1. Where abutting a Residential Zone	10	10	10	
	2. All other cases	7.5	10	10	
(vii) Maximum building height (m)		10	12	12	
(viii) Maximum lot coverage (%)		75	30	30	

Section 1309-2 – Rural Institutional Subzone 4 (RI4)																							
Provisions		Notes																					
Permitted Uses (1) In addition to the uses listed in subsections 1309(1), (2) and (3), the following uses are also permitted in RI4 subzone: • fairground • sports arena		Subsection (1) – Carried forward from Subsection 224(2)(a) in the current Zoning By-law, except that recreational and athletic facility is now a permitted use in the primary zone and is no longer listed here. Subsection (2) – Table 1309-2 – Carried forward from Subsection 224(2)(b) in the current Zoning By-law.																					
Zone Provisions (2) The provisions in Table 1309-2 apply in the RI4 subzone: <table><tr><th colspan="2">Table 1309-2 – RI4 Subzone Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>10,000</td></tr><tr><td>(b) Minimum lot width (m)</td><td>75</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>9</td></tr><tr><td>(d) Minimum rear yard setback (m)</td><td>10</td></tr><tr><td>(e) Minimum interior side yard setbacks (m)</td><td>9</td></tr><tr><td>(f) Minimum exterior side yard setbacks (m)</td><td>9</td></tr><tr><td>(g) Maximum building height (m)</td><td>12</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>30</td></tr><tr><td>(i) Minimum landscaped area (%)</td><td>20</td></tr></table>			Table 1309-2 – RI4 Subzone Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m²)	10,000	(b) Minimum lot width (m)	75	(c) Minimum front yard setback (m)	9	(d) Minimum rear yard setback (m)	10	(e) Minimum interior side yard setbacks (m)	9	(f) Minimum exterior side yard setbacks (m)	9	(g) Maximum building height (m)	12	(h) Maximum lot coverage (%)	30	(i) Minimum landscaped area (%)
Table 1309-2 – RI4 Subzone Provisions																							
Zoning Mechanism	Provisions																						
(a) Minimum lot area (m²)	10,000																						
(b) Minimum lot width (m)	75																						
(c) Minimum front yard setback (m)	9																						
(d) Minimum rear yard setback (m)	10																						
(e) Minimum interior side yard setbacks (m)	9																						
(f) Minimum exterior side yard setbacks (m)	9																						
(g) Maximum building height (m)	12																						
(h) Maximum lot coverage (%)	30																						
(i) Minimum landscaped area (%)	20																						

Section 1309-3 – Rural Institutional 5, 6 ,7 and 8 Subzones (RI5, RI6, RI7 and RI8)					
Provisions					Notes
Permitted Uses (1) Despite subsections 1309 (1), (2) and (3), only the following uses are permitted in the RI5, RI6, RI7 and RI8 subzones: (a) Residential uses: - one dwelling unit (b) Non-residential uses: - cemetery - community centre - day care - emergency service - environmental preserve and education area - library - museum - place of worship - school					Subsection (1) – Revised from 224(3) in the current Zoning By-law to expand the permitted uses in the RI5 to RI8 subzones, which are almost entirely located outside of villages. A dwelling unit is now permitted, which would allow a place of worship to be converted to a dwelling without a rezoning. Community centre, emergency service, environmental preserve and education area, library and museum have been added as uses.
Conditional Uses (2) The following conditional uses are also permitted in the RI5, RI6, RI7 and RI8 subzones provided they are located on the same lot as a permitted use: - artist studio - place of assembly					Subsection (2) – This new provision permits new uses that are complimentary to the permitted uses in these subzones.
Zone Provisions (3) The provisions in Table 1309-3 apply in the RI5, RI6, RI7 and RI8 subzones:					Subsection (3) – Table 1309-2 – Carried forward from Subsection 224(c) in the current Zoning By-law.
Table 1309-3 – RI5, RI6, RI7 and RI8 Subzone Provisions					
Zoning Mechanism		Provisions			
Subzone		(a) RI5	(b) RI6	(c) RI7	(d) RI8
(i) Minimum lot area (m²)		10,000	4,000	2,000	1,000
(ii) Minimum lot width (m)		75	60	30	30
(iii) Minimum front yard setback (m)		9	9	6	6
(iv) Minimum rear yard setback (m)	1. Where abutting a Residential Zone	10	10	10	10
	2. All other cases	10	10	7.5	7.5
(v) Minimum interior side yard setback (m)		9	9	6	3
(vi) Minimum exterior side yard setback (m)		9	9	6	6
(vii) Maximum building height (m)		12	12	10	10
(viii) Maximum lot coverage (%)		30	30	50	75
(ix) Minimum landscaped area (%)		20	20	20	20

Section 1310 – Rural Residential Zone (RR)

Provisions	Notes																				
Purpose The purpose of the Rural Residential Zone is to: • <i>Recognize existing residential development in Rural Countryside and Greenbelt areas outside of Villages.</i> • <i>Regulate development in a manner that respects both the residential character of the area and the surrounding rural context.</i> • <i>Represent historical country lot developments through the RR1, RR2 and RR3 subzones.</i> • <i>Represent existing small lot rural development in hamlets and clusters as well as golf course estate subdivisions through the RR4 to RR17 subzones.</i>	The purpose statement has been updated to reflect the policies of the new Official Plan in <u>Section 9.2.3</u>, which generally prohibit any new residential lot creation outside of Villages in the Rural Transect. As such, the Rural Residential Zone is primarily used to recognize existing residential uses. The Third and Fourth bullet points were included in provisions in the current Zoning By-law 2008-250, but they have been moved to the purpose statements																				
Permitted Uses (1) In the Rural Residential Zone, the following use is permitted: • dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a).	Subsection (1) – Revised from Section 225(1) in the current Zoning By-law. As with other rural zones, residential uses have been changed to form-based, rather than typology-based. This approach maintains current permissions and is consistent with the residential uses in urban zones. As a secondary unit is currently permitted with no size restrictions except for the number of bedrooms, which applies to all dwelling units, there is no meaningful difference between a primary and accessory dwelling unit, except coach houses are subject to Section 701. Bed and breakfast, group home, retirement home, converted, home-based business and home-based daycare are generally permitted wherever residential uses are allowed.																				
Zone Provisions (2) An agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a dwelling on a lot of 0.8 hectares or larger in area. (3) The provisions in Table 1310 apply in the Rural Residential Zone: <table><tr><th colspan="2">Table 1310 – Rural Residential Zone (RR) Provisions</th></tr><tr><th>Zoning Mechanism</th><th>Provisions</th></tr><tr><td>(a) Minimum lot area (m²)</td><td>8,000</td></tr><tr><td>(b) Minimum lot width (m)</td><td>50</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>10</td></tr><tr><td>(d) Minimum rear yard setback (m)</td><td>10</td></tr><tr><td>(e) Minimum interior side yard setback (m)</td><td>6</td></tr><tr><td>(f) Minimum exterior side yard setback (m)</td><td>10</td></tr><tr><td>(g) Maximum building height (m)</td><td>11</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>15</td></tr></table>	Table 1310 – Rural Residential Zone (RR) Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m²)	8,000	(b) Minimum lot width (m)	50	(c) Minimum front yard setback (m)	10	(d) Minimum rear yard setback (m)	10	(e) Minimum interior side yard setback (m)	6	(f) Minimum exterior side yard setback (m)	10	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	15	Subsection (2)(a) – New provision that allows development on existing lots to occur provided all other provisions can be met. This provision has been deleted for the third draft as subsection 103(4) allows development on an existing lot, including on vacant lots, that do not meet lot width or lot area requirements. Subsection (2)– Carried forward from Subsection 225(1)(e) in the current Zoning By-law. Subsection (3) – Table 1310 – Carried forward from Subsection 225(2) in the current Zoning By-law.
Table 1310 – Rural Residential Zone (RR) Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m²)	8,000																				
(b) Minimum lot width (m)	50																				
(c) Minimum front yard setback (m)	10																				
(d) Minimum rear yard setback (m)	10																				
(e) Minimum interior side yard setback (m)	6																				
(f) Minimum exterior side yard setback (m)	10																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	15																				

