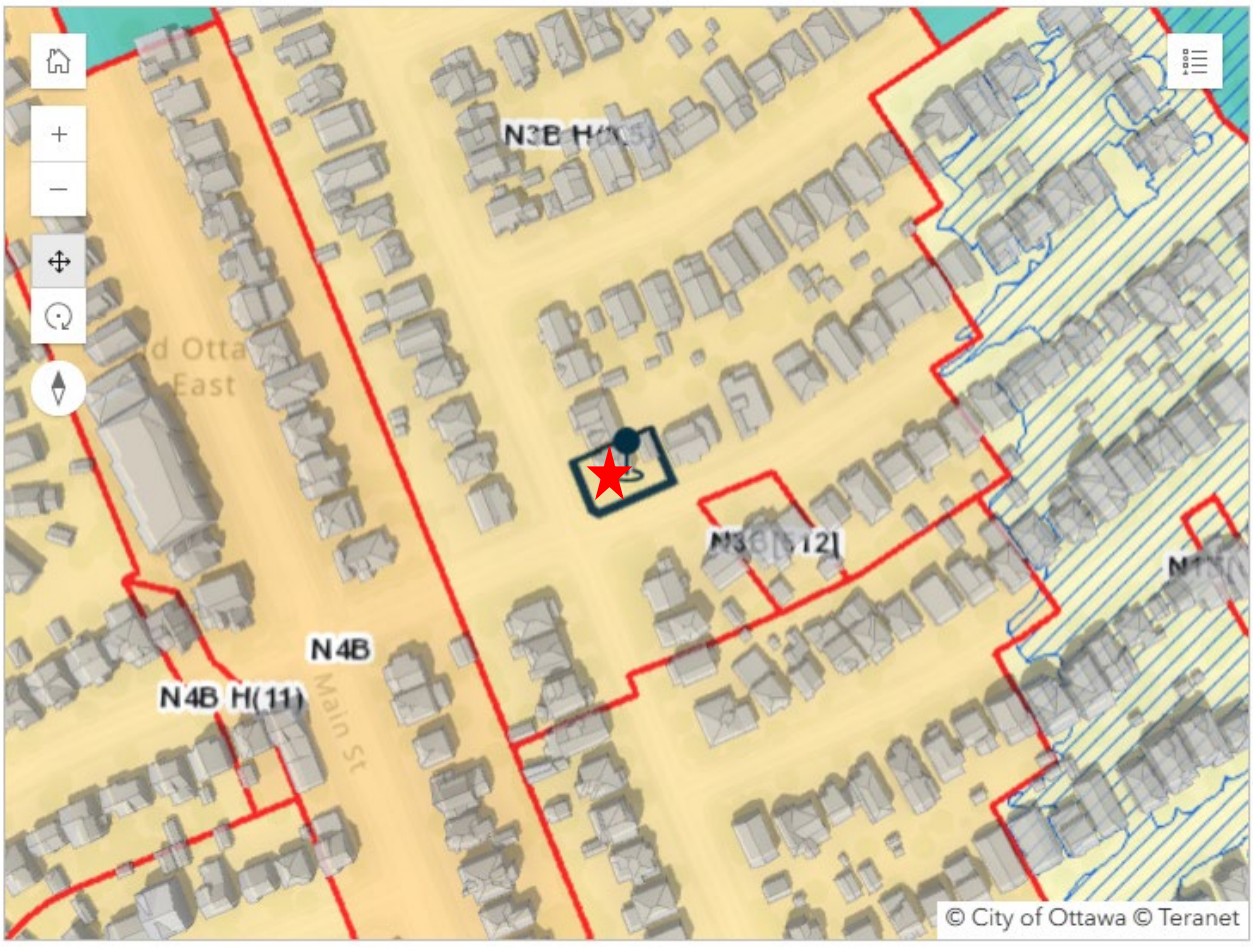
Zoning Map

61 Marlowe Crescent, Ottawa



N3B H(8.5) - Neighbourhood Zone 3

Part 8 - Neighbourhood Zones

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Section 801 – Neighbourhood Zones 1-6 (N1-N6)

Purpose

The purpose of the Neighbourhood Zones is to:

- Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.
- Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.
- Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.
- The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.

