

Group Home Provisions (Section 125)

- 125.** (1) Where a group home is a permitted use in a zone, in addition to the provisions of the zone in which it is located, a group home: (By-law 2008-326)
- (a) when located in a residential zone, must be within a dwelling type permitted in that zone; (By-law 2008-326)
 - (b) section 122 applies;
 - (c) where a residential use building, located in a residential zone, is converted to a group home, the group home must occupy the whole of the building including all attached units within the residential building; and the separation distances, required under paragraphs 125 (1)(d), and (e), and subsections 125 (2) and (3) do not apply to the attached units within which the group home is located; (By-law 2017-302)
 - (d) where located within or abutting Residential, Rural Institutional, or Village Mixed-use Zones, must be separated from any other lot containing a group home, a distance of 300 metres from each property line of the lot on which the group home is located;
 - (e) where located within an RU - Rural Countryside or AG - Agricultural Zone:
 - (i) must be separated from any other lot zoned RU or AG containing another group home, a distance of 1000 metres from each property line of the lot on which the group home is located, and
 - (ii) Must be separated from any lot zoned in a Residential zone, Rural Institutional Zone, or VM – Village Mixed-Use Zone containing another group home, a distance of 500 metres from each property line of the lot on which the group home is located.
- (2) Despite subsection (1), the minimum required separation distance need not extend across a highway, grade-separated arterial roadway, railway yard, Rideau or Ottawa Rivers, or Rideau Canal, or any other major barrier to pedestrian or vehicular movement, and in such cases is deemed to be fulfilled by the distance between that barrier and the affected property line or lines of the lot containing the group home.
- (3) Where the minimum required separation distance of one group home intersects the minimum required separation distance of another group home, both group homes are considered to comply with the minimum separation distance requirements, provided that the limits of the two separation areas do not touch a lot line of a lot containing another group home.
- (4) The maximum number of residents permitted applies to the whole of the residential use building and not to individual units within the residential building in which the group home is located.
- (5) Despite paragraphs 125 (1) (d) and (e), and subsections 125 (2) and (3), where there are two abutting lots, each of which contains or proposes to contain one group home, both homes are permitted, provided the total of both group homes does not increase the total number of residents in both homes beyond the ten (10) resident maximum required under the definition of group home and required under the residential zones.
- (6) Despite Clauses 125(1)(d) and (e), and Subsections 125(2) and (3), and Subsection 125(4) as it applies to a coach house, where a coach house is located on a lot shared with a group home, it may be used for group home purposes, provided the total number of residents, in both the coach house and the group home combined, does not exceed the ten (10) resident maximum required under the definition of group home and required under the residential zones. (By-law 2018-155)