Section 1310-1 to 2 – Rural Residential Subzones

Section 1310-1 – RR1, RR2 and RR3 Subzones				
Provisions				Notes
Zone Provisions				Subsection (1) – Table 1310-1 – Carried forward from Subsection 226(1) in the current Zoning By-law. Further review and potential consolidation will be conducted as part of the second draft of the New Zoning By-law. These subzones are used for existing country lot developments.
(1) The provisions in Table 1310-1 apply in the RR1, RR2 and RR3 subzones:				
Table 1310-1 – RR1, RR2 and RR3 Subzone Provisions				
Zoning Mechanism	Provisions			
Subzone	(a) RR1	(b) RR2	(c) RR3	
(i) Minimum lot area (m²)	8,000	8,000	8,000	
(ii) Minimum lot width (m)	45	50	60	
(iii) Minimum front yard setback (m)	15	12	10	
(iv) Minimum interior side yard setback (m)	3	6	5	
(v) Minimum exterior side yard setback (m)	15	12	5	
(vi) Minimum rear yard setback (m)	15	23	10	
(vii) Maximum building height (m)	11	11	11	
(viii) Maximum lot coverage (%)	No maximum	8	15	

Section 1310-2 – RR4 to RR17						
Provisions						Notes
Zone Provisions						Subsection (1) – Table 1310-2 – revised from Subsection 226(2) in the current Zoning By-law. The minimum lot area has been increased to 8,000 square metres for all subzones to implement Official Plan Policy 4.7.2.8), which establishes a minimum lot area of 0.8 hectares for new lots on private services outside of villages. A minimum lot width of 40 metres has also been introduced where lot widths in the current Zoning By-law were narrower. All other provisions have been carried forward. This would permit additions to existing buildings or redevelopment on an existing lot. The larger lot area and lot width requirements will only apply when new lots are created. These subzones are used for existing small lot size rural development in hamlets, along riverfronts and rural lot clusters, and golf course estate subdivisions. The table has also been split into three tables to improve legibility.
(1) The provisions in Table 1310-2 apply in the RR4 to RR17 subzones:						
Table 1310-2 – RR4 to RR8 Subzone Provisions						
Zoning Mechanism	Provisions					
Subzone	(a) RR4	(b) RR5	(c) RR6	(d) RR7	(e) RR8	
(i) Minimum lot area (m²)	8,000	8,000	8,000	8,000	8,000	
(ii) Minimum lot width (m)	40	45	40	40	40	
(iii) Minimum front yard setback (m)	7.5	10	5	9	9	
(iv) Minimum interior side Yard setback (m)	4.5	4	6	4.5	4.5	
(v) Minimum exterior side yard setback (m)	4.5	10	5	6	6	
(vi) Minimum rear yard setback (m)	15	7.5	7	7.5	7.5	
(vii) Maximum building height (m)	11	11	11	11	11	
(viii) Maximum lot coverage (%)	15	15	15	15	15	
Table 1310-2 – RR9 to RR13 Subzone Provisions						
Zoning Mechanism	Provisions					
Subzone	(f) RR9	(g) RR10	(h) RR11	(i) RR12	(j) RR13	
(i) Minimum lot area (m²)	8,000	8,000	8,000	8,000	8,000	
(ii) Minimum lot width (m)	40	40	40	40	40	
(iii) Minimum front yard setback (m)	7.5	7.5	7.5	7.5	9	
(iv) Minimum interior side Yard setback (m)	3	3	3	3	3	
(v) Minimum exterior side yard setback (m)	4	6	4	4	5	
(vi) Minimum rear yard setback (m)	7.5	7.5	7.5	7.5	7	
(vii) Maximum building height (m)	11	11	11	11	11	
(viii) Maximum lot coverage (%)	15	15	20	20	20	

Table 1310-2 – RR14 to RR17 Subzone Provisions				
Zoning Mechanism	Provisions			
Subzone	(k) RR14	(l) RR15	(m) RR16	(n) RR17
(i) Minimum lot area (m²)	8,000	8,000	8,000	8,000
(ii) Minimum lot width (m)	40	40	40	40
(iii) Minimum front yard setback (m)	9	9	7.5	7.5
(iv) Minimum interior side Yard setback (m)	3	3	3	3
(v) Minimum exterior side yard setback (m)	6	6	4	6
(vi) Minimum rear yard setback (m)	7.5	7.5	7.5	7.5
(vii) Maximum building height (m)	11	11	11	11
(viii) Maximum lot coverage (%)	20	20	20	20

Section 1311 – Village Mixed-Use Zone (VM)

Provisions	Notes
Purpose The purpose of the Village Mixed-Use Zone is to: <i>Permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan.</i> <i>Reinforce Village core areas and main streets by promoting small-scale, street-oriented building form.</i> <i>Recognize the function of Business Improvement Areas as primary business or shopping areas.</i> <i>The VM7 subzone applies in North Gower; the VM8 subzone applies in the Village of Richmond; and VM9 applies in the Village of Manotick.</i>	The purpose statement has been carried forward from the current Zoning By-law. A new bullet has been introduced to indicate where three village-specific subzones apply.
Permitted Uses (1) In the Village Mixed-Use Zone, the following uses are permitted: (a) Residential uses: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - automobile rental establishment, - automobile service station - bank - catering establishment - cemetery - community centre - day care - emergency service - funeral home - gas bar - government service centre - hotel - indoor entertainment facility - instructional facility - library - marine facility - medical facility - micro-distribution facility - museum - office - personal service business - place of assembly - place of worship - recreation and athletic facility - restaurant - retail store - school - shelter - sports arena - storefront industry - theatre	Subsection (1)(a) – Revised from Section 229(1) in the current Zoning By-law 2008-250 to reflect shift away from typologies. Subsection (1)(b) – Carried forward from Section 229(1) in the current Zoning By-law, except that residential and non-residential uses are no longer listed together. Diplomatic mission has been removed as it is permitted under the use, ‘dwelling unit’ and embassies and consulates are permitted under the use, ‘office’. Food production has been removed as a permitted use, as it is a generally permitted use in the VM zone under Section 309. Market has been removed as a permitted use as it is included under the definition of a retail use or permitted under Section 211 as a temporary use.
Conditional Uses (2) An automobile dealership is permitted in the Village Mixed-Use Zone provided it must be accessory to an automobile service station or gas bar, and must not exceed an amount equal to 10 per cent of the lot area.	Subsection (2) – Carried forward from Section 229(3) in the current Zoning By-law. Subsection (3) – Deleted for the final draft of the Zoning By-law. Official Plan policy 9.4.2.c and Consolidated