Permitted Uses

(1)

(a) In the Neighbourhood Zones, the following residential uses are permitted:

- dwelling unit

(b) In the Neighbourhood Zones, the following non-residential uses are permitted:

- day care
- school

Conditional Uses

(2) The following conditional uses are also permitted in the N5 and N6 – Neighbourhood Zones 5 and 6, subject to being limited to the ground floor or basement of a building:

- artist studio
- bank
- community centre
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- recreation and athletic facility
- restaurant
- retail store

(3) The following conditional uses are also permitted in the Neighbourhood Zones:

- parking garage
- parking lot

Subject to the following:

(a) the property is located outside Area A – Downtown Core Transect on Schedule A1 – Transects;

(b) the property is not located within 600 metres of a rapid transit station as shown on Schedule A4;

(c) where parking is provided as a principal use, it must be within 400m of the subject property:

(i) where the parking provided under (c) is on a lot with a PUD or residential use building that is at least 5 storeys, the parking lot or garage is not permitted to cover more than 30 per cent of the area of the lot; and

(ii) where the parking is provided under (c) is on a lot that does not contain a planned unit development or residential use building less than 5 storeys:

(1) the parking lot must be located on an interior lot;

(2) no more than one drive aisle with one row of parking spaces on each side is permitted;

(3) at least 30 per cent of the lot area must comprise soft landscaping, and all other areas of the lot not covered by driveways, aisles, or parking spaces must be landscaped;

(4) no parking spaces may be located within the minimum front yard setback of the underlying zone, nor within 3.5 metres of the rear lot line; and

(5) the lot on which the parking lot is located must provide an opaque screen between the parking lot and both the interior side and rear lot lines.

Zone Provisions

(4) The maximum number of dwelling units permitted on a lot under Table 801A row (i) is pro-rated and rounded to the nearest whole even number; and

(a) the maximum number of dwelling units permitted in Neighbourhood Zones include all dwelling units that are permitted under section 35.1 of the Planning Act, and Section 146 – Dwelling Equivalency applies with respect to how additional dwelling units, oversize dwelling units, coach houses, group homes, and rooming units are counted;

(b) a non-residential use, where permitted and provided, is equivalent to one dwelling unit for the purposes of this calculation;

(c) subsection 702(2) does not apply to the N1 - Neighbourhood Zone 1, and the building envelope within this zone must be contained within a single parcel of urban residential land;

(d) where the maximum permitted density in Table 801A would result in fewer than four dwelling units permitted in the whole of a building on a lot serviced by municipal water and sewerage systems with adequate capacity, a maximum of four dwelling units is permitted in that building provided all other provisions of this By-law are met;

(e) for the purposes of Table 801A row (i), the maximum number of units includes units established in a coach house on the same lot as the principal building; and

(f) despite Table 801A, row (i), for the N3 – Neighbourhood Zone 3, the maximum number of units per building does not apply to a vertically attached dwelling.

(5) Provisions for maximum density and maximum height in the Neighbourhood Zones are set out in Table 801A below.

(6) Despite Table 801A, where a lot is not serviced by municipal water and sewerage systems,

(a) no more than two dwelling units are permitted on that lot;

(b) a dwelling unit located in a coach house counts towards the total provided in clause (6)(a); and

(c) the minimum required lot area is that which existed on March 11, 2026.

Table 801A – Provisions for N1-N6 zones

Subzone	(a) N1	(b) N2	(c) N3	(d) N4	(e) N5	(f) N6
(i) Maximum number of dwelling units	0.8 per 100 sq m of lot area, maximum 4 per building	1.5 per 100 sq m of lot area, maximum 6 per building	2.5 per 100 sq m of lot area, maximum 12 per building	n/a	n/a	n/a
(ii) Maximum building height (m)	11 and three storeys	11 and three storeys	11 and three storeys	14.5	30	As per s schedul

(7) The following provisions apply to Table 801B:

(a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv);

(b) on a corner lot where there is only one interior side yard, row (iv) does not apply, however clause (7)(c) applies;

(c) in no case may any interior side yard setback be smaller than the following:

(i) in the A or B subzones, 0.6 metres; and

(ii) in all other cases, 1.2 metres.

(d) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres;

(e) despite row (vii), the rear yard setback is not required to exceed 7.5 metres; and

(f) despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:

(i) six dwelling units, or

(ii) in the case of a vertically attached dwelling, three principal dwelling units.

(g) in addition to the yard setbacks required by Table 801B, subsections 802(7) and (8) apply with respect to functional path of travel requirements.

(h) Despite Section 702(7):

(i) In the N1 zone, vertically attached dwellings are not permitted;

(ii) In the N2 zone, no more than two principal vertically attached dwelling units are permitted; and

(iii) In the N3 zone in Area C – Outer Urban Transect on Schedule A1, no more than four principal vertically attached dwelling units are permitted.

