

DR – Development Reserve Zone (Sections 237-238)

Purpose of the Zone

The purpose of the DR - Development Reserve Zone is to:

- (1) *recognize lands intended for future urban development in areas designated as **General Urban Area** and **Developing Communities** in the Official Plan, and future village development in areas designated as **Village** in the Official Plan;*
- (2) *limit the range of permitted uses to those which will not preclude future development options; and*
- (3) *impose regulations which ensure a low scale and intensity of development to reflect the characteristics of existing land uses.*
- (4) *permit limited lot creation on existing public streets in villages that will not preclude future development options in the DR3 – Development Reserve Subzone 3. (By-law 2013-58)*

237. In the DR Zone,

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 237(2);
agricultural use
agriculture-related use, see Part 3, Section 79B (By-law 2021-222)
emergency service
environmental preserve and education area
forestry operation
group home, see Part 5, Section 125
home-based business, see Part 5, Section 127
marine facility
one detached **dwelling** accessory to a permitted use or as it existed on the date of passing of this by-law (By-law 2025-428)
park
on-farm diversified use, see Part 3, Section 79A (By-law 2021-222)
additional dwelling unit, see Part 5, Section 133
urban agriculture (By-law 2017-148)
 - (b) on-farm diversified uses are limited to conversions and temporary structures, and no new buildings are permitted. (By-law 2021-222)

Zone Provisions

- (2) The zone provisions are set out in Table 237 below.

TABLE 237– DR ZONE REGULATIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	No minimum

I Zoning Mechanisms	II Zone Provisions
(b) Minimum Lot Area (m ²)	
(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Height (m)	11
(h).Maximum Lot Coverage (%)	30

- (3) For other applicable provisions, see Part 2-General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (4) Despite subsection 237(1), an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a detached dwelling on a lot of 0.8 hectares or larger in area. (By-law 2025-428)

DR SUBZONES

238. In the DR Zone, the following subzones apply:

DR1 SUBZONE

- (1) In the DR1 Subzone, the following use is also permitted:
one detached **dwelling**

DR2 SUBZONE

- (2) In the DR2 Subzone, the following use is also permitted:
building or use operated by the City of Ottawa, the Government of Canada or the Government of Ontario or any agency thereof.

DR3 SUBZONE

- (3) In the DR3 Subzone, the following use is also permitted subject to the use being located on a lot abutting a public street if that public street existed as of June 25, 2008::
detached dwelling (By-law 2013-58)

TABLE 238A– DR3 ZONE PROVISIONS (By-law 2013-58)

I Zoning Mechanisms	II Provisions
(a) Minimum Lot Area (m ²)	4000
(b) Minimum Lot Width (m)	20
(c) Minimum Front Yard Setback (m)	7.5
(d) Minimum Interior Side Yard Setback (m)	3
(e) Minimum Corner Side Yard Setback (m)	7.5
(f) Minimum Rear Yard Setback (m)	7.5
(g) Maximum Building Height (m)	11