		Villages Secondary Plan policy 3.7 direct that residential care facilities should be broadly permitted in Villages.																																					
Zone Provisions																																							
(3) In the Village Mixed-Use Zone, the following provisions apply:		Subsection (3)(a) – Deleted for the final draft as subsection 103(3) applies. Section 103(3) permits development on existing lots, including vacant lots, that are non-complying for lot width or lot area.																																					
(a) all uses located on the ground floor must have a street-facing entrance;																																							
(b) automobile rental establishment and automobile service station are not permitted on lots subject to the Village Enterprise Overlay in the Village of Greely;																																							
(c) outdoor storage accessory to a non-residential use is only permitted where:		Subsection (3)(a) – Revised from Section 229(1)(d) in the current Zoning By-law with minor wording changes for clarity.																																					
(i) the principal building occupies 65 per cent of the street frontage for a minimum depth of 3 metres;																																							
(ii) it is not located in a required yard; and		Subsection (3)(b) – Carried forward from Section 229(3) in the current Zoning By-law.																																					
(iii) it is screened from a public street, and from residential or institutional zones.																																							
(d) where a yard is provided and not used for required driveways, walkways, aisles, parking or loading spaces, the whole yard must be landscaped; and		Subsection (3)(c) – Revised from Section 229(1)(b) in the current Zoning By-law with minor wording changes for clarity.																																					
(e) an individual occupancy is limited to a maximum of 2,500 square metres of gross leasable floor area when the lot is located in a village shown on Schedule A2 – Rural Villages.		Subsection (3)(d) – Carried forward from Table 229(2)(h) in the current Zoning By-law, but relocated out of the table.																																					
(4) The provisions in Table 1311 apply in the Village Mixed-Use Zone:		Subsection (3)(e) – Carried forward from 229(1)(g) in the current Zoning By-law.																																					
<table><tr><th colspan="3">Table 1311 – Village Mixed-Use Zone (VM) Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>1,350</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>20</td></tr><tr><td rowspan="2">(c) Front yard setback (m)</td><td>(i) Minimum required setback:</td><td>No minimum</td></tr><tr><td>(ii) Maximum permitted setback:</td><td>3</td></tr><tr><td rowspan="2">(d) Minimum interior side yard setbacks (m)</td><td>(i) Where abutting a Residential Zone:</td><td>3</td></tr><tr><td>(ii) Where abutting all other Zones:</td><td>No minimum</td></tr><tr><td rowspan="2">(e) Exterior side yard setbacks (m)</td><td>(i) Minimum required setback:</td><td>3</td></tr><tr><td>(ii) Maximum permitted setback for new buildings:</td><td>4.5</td></tr><tr><td rowspan="3">(f) Minimum rear yard setbacks (m)</td><td>(i) Residential use building:</td><td>25% of the lot depth, minimum of 7.5</td></tr><tr><td>(ii) Non-residential use and mixed-use buildings where abutting a Residential Zone:</td><td>7.5</td></tr><tr><td>(iii) All other cases:</td><td>No minimum</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr></table>		Table 1311 – Village Mixed-Use Zone (VM) Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		1,350	(b) Minimum lot width (m)		20	(c) Front yard setback (m)	(i) Minimum required setback:	No minimum	(ii) Maximum permitted setback:	3	(d) Minimum interior side yard setbacks (m)	(i) Where abutting a Residential Zone:	3	(ii) Where abutting all other Zones:	No minimum	(e) Exterior side yard setbacks (m)	(i) Minimum required setback:	3	(ii) Maximum permitted setback for new buildings:	4.5	(f) Minimum rear yard setbacks (m)	(i) Residential use building:	25% of the lot depth, minimum of 7.5	(ii) Non-residential use and mixed-use buildings where abutting a Residential Zone:	7.5	(iii) All other cases:	No minimum	(g) Maximum building height (m)		11	Subsection (4) - Table 1311 – Carried forward from Section 229(2) in the current Zoning By-law. The minimum building height requirement has been removed for the final draft.
Table 1311 – Village Mixed-Use Zone (VM) Provisions																																							
Zoning Mechanism		Provisions																																					
(a) Minimum lot area (m²)		1,350																																					
(b) Minimum lot width (m)		20																																					
(c) Front yard setback (m)	(i) Minimum required setback:	No minimum																																					
	(ii) Maximum permitted setback:	3																																					
(d) Minimum interior side yard setbacks (m)	(i) Where abutting a Residential Zone:	3																																					
	(ii) Where abutting all other Zones:	No minimum																																					
(e) Exterior side yard setbacks (m)	(i) Minimum required setback:	3																																					
	(ii) Maximum permitted setback for new buildings:	4.5																																					
(f) Minimum rear yard setbacks (m)	(i) Residential use building:	25% of the lot depth, minimum of 7.5																																					
	(ii) Non-residential use and mixed-use buildings where abutting a Residential Zone:	7.5																																					
	(iii) All other cases:	No minimum																																					
(g) Maximum building height (m)		11																																					

Sections 1311-1 to 1311-10 – Village Mixed-Use Subzones

Section 1311-1 – Village Mixed-Use Subzone 1 (VM1)																																												
Provisions		Notes																																										
Permitted Uses (1) Despite subsection 1311(1), only the following uses are permitted in VM1 subzone: (a) Residential uses: - dwelling unit (b) Non-residential uses: - bank - community centre - day care - government service centre - personal service business - restaurant - retail store		Subsection (1)(a) – New provision that revises residential uses to a form-based approach. Subsection (1)(b) – Carried forward from Subsection 230(1)(a) in the current Zoning By-law.																																										
Zone Provisions (2) In VM1 subzone, the following additional provisions apply: (a) non-residential uses must be located on the ground floor of a building; and (b) each non-residential occupancy must not exceed 200 square metres in gross leasable floor area. (3) The provisions in Table 1311-1 apply in the VM1 subzone: <table><tr><th colspan="3">Table 1311-1 – VM1 Subzone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>1,350</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>20</td></tr><tr><td colspan="2">(c) Minimum front yard setback (m)</td><td>3</td></tr><tr><td rowspan="2">(d) Minimum interior side yard setbacks (m)</td><td>(i) Where abutting a Residential Zone</td><td>5</td></tr><tr><td>(ii) All other cases</td><td>No minimum</td></tr><tr><td colspan="2">(e) Minimum exterior side yard setback (m)</td><td>3</td></tr><tr><td rowspan="4">(e) Minimum rear yard setbacks (m)</td><td>(i) Where rear lot line abutting a Residential Zone</td><td>7.5</td></tr><tr><td>(ii) For a residential use building</td><td>25% of the lot depth, minimum of 7.5</td></tr><tr><td>(iii) Where abutting a street</td><td>3</td></tr><tr><td>(iv) All other cases</td><td>No minimum</td></tr><tr><td colspan="2">(f) Maximum building height (m)</td><td>8</td></tr><tr><td rowspan="3">(g) Minimum width of landscaped area (m)</td><td>(i) Where abutting a street</td><td>3</td></tr><tr><td>(ii) Where abutting a Residential or Institutional Zone</td><td>3, which may be reduced to one metre where a minimum 1.4-metre-high opaque screen is provided</td></tr><tr><td>(iii) All other cases</td><td>No minimum</td></tr></table>		Table 1311-1 – VM1 Subzone Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m ²)		1,350	(b) Minimum lot width (m)		20	(c) Minimum front yard setback (m)		3	(d) Minimum interior side yard setbacks (m)	(i) Where abutting a Residential Zone	5	(ii) All other cases	No minimum	(e) Minimum exterior side yard setback (m)		3	(e) Minimum rear yard setbacks (m)	(i) Where rear lot line abutting a Residential Zone	7.5	(ii) For a residential use building	25% of the lot depth, minimum of 7.5	(iii) Where abutting a street	3	(iv) All other cases	No minimum	(f) Maximum building height (m)		8	(g) Minimum width of landscaped area (m)	(i) Where abutting a street	3	(ii) Where abutting a Residential or Institutional Zone	3, which may be reduced to one metre where a minimum 1.4-metre-high opaque screen is provided	(iii) All other cases	No minimum	Subsections (2)(a) and (b) – Carried forward from Subsection 230(1)(a)(i) and (ii) in the current Zoning By-law. Subsection (3) – Carried forward from Subsection 230(1)(b) in the current Zoning By-law.
Table 1311-1 – VM1 Subzone Provisions																																												
Zoning Mechanism		Provisions																																										
(a) Minimum lot area (m ²)		1,350																																										
(b) Minimum lot width (m)		20																																										
(c) Minimum front yard setback (m)		3																																										
(d) Minimum interior side yard setbacks (m)	(i) Where abutting a Residential Zone	5																																										
	(ii) All other cases	No minimum																																										
(e) Minimum exterior side yard setback (m)		3																																										
(e) Minimum rear yard setbacks (m)	(i) Where rear lot line abutting a Residential Zone	7.5																																										
	(ii) For a residential use building	25% of the lot depth, minimum of 7.5																																										
	(iii) Where abutting a street	3																																										
	(iv) All other cases	No minimum																																										
(f) Maximum building height (m)		8																																										
(g) Minimum width of landscaped area (m)	(i) Where abutting a street	3																																										
	(ii) Where abutting a Residential or Institutional Zone	3, which may be reduced to one metre where a minimum 1.4-metre-high opaque screen is provided																																										
	(iii) All other cases	No minimum																																										