(8) The provisions in Table 801B apply in the subzones A to F for Neighbourhood Zones:

Table 801B – Provisions for Subzones A-F to N1-N6 Zones

Subzone	(a) A	(b) B	(c) C	(d) D	(e) E	(f) F
(i) Minimum lot width (m)	6	7.5	10	15	18	24.5
(ii) Minimum lot width per principal vertically attached unit (m)	4.5	4.5	6	7.5	9	9
(iii) Minimum front yard setback (m)	3	Area E of Schedule A1: 3; All other cases: 4.5	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	1.8	1.8	2.4	3	3.6	9
(v) Minimum exterior side yard setback (m)	3	3	3	4.5	4.5	6
(vi) Maximum building width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum rear yard setback	Area E of Schedule A1: 6; All other cases: 25% of lot depth	Area E of Schedule A1: 6m; All other cases: 25% of lot depth	25% of lot depth	25% of lot depth	25% of lot depth	25% of

(9) Where more than one building on a lot fronts onto a public street, the minimum lot width applies to each building, regardless of whether or not the lot is severed.

(10) In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.

(11) More than one building on a lot is permitted in a Neighbourhood Zone, and in such cases Section 703 – Planned Unit Developments applies.

(12) Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 – Coach Houses applies.

(13) Additional regulations specific to the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones are detailed in Section 802.

(14) A modular-constructed building containing double floors that comprises no more than three storeys may exceed the building height maximums in the N1, N2, N3, and N4 zones by up to 0.5 metres per storey above grade, provided that the number of storeys above grade does not exceed the following:

(a) where the maximum building height is 11 metres, three storeys; and

(b) where the maximum building height is greater than 11 metres, four storeys.

Section 802 – Neighbourhood Zone Form and Function

(1) The following provisions apply to N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in addition to the provisions of Section 801.

Front and Exterior Side Yard Setbacks

(2) Where the existing legally established front or exterior side yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front or exterior side yard setback, the minimum required front yard or exterior side yard may be reduced to:

(a) the average of the yards abutting the same street on either side of the lot;

(b) where the property only abuts one lot containing a building, the front or exterior side yard setback may be reduced to the setback of the existing building on that abutting lot; and

(c) despite clauses (2)(a) and (b), the depth of the yard must be at least 1.5 metres.

(3) The following provisions apply to attached garages and carports:

(a) in Area E – Suburban Transect on Schedule A1 – Transects, the entrance to a garage or carport must be set back at least 5.7 metres from any existing or planned sidewalk; and

(b) attached garages and carports must also be in accordance with subsections 604(7) and (8).

Additional Yard Requirements

(4) Despite the rear yard setback provisions of Table 801B, in the case of a corner lot, the rear yard setback may be reduced to 1.2 metres, subject to the following:

(a) in addition to the minimum interior side and rear yard setbacks, an interior yard abutting the interior side and rear yards must be provided with the following minimum dimensions:

(i) a minimum width of 30 per cent of the lot width; and

(ii) a minimum depth equal to the minimum rear yard setback required under Table 801B.

(b) despite the definitions of rear yard and interior yard, the yard required by clause (4)(a) is to be treated as part of the rear yard; and

(c) the yard described in clause (4)(a) must include a rectangular area, unobstructed by projections, of which the shorter dimension is not less than 3 metres.

(d) where a lot is developed in accordance with the provisions of this subsection, it may be considered one lot for zoning purposes.

