

T1 – Air Transportation Facility Zone (Sections 207-208)

Purpose of the Zone

The purpose of the T1-Air Transportation Facility Zone is to:

- (1) permit air transportation facilities and aviation-related uses in areas designated as **Ottawa Macdonald-Cartier International Airport and Carp Airport** in the Official Plan, and
- (2) permit a range of employment uses and airport-related commercial and industrial uses at the Ottawa Macdonald-Cartier International Airport.

207. In the T1 Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 207(2):
 - airport and related facilities
 - light industrial uses**
 - parking garage**
 - parking lot**
 - truck transport terminal
 - warehouse

Zone Provisions

- (2) The zone provisions are set out in Table 207 below.

TABLE 207- T1 ZONE PROVISIONS

I Zoning Mechanisms	II Zone Provisions
(a) Minimum Lot Width (m)	no minimum
(b) Minimum Lot Area (m ²)	
(c) Minimum Front Yard Setback (m)	7.5, all of which must be landscaped area
(d) Minimum Rear Yard Setback (m)	
(e) Minimum Interior Side Yard Setback (m)	
(f) Minimum Corner Side Yard Setback (m)	
(g) Maximum Floor Space Index	

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3-Specific Use Provisions and Part 4-Parking, Queuing and Loading Provisions.

T1 Subzones

208. In the T1 Zone, the following subzones apply:

T1A Subzone – Macdonald-Cartier International Airport

(1) In the T1A Subzone, the following uses are also permitted:

automobile service station
automobile rental establishment
bank
bank machine
bar
convenience store
drive-through facility
emergency service
gas bar
hotel
office
museum
municipal service centre
park
payday loan establishment (By-law 2017-302)
place of worship limited to a prayer room
personal service business
post office
research and development centre
restaurant
service and repair shop
technology industry
training centre

(2) In the T1A Subzone, the ancillary following uses are also permitted provided:

(a) they are located in a building containing an airport passenger terminal or a hotel:

amusement centre
place of assembly
recreational and athletic facility
retail food store, limited to a specialty food store
retail store

(3) the maximum allowable floor space index for an office or an hotel in the T1A Subzone is 2.0

T1B Subzone – Carp Airport

(4) In the T1B Subzone, the following uses are also permitted:

convenience store
heavy equipment and vehicle sales, rental and servicing
hotel
instructional facility
office
 one **dwelling unit** for a caretaker or security guard
park
personal service business
place of assembly
post secondary educational institution
research and development centre
restaurant, full service
restaurant, take-out
retail store, limited to a factory outlet store
service and repair shop
storage yard

(5) In the T1B Subzone, the provisions of Table 208 apply.

TABLE 208- T1B SUBZONE PROVISIONS

I Zoning Mechanism	II Provisions	
(a) Minimum setback from a lot line for a dwelling unit (m)	12	
(b) Minimum setback from a lot line for an accessory building (m)	12	
(c) Minimum setback for buildings other than a dwelling unit or an accessory building	(i) Rear Yard	7.5
	(ii) Front Yard	12
	(iii) Corner Side Yard	12
	(iv) Interior Side Yard	4.5
(d) Maximum Lot Coverage (%)	50	
(e) Minimum Distance Between Buildings on the same lot (m)	10	
(f) Minimum Landscaped Buffer abutting Carp Road, an RR zone or any other non-industrial or non-transportation zone (m)	10	
(g) Minimum setback for a gasoline pump island or storage tank from an RR zone (m)	150	