Section 1311-2 – Village Mixed-Use Subzone 2 (VM2)																															
Provisions			Notes																												
Permitted Uses			Subsection (1)(a) – Revised from Subsection 230(2) in the current Zoning By-law to a form-based approach. Subsection (1)(b) – Carried forward from Subsection 230(2)(a) in the current Zoning By-law.																												
(1) Despite subsection 1311(1), only the following uses are permitted in the VM2 subzone: (a) Residential use: - dwelling unit (b) Non-residential uses: - animal care establishment - artist studio - community centre - day care - emergency service - instructional facility - medical facility - office - personal service business - place of assembly - place of worship - restaurant - retail store - storefront industry																															
Zone Provisions			Subsection (2)(a) – Revised from Section 230(2)(a)(i) in the current Zoning By-law to apply only to non-residential uses as it was not clearly stated in the current Zoning By-law. Subsection (3) – Carried forward from Section 230(2)(b) in the current Zoning By-law except that the landscaping requirement has been revised to require all yards to be landscaped instead of the entire lot must be 50% landscaping.																												
(2) Each individual, non-residential occupancy must not exceed a gross leasable floor area of 120 square . (3) The provisions in Table 1311-2 apply in the VM2 subzone: <table><tr><th colspan="3">Table 1311-2 – VM2 Subzone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>1,350</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>20</td></tr><tr><td colspan="2">(c) Minimum front yard setback</td><td>6</td></tr><tr><td colspan="2">(d) Minimum interior side yard setback (m)</td><td>3</td></tr><tr><td colspan="2">(e) Minimum exterior side yard setback (m)</td><td>6</td></tr><tr><td rowspan="2">(f) Minimum rear yard setback (m)</td><td>(i) For a residential use building</td><td>7.5 or 25% of the lot depth, whichever is greater</td></tr><tr><td>(ii) All other uses</td><td>7.5</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr></table>				Table 1311-2 – VM2 Subzone Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		1,350	(b) Minimum lot width (m)		20	(c) Minimum front yard setback		6	(d) Minimum interior side yard setback (m)		3	(e) Minimum exterior side yard setback (m)		6	(f) Minimum rear yard setback (m)	(i) For a residential use building	7.5 or 25% of the lot depth, whichever is greater	(ii) All other uses	7.5	(g) Maximum building height (m)	
Table 1311-2 – VM2 Subzone Provisions																															
Zoning Mechanism		Provisions																													
(a) Minimum lot area (m²)		1,350																													
(b) Minimum lot width (m)		20																													
(c) Minimum front yard setback		6																													
(d) Minimum interior side yard setback (m)		3																													
(e) Minimum exterior side yard setback (m)		6																													
(f) Minimum rear yard setback (m)	(i) For a residential use building	7.5 or 25% of the lot depth, whichever is greater																													
	(ii) All other uses	7.5																													
(g) Maximum building height (m)		11																													

Section 1311-3 – Village Mixed-Use Subzone 3 (VM3)	
Provisions	Notes
Zone Provisions (1) Table 1311-1 applies in the VM3 subzone.	Subsection (1) – Revised from Subsection 230(3)(b) in the current Zoning By-law for simplicity. The current VM3 performance standards are identical to VM1 and it is redundant to restate them. Uses in VM3 are the same as the primary zone.

Section 1311-4 – Village Mixed-Use Subzone 4 (VM4)																																					
Provisions		Notes																																			
Permitted Uses																																					
(1) In addition to the uses listed in subsections 1311(1) and (2), a parking lot is also permitted in the VM4 subzone.		Subsection (1) – Carried forward from Subsection 230(4)(a) in the current Zoning By-law.																																			
Prohibited Uses																																					
(2) The following uses are prohibited in the VM4 subzone: • automobile rental establishment • automotive service station • cemetery • gas bar • marine facility • residential care facility		Subsection (2) – Carried forward from Subsection 230(4)(b) in the current Zoning By-law																																			
Zone Provisions																																					
(3) The provisions in Table 1311-4 apply in the VM4 subzone:		Subsection (3) – Carried forward from Subsection 230(4)(c) in the current Zoning By-law.																																			
<table><tr><th colspan="3">Table 1311-4 – VM4 Subzone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>600</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>18</td></tr><tr><td colspan="2">(c) Minimum front yard setback (m)</td><td>6</td></tr><tr><td rowspan="2">(d) Minimum interior side yard setback (m)</td><td>(i) Where abutting a Residential Zone</td><td>6</td></tr><tr><td>(ii) All other cases</td><td>1</td></tr><tr><td colspan="2">(e) Minimum exterior side yard setback (m)</td><td>6</td></tr><tr><td colspan="2">(f) Minimum rear yard setback (m)</td><td>10</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr><tr><td colspan="2">(h) Minimum landscaped area (%)</td><td>10</td></tr><tr><td colspan="2">(i) Maximum lot coverage (%)</td><td>50</td></tr></table>		Table 1311-4 – VM4 Subzone Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		600	(b) Minimum lot width (m)		18	(c) Minimum front yard setback (m)		6	(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Zone	6	(ii) All other cases	1	(e) Minimum exterior side yard setback (m)		6	(f) Minimum rear yard setback (m)		10	(g) Maximum building height (m)		11	(h) Minimum landscaped area (%)		10	(i) Maximum lot coverage (%)		50	
Table 1311-4 – VM4 Subzone Provisions																																					
Zoning Mechanism		Provisions																																			
(a) Minimum lot area (m²)		600																																			
(b) Minimum lot width (m)		18																																			
(c) Minimum front yard setback (m)		6																																			
(d) Minimum interior side yard setback (m)	(i) Where abutting a Residential Zone	6																																			
	(ii) All other cases	1																																			
(e) Minimum exterior side yard setback (m)		6																																			
(f) Minimum rear yard setback (m)		10																																			
(g) Maximum building height (m)		11																																			
(h) Minimum landscaped area (%)		10																																			
(i) Maximum lot coverage (%)		50																																			

Section 1311-5 – Village Mixed-Use Subzone 5 (VM5)	
Provisions	Notes
Conditional Uses (1) Despite the residential uses listed in clause 1311(1)(a), only one dwelling unit is permitted and it must be ancillary to a permitted use.	Subsection (1) – Revised from Subsections 230(5)(a) and (b) in the current Zoning By-law to maintain current limit on the number of dwelling units.
Prohibited Uses (2) The following uses are prohibited in the VM5 subzone: - residential care facility - rooming house - shelter	Subsection (2) – Carried forward from Subsection 230(5)(b) in the current Zoning By-law, except the previous restrictions on multi-unit residential uses are addressed through the limit of one unit in (1).

Section 1311-6 – Village Mixed-Use Subzone 6 (VM6)																					
Provisions	Notes																				
Prohibited Uses (1) The following uses are prohibited in the VM6 subzone: - automobile rental establishment - automotive service station - gas bar - marine facility	Subsection (1) – Carried forward from 230(6)(a) in the current Zoning By-law.																				
Zone Provisions (2) The provisions in Table 1311-6 apply in the VM6 subzone: <table><tr><th colspan="2">Table 1311-6 – VM6 Subzone 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>35</td></tr><tr><td>(c) Minimum front yard setback (m)</td><td>3</td></tr><tr><td>(d) Minimum interior side yard setback (m)</td><td>2</td></tr><tr><td>(e) Minimum exterior side yard setback (m)</td><td>4.5</td></tr><tr><td>(f) Minimum rear yard setback (m)</td><td>7.5</td></tr><tr><td>(g) Maximum building height (m)</td><td>11</td></tr><tr><td>(h) Maximum lot coverage (%)</td><td>20</td></tr></table>	Table 1311-6 – VM6 Subzone Provisions		Zoning Mechanism	Provisions	(a) Minimum lot area (m²)	2,000	(b) Minimum lot width (m)	35	(c) Minimum front yard setback (m)	3	(d) Minimum interior side yard setback (m)	2	(e) Minimum exterior side yard setback (m)	4.5	(f) Minimum rear yard setback (m)	7.5	(g) Maximum building height (m)	11	(h) Maximum lot coverage (%)	20	Subsection (2) – Carried forward from 230(6)(b) in the current Zoning By-law.
Table 1311-6 – VM6 Subzone Provisions																					
Zoning Mechanism	Provisions																				
(a) Minimum lot area (m²)	2,000																				
(b) Minimum lot width (m)	35																				
(c) Minimum front yard setback (m)	3																				
(d) Minimum interior side yard setback (m)	2																				
(e) Minimum exterior side yard setback (m)	4.5																				
(f) Minimum rear yard setback (m)	7.5																				
(g) Maximum building height (m)	11																				
(h) Maximum lot coverage (%)	20																				

Section 1311-7 – Village Mixed-Use Subzone 7 (VM7)	
Provisions	Notes
Prohibited Uses (1) The following uses are prohibited in the VM7 subzone: - animal care establishment - automobile rental establishment - cemetery - marine facility	Subsection (1) – Carried forward from Subsection 230(7)(a) in the current Zoning By-law, except that food production has been removed from the list of prohibited uses for the final draft. 230(7)(b), a provision that permitted outdoor storage without restrictions, has been deleted and the primary zone provisions on outdoor storage will apply.