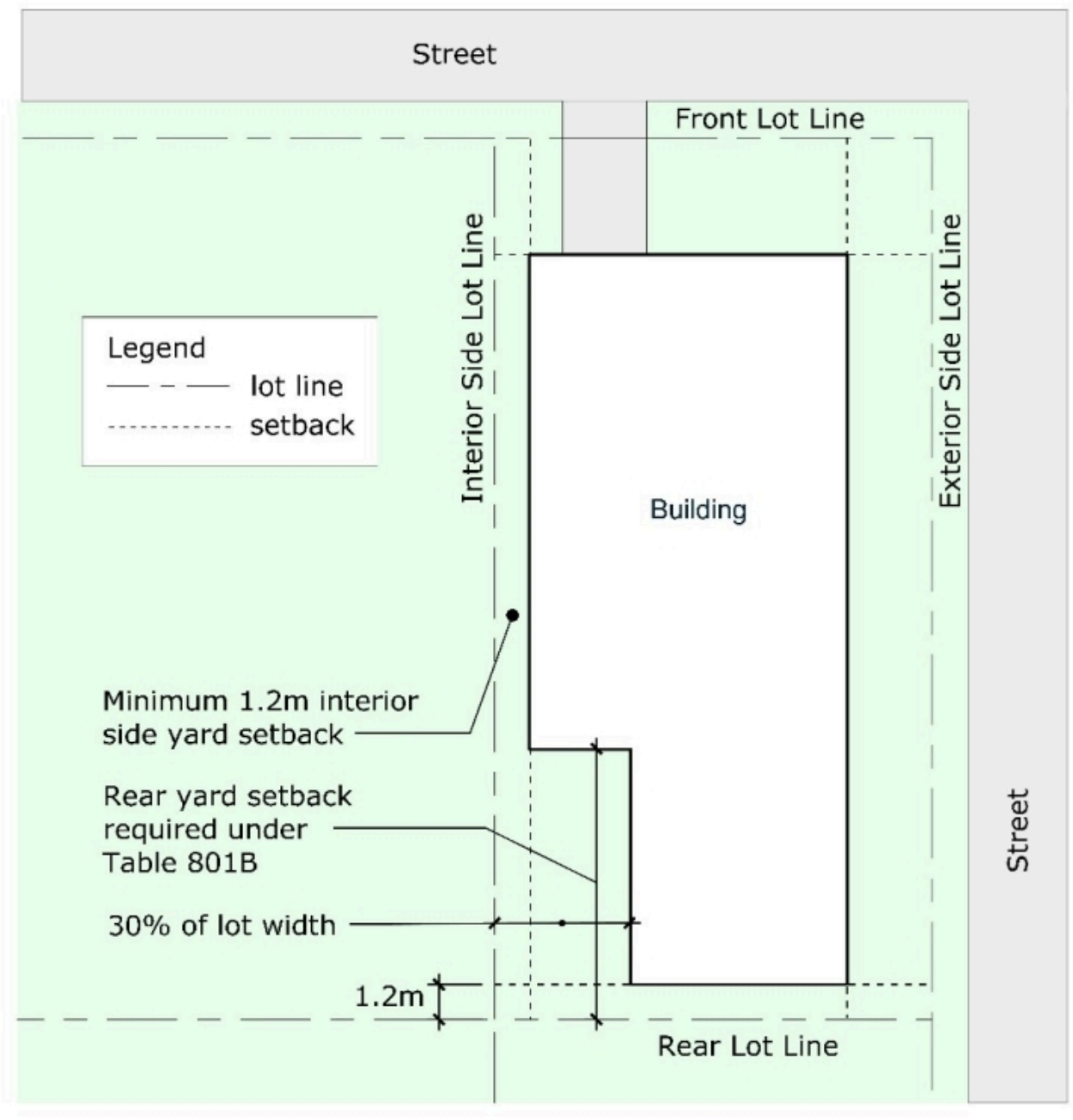

Figure 802-1 illustrates the additional permissions for a rear yard of a corner lot. The reduced rear yard setback of 1.2 metres is shown, contingent on the provision of a further yard with the minimum measurements specified in sub clauses (4)(a)(i) and (ii) and clause (4)(c).

(5) In the case of a through lot, the minimum required rear yard setback is the same as required for the minimum front yard setback, except that subsection (2) does not apply to the rear yard setback.

(6) In the case of a corner through lot, the minimum required exterior side yard setback applies to the street that is mostly perpendicular to the other two streets, in accordance with the provisions of the Neighbourhood Zone or zones in which such lot is located.

Functional Path of Travel

(7) Where a building contains at least six dwelling units, or three principal dwelling units in the case of a vertically attached dwelling, it must provide one or more functional paths of travel connecting a public street or travelled public lane with:

(a) a rear yard or courtyard, as applicable;

(b) any required garbage, recyclable or organics storage area;

(c) any coach house; and

(d) any required bicycle parking area.

(8) Any functional path of travel:

(a) in the case of garbage, recyclable or organics storage area serving six or more dwelling units, or a required bicycle parking area serving six or more dwelling units, must be paved or finished with hard landscaping;

(b) must not pass through the interior of any residential unit;

(c) may overlap with parking aisles, driveways and other functional paths of travel, but not parking spaces;

(d) must not be interrupted by any window well, depression or grade change that would impede the movement of a wheeled container or equipment;

(e) must have a vertical clearance of at least 1.5 metres;

(f) must have a minimum width of:

(i) 1.2 metres; and

(ii) 1.5 metres in the case of a residential use building containing six or more dwelling units.

(g) despite clause (8)(f), may traverse doorways or other choke points that reduce the horizontal width to no less than 0.9 metres for a distance of no more than 0.6 metres.

Soft Landscaping Requirements

(9) Any part of any yard must be soft landscaped, except for those parts occupied by:

- accessory buildings and structures
- bicycle parking spaces and aisles
- hardscaped pads and paths of travel for waste and recycling management
- parking exclusion fixtures as required under subsection 604(6)
- patios and swimming pools
- pedestrian walkways
- permitted driveways, parking aisles and parking spaces
- permitted projections
- wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards.

(10) A contiguous area of soft landscaping must be provided abutting the front lot line and exterior side lot line on a corner lot, and abutting the front lot line on an interior lot, as required by Table 802:

Table 802 – Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard		
Front or Exterior Side Yard Setback	Minimum Required	
(a) Less than 1.5m	No minimum, however, all lands within the front yard and the exterior side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping	
(b) 1.5m to less than 3m	20% of the yard	
(c) 3m or more	(i) any lot with a lot width of less than 8.25m	30% of the yard
	(ii) any lot with a width between 8.25m but less than 12m	35% of the yard
	(iii) any lot with a width of 12m or more	40% of the yard

(11) A walkway may traverse the area required for soft landscaping in Table 802, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.