Section 1311-8 – Village Mixed-Use Subzone 8 (VM8)	
Provisions	Notes
Prohibited Uses (1) The following uses are prohibited in the VM8 subzone: - automobile rental establishment - cemetery (2) The following uses are also prohibited in the VM8 subzone, except those that existed on July 14, 2010: - automobile service station - gas bar	Subsection (1) – Carried forward from Section 230(8)(a) in the current Zoning By-law. Subsection (2) – Carried forward from Subsection 230(8)(b) in the current Zoning By-law except that parking provisions that are no longer applicable have been removed.
Zone Provisions (3) In the VM8 subzone, 50 per cent of the lot width within 3 metres of the front lot line must be occupied by building walls.	Subsection (3)(a) – Carried forward from Subsection 230(8)(d) in the current Zoning By-law.

Section 1311-9 – Village Mixed-Use Subzone (VM9)	
Provisions	Notes
Conditional Uses (1) Despite clause 1311(1)(a), a dwelling unit is only permitted in the VM9 subzone provided that it is located in a mixed-use building above the ground floor.	Subsection (1) – Revised from Subsection 230(9)(b) in the current Zoning By-law to reflect form-based approach to residential uses.
Prohibited Uses (2) The following uses are prohibited in the VM9 subzone: - automobile rental establishment - automobile service station - cemetery - funeral home - gas bar - marine facility - sports arena	Subsection (2) – Carried forward from Subsection 230(9)(a) in the current Zoning By-law, except that food production has been removed from the list of prohibited uses for the final draft.

Section 1311-10 – Village Mixed-Use Subzone 10 (VM10)	
Provisions	Notes
Conditional Uses (1) Despite clause 1311(1)(a), a dwelling unit is only permitted in the VM10 subzone provided that it is located in a mixed-use building above the ground floor.	Subsection (1) – Revised from Subsection 230(10)(a) in the current Zoning By-law to retain the prohibition on detached dwellings but retain residential permissions in the subzone
Prohibited Uses (2) The following uses are prohibited in the VM10 subzone: • automobile rental establishment • automobile service station • cemetery • funeral home • gas bar • marine facility • sports arena	Subsection (2) – Carried forward from Subsection 230(10)(a) in the current Zoning By-law.

Section 1312 – Village Residential 1 Zone (V1)

Provisions	Notes
Purpose The purpose of the Village Residential 1 Zone is to: <i>Permit a maximum of two dwelling units per lot in areas designated as Village in the Official Plan that are not serviced by municipal water or sewage services.</i> <i>Regulate development in a manner that is respectful of the character of the village and the existing low-rise building form.</i> <i>Implement Official Plan policies for minimum lot areas for Villages that are not on municipal water and sewage services.</i>	The first bullet of the purpose statement has been updated with new terminology. The second bullet has been introduced to describe the scale of development permitted by the V1 zone. The Village Residential First Density (V1) Zone in the current Zoning By-law 2008-250 has been split into two zones. All the unserviced subzones have remained as V1, and the serviced subzones have been moved to V2. The V1C subzone, which included provisions for serviced and unserviced lots, has also been split accordingly. The Village Residential zones are also now numbered in ascending order of density with the term “First Density” being removed. This is consistent with the naming approach used in the urban Neighbourhood zones.
Permitted Uses (1) In the Village Residential 1 Zone, the following use is permitted: dwelling unit Subject to the following: (a) a maximum of two dwelling units are permitted; and (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a).	Subsection (1) – Revised from Section 231(1) in the current Zoning By-law 2008-250. V1 residential uses have changed to a form-based approach. Two dwelling units are permitted when not on full municipal services, which carries forward existing permissions for a primary unit and an accessory dwelling unit (ADU). As there is currently no size limit for ADU’s, there is no meaningful distinction between a primary and accessory dwelling. Bed and breakfast, group home, home-based business, home-based daycare, park and urban agriculture are now generally permitted uses whenever residential uses are permitted.

Zone Provisions

- (2) In the Village Residential 1 Zone, development is permitted on a lot existing as of [the date of passing of this By-law] that is legally non-complying with respect to lot width or lot area provided that:
- (a) the proposed use is permitted in the zone in which the lot is located; and
- (b) the proposed use does not contravene any other provisions of this By-law.

(3) The provisions in Table 1312 apply in the V1A to V1M subzones:

Table 1312 – V1A to V1E Subzone Provisions					
Zoning Mechanism	Provisions				
Subzone	(a) V1A	(b) V1B	(c) V1C	(d) V1D	(e) V1E
(i) Minimum lot area (m²)	8,000	8,000	4,000	4,000	4,000
(ii) Minimum lot width (m)	60	50	45	40	40
(iii) Minimum front yard setback (m)	18	12	6	7	7
(iv) Minimum interior side yard setback (m)	9	6	1	2	2
(v) Minimum exterior side yard setback (m)	18	12	4.5	7	4.5
(vi) Minimum rear yard setback (m)	9	23	9	7.5	7.5
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	8	8	40	15	15

Table 1312 – V1F to V1J Subzones Provisions					
Zoning Mechanism	Provisions				
Subzone	(f) V1F	(g) V1G	(h) V1H	(i) V1I	(j) V1J
(i) Minimum lot area (m²)	4,000	4,000	4,000	4,000	4,000
(ii) Minimum lot width (m)	40	40	40	40	40
(iii) Minimum front yard setback (m)	5	13.5	9	7.5	7.5
(v) Minimum interior side yard setback (m)	1.2	3	3	1.5	1.2 and 0.9
(vi) Minimum exterior side yard setback (m)	5	13.5	9	7.5	No minimum
(iv) Minimum rear yard setback (m)	7	7.5	7.5	10.5	12
(vii) Maximum building height (m)	11	11	11	11	11
(viii) Maximum lot coverage (%)	No maximum	25	20	15	15

Table 1312 – V1K to V1M Subzones Provisions

Subsections (2)(a) and (b) – New provision that permits development on existing lots.

Subsection (3) – Table 1312 – Any V1 subzones will a lot area of 4,000 square metres or more have retained the lot area from the current Zoning By-law. All other subzones have had the lot area increased to 4,000 square metres (0.4 hectares) to implement Official Plan policy [4.7.2.8](#).

Lot widths have also been increased to a minimum of 40 metres, as narrower lot widths would be unfeasible with 0.4 hectare minimum lot areas.

The subzone conversion from the current V1 Zone is as follows:

Current – New

- V1A – V1A
V1B – V1B
V1C unserviced – V1C
V1D – V1D
V1E – V1E
V1F – V1F
V1G – V1G
V1H – V1H
V1I – V1I
V1J – V1J
V1K – V1K
V1L – V1L
V1P – V1M

Zoning Mechanism	Provisions		
Subzone	(k) V1K	(l) V1L	(m) V1M
(i) Minimum lot area (m²)	4,000	4,000	4,000
(ii) Minimum lot width (m)	40	40	40
(iii) Minimum front yard setback (m)	7	9	6
(v) Minimum interior side yard setback (m)	2	3	3
(vi) Minimum exterior side yard setback (m)	4.5	9	6
(iv) Minimum rear yard setback (m)	6	7.5	7.5
(vii) Maximum building height (m)	11	11	11
(viii) Maximum lot coverage (%)	25	20	25

Section 1313 – Village Residential 2 Zone (V2)

Provisions	Notes																																																																		
Purpose The purpose of the Village Residential 2 Zone is to: - Permit up to three dwellings per lot in areas designated as Village in the Official Plan, where the lots are serviced by municipal water and sewage services. - Regulate development in a manner that is respectful of the character of the village and the existing low-rise building form.	The first bullet of the purpose statement has been updated with new terminology. The second bullet has been introduced to describe the scale of development permitted by the V2 zone.																																																																		
Permitted Uses (1) In the Village Residential 2 Zone, the following use is permitted: dwelling unit Subject to the following: (a) a maximum of three dwelling units are permitted; and, (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a).	Subsection (1) – The Village Residential 2 zone carries forward the serviced subzones from the Village Residential First Density Zone in the current Zoning By-law 2008-250 as a separate zone. The zone permits up to three dwelling units on full municipal services as required by the Bill 23 changes to the Planning Act. Bed and breakfast, group home, home-based business, home-based daycare, park and urban agriculture are now generally permitted uses whenever residential uses are permitted.																																																																		
Zone Provisions (2) The provisions in Table 1313 apply in the V2A, V2B, V2C, V2D and V2E subzones: <table><tr><th colspan="6">Table 1313 – V2A, V2B, V2C, V2D and V2E Subzone Provisions</th></tr><tr><th>Zoning Mechanism</th><th colspan="5">Provisions</th></tr><tr><th>Subzone</th><th>(a) V2A</th><th>(b) V2B</th><th>(c) V2C</th><th>(d) V2D</th><th>(e) V2E</th></tr><tr><td>(i) Minimum lot area (m²)</td><td>600</td><td>880</td><td>540</td><td>360</td><td>540</td></tr><tr><td>(ii) Minimum lot width (m)</td><td>20</td><td>20</td><td>18</td><td>12</td><td>18</td></tr><tr><td>(iii) Minimum front yard setback (m)</td><td>6</td><td>7</td><td>6</td><td>6</td><td>3</td></tr><tr><td>(iv) Minimum interior side yard setback (m)</td><td>1</td><td>2</td><td>1.2</td><td>1.2</td><td>1.2</td></tr><tr><td>(v) Minimum exterior side yard setback (m)</td><td>4.5</td><td>4.5</td><td>4</td><td>4.5</td><td>3</td></tr><tr><td>(vi) Minimum rear yard setback (m)</td><td>9</td><td>7.5</td><td>7.5</td><td>6</td><td>6m for the first storey 7.5m above the first storey</td></tr><tr><td>(vii) Maximum building height (m)</td><td>11</td><td>11</td><td>11</td><td>11</td><td>11</td></tr><tr><td>(viii) Maximum lot coverage (%)</td><td>40</td><td>15</td><td>40</td><td>45</td><td>50</td></tr></table>	Table 1313 – V2A, V2B, V2C, V2D and V2E Subzone Provisions						Zoning Mechanism	Provisions					Subzone	(a) V2A	(b) V2B	(c) V2C	(d) V2D	(e) V2E	(i) Minimum lot area (m²)	600	880	540	360	540	(ii) Minimum lot width (m)	20	20	18	12	18	(iii) Minimum front yard setback (m)	6	7	6	6	3	(iv) Minimum interior side yard setback (m)	1	2	1.2	1.2	1.2	(v) Minimum exterior side yard setback (m)	4.5	4.5	4	4.5	3	(vi) Minimum rear yard setback (m)	9	7.5	7.5	6	6m for the first storey 7.5m above the first storey	(vii) Maximum building height (m)	11	11	11	11	11	(viii) Maximum lot coverage (%)	40	15	40	45	50	Subsection (2) – Table 1313 – Carried forward from the subzones on full municipal services in Table 232 in the current Zoning By-law. The zone conversion is as follows: Current – New V1C – V2A V1M – V2B V1N – V2C V1O – V2D V1Q – V2E Former subsection (2) was deleted in Draft 3, as Section 103 provides provisions that ensure development can occur on lots that do not comply with the lot width or lot area required in Table 1313.
Table 1313 – V2A, V2B, V2C, V2D and V2E Subzone Provisions																																																																			
Zoning Mechanism	Provisions																																																																		
Subzone	(a) V2A	(b) V2B	(c) V2C	(d) V2D	(e) V2E																																																														
(i) Minimum lot area (m²)	600	880	540	360	540																																																														
(ii) Minimum lot width (m)	20	20	18	12	18																																																														
(iii) Minimum front yard setback (m)	6	7	6	6	3																																																														
(iv) Minimum interior side yard setback (m)	1	2	1.2	1.2	1.2																																																														
(v) Minimum exterior side yard setback (m)	4.5	4.5	4	4.5	3																																																														
(vi) Minimum rear yard setback (m)	9	7.5	7.5	6	6m for the first storey 7.5m above the first storey																																																														
(vii) Maximum building height (m)	11	11	11	11	11																																																														
(viii) Maximum lot coverage (%)	40	15	40	45	50																																																														

Section 1314 – Village Residential 3 Zone (V3)

Provisions		Notes																							
Purpose The purpose of the Village Residential 3 Zone is to: • <i>Permit up to six dwelling units in areas designated as Village in the Official Plan, where servicing permits.</i> • <i>Regulate development in a manner that reflects existing low-rise land use patterns while permitting vertically attached dwellings.</i>		The Village Residential Second Density Zone in the current Zoning By-law 2008-250 has been replaced by the Village Residential 3 Zone. The zone permits a maximum of two vertically attached dwellings with three dwelling units in each side. This is equivalent in density to a semi-detached dwelling on full services that is currently permitted in the Village Residential Second Density Zone. The unserviced Village Residential Second Density subzones in the current Zoning By-law are proposed to be converted to exceptions as they are very uncommon.																							
Permitted Uses (1) In the Village Residential 3 Zone, the following residential use is permitted: • dwelling unit Subject to the following: (a) when located on full municipal services: (i) a maximum of three dwelling units are permitted; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (1)(a)(i); and (iii) despite sub clauses (1)(a)(i) and (ii), a total of six units are permitted on a lot where at least twice the required lot area and lot width is provided. (b) for all other servicing types: (i) a maximum of two dwelling units are permitted on a lot; (ii) a dwelling unit located in a coach house counts towards the total in sub clause (1)(b)(i); and (iii) despite sub clauses (1)(b)(i) and (ii), a total of four units are permitted on a lot where at least twice the required lot area and lot width is provided.		Subsection (1) – Revised from Section 233(1)(c) in the current Zoning By-law 2008-250. Group home, bed & breakfast, home-based business, park and home-based daycare are now generally permitted wherever residential uses are permitted and are no longer listed. Subsection (1)(a) – New provision. This provision converts the existing permissions for semi-detached dwellings to form-based permissions that maintain the current scale of development. Three units are currently permitted in a detached dwelling or one side of a semi-detached dwelling. (iii) would permit three dwelling units on either side of a semi-detached dwelling regardless of whether the property is severed provided that the lot area and lot width are equal to or greater than twice the required amounts. Subsection (1)(b) – New provision. This provision establishes lower densities for lots on private or partial services, but reflects the same form-based approach used in (a).																							
Zone Provisions (2) The provisions in Table 1314 apply in the V3A and V3B subzones: <table><tr><th colspan="4">Table 1314 – V3A and V3B Subzone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th colspan="2">Provisions</th></tr><tr><th>Subzone</th><th></th><th>(a) V3A</th><th>(b) V3B</th></tr><tr><td rowspan="2">(i) Minimum lot area (m²)</td><td>1. For each vertically attached dwelling</td><td>320</td><td>200</td></tr><tr><td>2. For other uses</td><td>600</td><td>300</td></tr><tr><td>(ii) Minimum lot width (m)</td><td>1. For each vertically attached dwelling</td><td>10</td><td>10</td></tr></table>		Table 1314 – V3A and V3B Subzone Provisions				Zoning Mechanism		Provisions		Subzone		(a) V3A	(b) V3B	(i) Minimum lot area (m²)	1. For each vertically attached dwelling	320	200	2. For other uses	600	300	(ii) Minimum lot width (m)	1. For each vertically attached dwelling	10	10	Subsection (2)(a) This provision has been deleted as subsection 103(4) allows development on a vacant lot that does not meet lot width or lot area requirements. Subsection (2) – Table 1314 – The V3A subzone replaces the current V2D subzone and the V3B subzone replaces the current V2E subzone. The provisions for these subzones have been slightly revised to clarify that minimum lot area and minimum lot width apply to each vertically attached dwelling.
Table 1314 – V3A and V3B Subzone Provisions																									
Zoning Mechanism		Provisions																							
Subzone		(a) V3A	(b) V3B																						
(i) Minimum lot area (m²)	1. For each vertically attached dwelling	320	200																						
	2. For other uses	600	300																						
(ii) Minimum lot width (m)	1. For each vertically attached dwelling	10	10																						