(12) A contiguous area of soft landscaping must be provided in any rear yard as follows:

(a) where located in Area A – Downtown Core Transect or Area B – Inner Urban Transect on Schedule A1 – Transects, the minimum area of soft landscaping must be:

(i) in the case of a lot less than 360 square metres in area, at least 35 square metres;

(ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres; and

(iii) in all other cases, at least 50 per cent of the rear yard.

(b) in all other cases, the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.

(13) For the purposes of this section, the following may be counted towards the required soft landscaping in any yard:

(a) terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade;

(b) any planters provided as parking exclusion fixtures as required under subsection 604(6); and

(c) the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space.

Building Façade Standards in Neighbourhood Zones

(14) At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, or to an adjacent private way in the case of a planned unit development, and may give access to a ground-floor unit or to a common lobby or stairwell.

(15) Subsections (14) does not apply to:

(a) lands designated under Part IV of the Ontario Heritage Act, or

(b) lands in a district designated under Part V of the Ontario Heritage Act.

Section 803 – Neighbourhood Unserviced Zone (NU)

Purpose

The purpose of the NU – Neighbourhood Unserviced Zone is to:

- Permit a maximum of two dwelling units (e.g. one detached dwelling plus one additional dwelling unit) per lot in areas designated as Neighbourhood in the Official Plan that are not serviced by both municipal water and sewer services,

as indicated on Annex 9 (Private Service Enclaves in the Urban Area).
- Recognize the existing lot and development pattern in these neighbourhoods, while also restricting creation of new lot sizes that may not be sufficient to accommodate private services.

Permitted Uses

(1) In the Neighbourhood Unserviced Zone, the following use is permitted:

- dwelling unit

Subject to the following:

(a) a maximum of two dwelling units are permitted; and

(b) a coach house is only permitted on a lot 0.4 ha or greater in area, and a dwelling unit located in a coach house counts towards the total in clause (1)(a).

Zone Provisions

(2) The provisions in Table 803 apply in the Neighbourhood Unserviced Zone:

Table 803 – Neighbourhood Unserviced (NU) Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		Same as existing on March 11, 2026
(b) Minimum lot width (m)		Same as existing on March 11, 2026
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)		1.2
(e) Minimum exterior side yard setback (m)		4.5
(f) Minimum rear yard setback (m)		12
(g) Maximum building height (m)		11
(h) Maximum lot coverage (%)	(i) Where connected to municipal water services	25
	(ii) All other cases	15

Section 804 – Neighbourhood Commercial Suffix (c)

Purpose

The purpose of the Neighbourhood Commercial Suffix is to:

- Regulate commercial development at a scale that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained
- Allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas.
- Provide conveniently located non-residential uses predominantly accessible to local residents using active transportation and transit.

Permitted Uses

(1) The following non-residential uses are permitted on lands subject to the Neighbourhood Commercial Suffix:

- artist studio

- catering establishment
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- restaurant
- retail store

Provisions

(2) For lands subject to the Neighbourhood Commercial Suffix, the following provisions apply:

(a) any building containing a non-residential use permitted by the Neighbourhood Commercial Suffix must contain at least one dwelling unit;

(b) a building containing a non-residential use permitted by the Neighbourhood Commercial Suffix is a residential use building;

(c) a permitted non-residential use must be located on the ground floor, basement, or both of a residential use building;

(d) the cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a vertically attached dwelling unit, where the maximum of 100 square metres applies to each principal dwelling unit;

(e) no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the residential use;

(f) Section 311 does not apply, and despite clause 311(2)(c), an outdoor commercial patio is permitted subject to the following:

(i) it is located in a front yard, exterior side yard, or both; and

(ii) it does not exceed an area of 20 square metres for a corner lot or 10 square metres for an interior lot.

(g) a micro-distribution facility must be located within a building.

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Part 8 - Neighbourhood Zones

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Section 801 – Neighbourhood Zones 1-6 (N1-N6)

Purpose

The purpose of the Neighbourhood Zones is to:

- Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.
- Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.
- Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.
- The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.