	2. For other uses	20	10	The current V2A, V2B and V2C subzones are proposed to be converted to exceptions.
(iii) Minimum front yard setback (m)		6	6	
(iv) Minimum interior side yard setback (m)		1	1.5	
(v) Minimum exterior side yard setback (m)		4.5	6	
(vi) Minimum rear yard setback (m)		9	7.5	
(vii) Maximum building height (m)		11	11	
(viii) Maximum lot coverage (%)		40	20	

Section 1315 – Village Residential 4 Zone (V4)

Provisions]			Notes																																																										
Purpose The purpose of the Village Residential 4 Zone is to: • <i>Permit a range of low and medium density housing types in areas designated as Village in the Official Plan.</i> • <i>Regulate development in a manner that is low-rise and compatible with its surroundings.</i>			The Village Residential Third Density Zone in the current Zoning By-law 2008-250 has been split into two zones for the second draft of the new Zoning By-law. The Village Residential 4 Zone carries forward the current V3A and V3B subzones that permitted densities up to townhouses, but not low-rise apartments. The current V3C and V3D subzones are proposed to be converted to exceptions as they are both very uncommon.																																																										
Permitted Uses (1) In the Village Residential 4 Zone, the following use is permitted: • dwelling unit Subject to the following: (a) a maximum of three dwelling units are permitted on each portion of the lot that is equivalent to the lot area requirements in Table 1315; (b) a dwelling unit located in a coach house counts towards the total in clause (1)(a); and (c) vertically attached dwellings are permitted to be unsevered provided the lot area is equivalent to the lot area required for the same number of severed vertically attached dwellings.			Subsection (1) – Revised from Section 235(1) in the current Zoning By-law to reflect a form-based approach to residential uses that maintains the existing scale of development from the current V3A and V3B subzones.																																																										
Conditional Uses (2) A planned unit development is permitted provided it is located on a lot in the Villages of Carp, Richmond, or Manotick.			Subsection (2) – Carried forward from Section 235(2) in the current Zoning By-law.																																																										
Zone Provisions (3) The provisions in Table 1315 apply in the V4A and V4B subzones:			Subsections (3)(a) and (b) –This provision has been deleted as subsection 103(4) allows development on a vacant lot that does not meet lot width or lot area requirements.																																																										
<table><tr><th colspan="4">Table 1315 – V4A and V4B Subzone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th colspan="2">Provisions</th></tr><tr><th colspan="2">Subzone</th><th>(a) V4A</th><th>(b) V4B</th></tr><tr><td rowspan="2">(i) Minimum lot area (m²)</td><td>1. For each vertically attached dwelling</td><td>200</td><td>240</td></tr><tr><td>2. For all other uses</td><td>350</td><td>400</td></tr><tr><td rowspan="2">(ii) Minimum lot width (m)</td><td>1. For each vertically attached dwelling</td><td>6.5</td><td>6</td></tr><tr><td>2. For all other uses</td><td>12</td><td>12</td></tr><tr><td colspan="2">(iii) Minimum front yard setback (m)</td><td>6</td><td>6</td></tr><tr><td colspan="2">(iv) Minimum interior side yard setback (m)</td><td>2</td><td>3</td></tr><tr><td colspan="2">(v) Minimum exterior side yard setback (m)</td><td>4.5</td><td>6</td></tr><tr><td colspan="2">(vi) Minimum rear yard setback (m)</td><td>7.5</td><td>7.5</td></tr><tr><td colspan="2">(vii) Maximum building height (m)</td><td>11</td><td>11</td></tr><tr><td colspan="2">(viii) Minimum landscaped area (%)</td><td>30</td><td>30</td></tr><tr><td colspan="2">(ix) Maximum lot coverage (%)</td><td>40</td><td>30</td></tr><tr><td colspan="2">(x) Maximum density (units per hectare)</td><td>40</td><td>No maximum</td></tr></table>				Table 1315 – V4A and V4B Subzone Provisions				Zoning Mechanism		Provisions		Subzone		(a) V4A	(b) V4B	(i) Minimum lot area (m²)	1. For each vertically attached dwelling	200	240	2. For all other uses	350	400	(ii) Minimum lot width (m)	1. For each vertically attached dwelling	6.5	6	2. For all other uses	12	12	(iii) Minimum front yard setback (m)		6	6	(iv) Minimum interior side yard setback (m)		2	3	(v) Minimum exterior side yard setback (m)		4.5	6	(vi) Minimum rear yard setback (m)		7.5	7.5	(vii) Maximum building height (m)		11	11	(viii) Minimum landscaped area (%)		30	30	(ix) Maximum lot coverage (%)		40	30	(x) Maximum density (units per hectare)		40	No maximum
Table 1315 – V4A and V4B Subzone Provisions																																																													
Zoning Mechanism		Provisions																																																											
Subzone		(a) V4A	(b) V4B																																																										
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(ix) Maximum lot coverage (%)		40	30																																																										
(x) Maximum density (units per hectare)		40	No maximum																																																										
Subsection (3) – Table 1315 – Revised from Section 236 in the current Zoning By-law, but based on the provisions for the existing V3A and V3B subzones. New provisions have been introduced to apply to development that is not a vertically attached dwelling. The V3 zone in the current Zoning By-law permitted a wide range of residential uses, but there were no applicable provisions for certain uses in many subzones. This change ensures a variety of housing can be built in the zone.																																																													

Section 1316 – Village Residential 5 Zone (V5)