Permitted Uses

(1)

(a) In the Neighbourhood Zones, the following residential uses are permitted:

- dwelling unit

(b) In the Neighbourhood Zones, the following non-residential uses are permitted:

- day care
- school

Conditional Uses

(2) The following conditional uses are also permitted in the N5 and N6 – Neighbourhood Zones 5 and 6, subject to being limited to the ground floor or basement of a building:

- artist studio
- bank
- community centre
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- recreation and athletic facility
- restaurant
- retail store

(3) The following conditional uses are also permitted in the Neighbourhood Zones:

- parking garage
- parking lot

Subject to the following:

(a) the property is located outside Area A – Downtown Core Transect on Schedule A1 – Transects;

(b) the property is not located within 600 metres of a rapid transit station as shown on Schedule A4;

(c) where parking is provided as a principal use, it must be within 400m of the subject property:

(i) where the parking provided under (c) is on a lot with a PUD or residential use building that is at least 5 storeys, the parking lot or garage is not permitted to cover more than 30 per cent of the area of the lot; and

(ii) where the parking is provided under (c) is on a lot that does not contain a planned unit development or residential use building less than 5 storeys:

(1) the parking lot must be located on an interior lot;

(2) no more than one drive aisle with one row of parking spaces on each side is permitted;

(3) at least 30 per cent of the lot area must comprise soft landscaping, and all other areas of the lot not covered by driveways, aisles, or parking spaces must be landscaped;

(4) no parking spaces may be located within the minimum front yard setback of the underlying zone, nor within 3.5 metres of the rear lot line; and

(5) the lot on which the parking lot is located must provide an opaque screen between the parking lot and both the interior side and rear lot lines.

Zone Provisions

(4) The maximum number of dwelling units permitted on a lot under Table 801A row (i) is pro-rated and rounded to the nearest whole even number; and

(a) the maximum number of dwelling units permitted in Neighbourhood Zones include all dwelling units that are permitted under section 35.1 of the Planning Act, and Section 146 – Dwelling Equivalency applies with respect to how additional dwelling units, oversize dwelling units, coach houses, group homes, and rooming units are counted;

(b) a non-residential use, where permitted and provided, is equivalent to one dwelling unit for the purposes of this calculation;

(c) subsection 702(2) does not apply to the N1 - Neighbourhood Zone 1, and the building envelope within this zone must be contained within a single parcel of urban residential land;

(d) where the maximum permitted density in Table 801A would result in fewer than four dwelling units permitted in the whole of a building on a lot serviced by municipal water and sewerage systems with adequate capacity, a maximum of four dwelling units is permitted in that building provided all other provisions of this By-law are met;

(e) for the purposes of Table 801A row (i), the maximum number of units includes units established in a coach house on the same lot as the principal building; and

(f) despite Table 801A, row (i), for the N3 – Neighbourhood Zone 3, the maximum number of units per building does not apply to a vertically attached dwelling.

(5) Provisions for maximum density and maximum height in the Neighbourhood Zones are set out in Table 801A below.

(6) Despite Table 801A, where a lot is not serviced by municipal water and sewerage systems,

(a) no more than two dwelling units are permitted on that lot;

(b) a dwelling unit located in a coach house counts towards the total provided in clause (6)(a); and

(c) the minimum required lot area is that which existed on March 11, 2026.

Table 801A – Provisions for N1-N6 zones

Subzone	(a) N1	(b) N2	(c) N3	(d) N4	(e) N5	(f) N6
(i) Maximum number of dwelling units	0.8 per 100 sq m of lot area, maximum 4 per building	1.5 per 100 sq m of lot area, maximum 6 per building	2.5 per 100 sq m of lot area, maximum 12 per building	n/a	n/a	n/a
(ii) Maximum building height (m)	11 and three storeys	11 and three storeys	11 and three storeys	14.5	30	As per s schedul

(7) The following provisions apply to Table 801B:

(a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv);

(b) on a corner lot where there is only one interior side yard, row (iv) does not apply, however clause (7)(c) applies;

(c) in no case may any interior side yard setback be smaller than the following:

(i) in the A or B subzones, 0.6 metres; and

(ii) in all other cases, 1.2 metres.

(d) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres;

(e) despite row (vii), the rear yard setback is not required to exceed 7.5 metres; and

(f) despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:

(i) six dwelling units, or

(ii) in the case of a vertically attached dwelling, three principal dwelling units.

(g) in addition to the yard setbacks required by Table 801B, subsections 802(7) and (8) apply with respect to functional path of travel requirements.

(h) Despite Section 702(7):

(i) In the N1 zone, vertically attached dwellings are not permitted;

(ii) In the N2 zone, no more than two principal vertically attached dwelling units are permitted; and

(iii) In the N3 zone in Area C – Outer Urban Transect on Schedule A1, no more than four principal vertically attached dwelling units are permitted.

(8) The provisions in Table 801B apply in the subzones A to F for Neighbourhood Zones:

Table 801B – Provisions for Subzones A-F to N1-N6 Zones

Subzone	(a) A	(b) B	(c) C	(d) D	(e) E	(f) F
(i) Minimum lot width (m)	6	7.5	10	15	18	24.5
(ii) Minimum lot width per principal vertically attached unit (m)	4.5	4.5	6	7.5	9	9
(iii) Minimum front yard setback (m)	3	Area E of Schedule A1: 3; All other cases: 4.5	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	1.8	1.8	2.4	3	3.6	9
(v) Minimum exterior side yard setback (m)	3	3	3	4.5	4.5	6
(vi) Maximum building width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum rear yard setback	Area E of Schedule A1: 6; All other cases: 25% of lot depth	Area E of Schedule A1: 6m; All other cases: 25% of lot depth	25% of lot depth	25% of lot depth	25% of lot depth	25% of

(9) Where more than one building on a lot fronts onto a public street, the minimum lot width applies to each building, regardless of whether or not the lot is severed.

(10) In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.

(11) More than one building on a lot is permitted in a Neighbourhood Zone, and in such cases Section 703 – Planned Unit Developments applies.

(12) Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 – Coach Houses applies.

(13) Additional regulations specific to the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones are detailed in Section 802.

(14) A modular-constructed building containing double floors that comprises no more than three storeys may exceed the building height maximums in the N1, N2, N3, and N4 zones by up to 0.5 metres per storey above grade, provided that the number of storeys above grade does not exceed the following:

(a) where the maximum building height is 11 metres, three storeys; and

(b) where the maximum building height is greater than 11 metres, four storeys.

Section 802 – Neighbourhood Zone Form and Function

(1) The following provisions apply to N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in addition to the provisions of Section 801.

Front and Exterior Side Yard Setbacks

(2) Where the existing legally established front or exterior side yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front or exterior side yard setback, the minimum required front yard or exterior side yard may be reduced to:

(a) the average of the yards abutting the same street on either side of the lot;

(b) where the property only abuts one lot containing a building, the front or exterior side yard setback may be reduced to the setback of the existing building on that abutting lot; and

(c) despite clauses (2)(a) and (b), the depth of the yard must be at least 1.5 metres.

(3) The following provisions apply to attached garages and carports:

(a) in Area E – Suburban Transect on Schedule A1 – Transects, the entrance to a garage or carport must be set back at least 5.7 metres from any existing or planned sidewalk; and

(b) attached garages and carports must also be in accordance with subsections 604(7) and (8).

Additional Yard Requirements

(4) Despite the rear yard setback provisions of Table 801B, in the case of a corner lot, the rear yard setback may be reduced to 1.2 metres, subject to the following:

(a) in addition to the minimum interior side and rear yard setbacks, an interior yard abutting the interior side and rear yards must be provided with the following minimum dimensions:

(i) a minimum width of 30 per cent of the lot width; and

(ii) a minimum depth equal to the minimum rear yard setback required under Table 801B.

(b) despite the definitions of rear yard and interior yard, the yard required by clause (4)(a) is to be treated as part of the rear yard; and

(c) the yard described in clause (4)(a) must include a rectangular area, unobstructed by projections, of which the shorter dimension is not less than 3 metres.

(d) where a lot is developed in accordance with the provisions of this subsection, it may be considered one lot for zoning purposes.