Provisions				Notes																																																																						
Purpose The purpose of the Village Residential 5 Zone is to: - Permit a range of low and medium density housing types in areas designated as Village in the Official Plan. - Regulate development in a manner that respects existing land use patterns in Villages.				The Village Residential 5 zone replaces the V3E, V3G and V3I subzones in the current Zoning By-law 2008-250. These subzones permitted densities up to low-rise apartment buildings. The current V3F and V3H subzones are proposed to be converted to exceptions as they only applied to unserviced multi-unit developments and are very uncommon.																																																																						
Permitted Uses (1) In the Village Residential 5 Zone, the following use is permitted: dwelling unit				Subsection (1) – Revised from Section 235(1) in the current Zoning By-law to convert the previous typology-based approach to residential uses to a form-based approach.																																																																						
Conditional Uses (2) A planned unit development is permitted provided it is located on a lot in the Villages of Carp, Richmond or Manotick.				Subsection (2) – Carried forward from Section 235(2) in the current Zoning By-law.																																																																						
Zone Provisions (3) The provisions in Table 1316 apply in the V5A, V5B andV5C subzones: <table><tr><th colspan="5">Table 1316 – V5A, V5B andV5C Subzone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th colspan="3">Provisions</th></tr><tr><th colspan="2">Subzone</th><th>(a) V5A</th><th>(b) V5B</th><th>(c) V5C</th></tr><tr><td rowspan="3">(i) Minimum lot area (m²)</td><td>1. Per vertically attached dwelling</td><td>220</td><td>220</td><td>220</td></tr><tr><td>2. For all other uses</td><td>900</td><td>2,000</td><td>360</td></tr><tr><td>3. Per dwelling in a building containing more than 6 dwelling units</td><td>N/A</td><td>N/A</td><td>135</td></tr><tr><td rowspan="3">(ii) Minimum lot width (m)</td><td>1. Per vertically attached dwelling</td><td>6</td><td>6</td><td>6</td></tr><tr><td>2. For all other uses</td><td>24</td><td>30</td><td>12</td></tr><tr><td>3. Per dwelling in a building containing more than 6 dwelling units</td><td>N/A</td><td>N/A</td><td>30</td></tr><tr><td colspan="2">(iii) Minimum front yard setback (m)</td><td>9</td><td>7.5</td><td>9</td></tr><tr><td rowspan="2">(iv) Minimum interior side yard setback (m)</td><td>1. For all other uses</td><td>3.5</td><td>3.5</td><td>1.2</td></tr><tr><td>2. For a building containing more than 6 dwellings</td><td>N/A</td><td>N/A</td><td>6</td></tr><tr><td colspan="2">(v) Minimum exterior side yard setback (m)</td><td>9</td><td>7.5</td><td>9</td></tr><tr><td colspan="2">(vi) Minimum rear yard setback (m)</td><td>11</td><td>10.5</td><td>7.5</td></tr><tr><td colspan="2">(vii) Maximum building height (m)</td><td>15</td><td>11</td><td>11</td></tr></table>				Table 1316 – V5A, V5B andV5C Subzone Provisions					Zoning Mechanism		Provisions			Subzone		(a) V5A	(b) V5B	(c) V5C	(i) Minimum lot area (m²)	1. Per vertically attached dwelling	220	220	220	2. For all other uses	900	2,000	360	3. Per dwelling in a building containing more than 6 dwelling units	N/A	N/A	135	(ii) Minimum lot width (m)	1. Per vertically attached dwelling	6	6	6	2. For all other uses	24	30	12	3. Per dwelling in a building containing more than 6 dwelling units	N/A	N/A	30	(iii) Minimum front yard setback (m)		9	7.5	9	(iv) Minimum interior side yard setback (m)	1. For all other uses	3.5	3.5	1.2	2. For a building containing more than 6 dwellings	N/A	N/A	6	(v) Minimum exterior side yard setback (m)		9	7.5	9	(vi) Minimum rear yard setback (m)		11	10.5	7.5	(vii) Maximum building height (m)		15	11	11	Subsections (3)(a) and (b) – This provision has been deleted as subsection 103(4) allows development on a vacant lot that does not meet lot width or lot area requirements. Subsection (4) – Table 1316 – Revised from Section 236 in the current Zoning By-law. The V5A subzone replaces the current V3E subzone. The V5B subzones replaces the current V3G subzone. The V5C subzone replaces the current V3I subzone. The current Village Residential Third Density zone permitted a range of residential uses, but did not have applicable provisions in a number of cases. New provisions have been introduced where needed to ensure a range of development is feasible.
Table 1316 – V5A, V5B andV5C Subzone Provisions																																																																										
Zoning Mechanism		Provisions																																																																								
Subzone		(a) V5A	(b) V5B	(c) V5C																																																																						
(i) Minimum lot area (m²)	1. Per vertically attached dwelling	220	220	220																																																																						
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(ii) Minimum lot width (m)	1. Per vertically attached dwelling	6	6	6																																																																						
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(v) Minimum exterior side yard setback (m)		9	7.5	9																																																																						
(vi) Minimum rear yard setback (m)		11	10.5	7.5																																																																						
(vii) Maximum building height (m)		15	11	11																																																																						

(viii) Minimum landscaped area (%)	25	35	30	
(ix) Maximum lot coverage (%)	25	No maximum	30	
(x) Maximum density (units per hectare)	99	No maximum	No maximum	

Section 1317 – Mobile Home Park Zone (MH)

Provisions	Notes																																										
Purpose The purpose of the Mobile Home Park Zone is to: • <i>Permit the development of and recognize existing mobile home parks in areas designated as Village, Rural Countryside or Neighbourhood in the Official Plan.</i> • <i>Allow a range of ancillary uses to serve the residents of the mobile home park.</i> • <i>Regulate development to ensure the orderly placement of mobile homes and service buildings within the mobile home park.</i>	Section 1317 – Carried forward from Section 806 in the current Zoning By-law 2008-250. The provisions in this section are carried forward from the RM – Mobile Home Park zone. Section 1317 – For the second draft, this zone has been relocated into Part 13 as almost all mobile home parks are located in the Rural Transect. Neighbourhood has been removed from the zone name and the zone code has been changed to MH. The provisions for each subzone have been carried forward with minor changes from the current Zoning By-law 2008-250.																																										
Permitted Uses (1) In the Mobile Home Park Zone, the following residential uses are permitted: • mobile home • mobile home park • one dwelling unit	Subsection (1) – Permitted uses are carried forward from Section 167 of the current Zoning By-law. It is proposed to list both mobile home and mobile home park as permitted uses, so that one or multiple mobile homes can be permitted in accordance with the zone provisions.																																										
Conditional Uses (2) The following conditional uses are also permitted in the Mobile Home Park Zone: • community centre • day care • personal service business • retail store Subject to: (a) they must be located on the same lot as a mobile home park; and (b) the cumulative total gross floor area of all conditional uses must not exceed 150 square metres.	Subsection (2) – Revised from Section 167 of the current Zoning By-law with a provision requiring conditional uses to not be visible from a public street being removed. The provisions in Section 167 of the current Zoning By-law limit a personal service business to a laundromat and a retail store to a convenience store. It is proposed to permit personal service and retail store generally.																																										
Zone Provisions (3) The provisions in Table 1317 apply in the MH1, MH2, MH3, MH4 and MH5 subzones: <table><tr><th colspan="6">Table 1317– MH1, MH2, MH3, MH4 and MH5 Subzone Provisions</th></tr><tr><th>Zoning Mechanism</th><th colspan="5">Provisions</th></tr><tr><th>Subzone</th><th>(a) MH1</th><th>(b) MH2</th><th>(c) MH3</th><th>(d) MH4</th><th>(e) MH5</th></tr><tr><td>(i) Minimum lot area (ha)</td><td>4</td><td>0.2</td><td>13</td><td>23</td><td>4</td></tr><tr><td>(ii) Minimum lot width (m)</td><td>60</td><td>30</td><td>250</td><td>400</td><td>45</td></tr><tr><td>(iii) Minimum front yard setback (m)</td><td>7</td><td>5</td><td>15</td><td>15</td><td>9</td></tr><tr><td>(iv) Minimum interior side yard setback (m)</td><td>7</td><td>1.2</td><td>10</td><td>10</td><td>9</td></tr></table>	Table 1317– MH1, MH2, MH3, MH4 and MH5 Subzone Provisions						Zoning Mechanism	Provisions					Subzone	(a) MH1	(b) MH2	(c) MH3	(d) MH4	(e) MH5	(i) Minimum lot area (ha)	4	0.2	13	23	4	(ii) Minimum lot width (m)	60	30	250	400	45	(iii) Minimum front yard setback (m)	7	5	15	15	9	(iv) Minimum interior side yard setback (m)	7	1.2	10	10	9	Subsection (3) – Carried forward from Section 168, Table 168A of the current Zoning By-law, except that the RM5 subzone has been deleted as it was not in use. The RM6 subzone has become the MH5 subzone.
Table 1317– MH1, MH2, MH3, MH4 and MH5 Subzone Provisions																																											
Zoning Mechanism	Provisions																																										
Subzone	(a) MH1	(b) MH2	(c) MH3	(d) MH4	(e) MH5																																						
(i) Minimum lot area (ha)	4	0.2	13	23	4																																						
(ii) Minimum lot width (m)	60	30	250	400	45																																						
(iii) Minimum front yard setback (m)	7	5	15	15	9																																						
(iv) Minimum interior side yard setback (m)	7	1.2	10	10	9																																						

(v) Minimum exterior side yard setback (m)	7	5	25	15	9	
(vi) Minimum rear yard setback (m)	7	7	10	10	9	
(vii) Maximum building height (m)	10	10	5	10	10	
(viii) Minimum landscaped area (%)	10	n/a	5	5	50	
(ix) Maximum number of mobile homes in a mobile home park	No maximum	No maximum	As per applicable exception	95	5 per hectare	