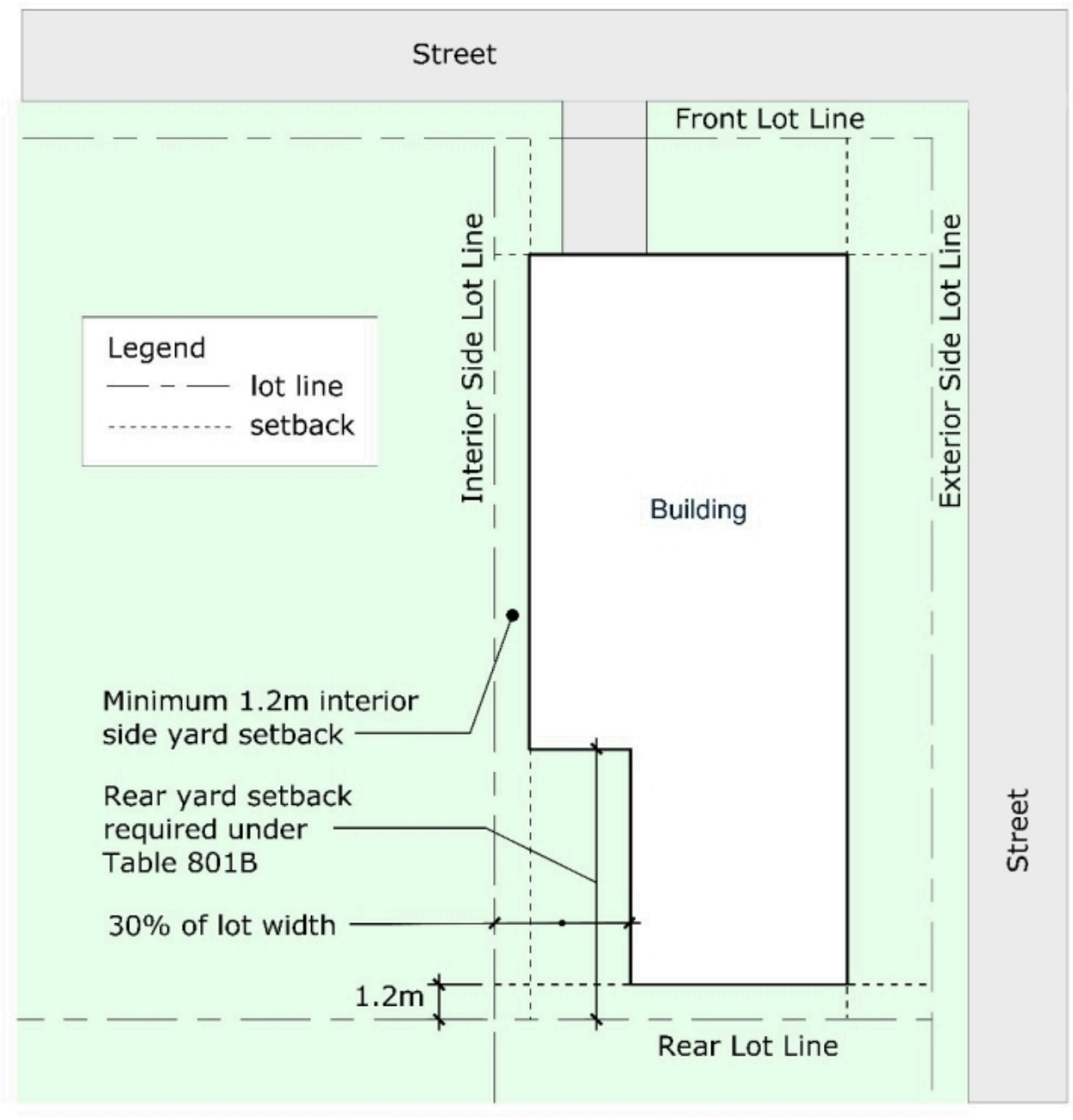

Figure 802-1 illustrates the additional permissions for a rear yard of a corner lot. The reduced rear yard setback of 1.2 metres is shown, contingent on the provision of a further yard with the minimum measurements specified in sub clauses (4)(a)(i) and (ii) and clause (4)(c).

(5) In the case of a through lot, the minimum required rear yard setback is the same as required for the minimum front yard setback, except that subsection (2) does not apply to the rear yard setback.

(6) In the case of a corner through lot, the minimum required exterior side yard setback applies to the street that is mostly perpendicular to the other two streets, in accordance with the provisions of the Neighbourhood Zone or zones in which such lot is located.

Functional Path of Travel

(7) Where a building contains at least six dwelling units, or three principal dwelling units in the case of a vertically attached dwelling, it must provide one or more functional paths of travel connecting a public street or travelled public lane with:

(a) a rear yard or courtyard, as applicable;

(b) any required garbage, recyclable or organics storage area;

(c) any coach house; and

(d) any required bicycle parking area.

(8) Any functional path of travel:

(a) in the case of garbage, recyclable or organics storage area serving six or more dwelling units, or a required bicycle parking area serving six or more dwelling units, must be paved or finished with hard landscaping;

(b) must not pass through the interior of any residential unit;

(c) may overlap with parking aisles, driveways and other functional paths of travel, but not parking spaces;

(d) must not be interrupted by any window well, depression or grade change that would impede the movement of a wheeled container or equipment;

(e) must have a vertical clearance of at least 1.5 metres;

(f) must have a minimum width of:

(i) 1.2 metres; and

(ii) 1.5 metres in the case of a residential use building containing six or more dwelling units.

(g) despite clause (8)(f), may traverse doorways or other choke points that reduce the horizontal width to no less than 0.9 metres for a distance of no more than 0.6 metres.

Soft Landscaping Requirements

(9) Any part of any yard must be soft landscaped, except for those parts occupied by:

- accessory buildings and structures
- bicycle parking spaces and aisles
- hardscaped pads and paths of travel for waste and recycling management
- parking exclusion fixtures as required under subsection 604(6)
- patios and swimming pools
- pedestrian walkways
- permitted driveways, parking aisles and parking spaces
- permitted projections
- wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards.

(10) A contiguous area of soft landscaping must be provided abutting the front lot line and exterior side lot line on a corner lot, and abutting the front lot line on an interior lot, as required by Table 802:

Table 802 – Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard		
Front or Exterior Side Yard Setback	Minimum Required	
(a) Less than 1.5m	No minimum, however, all lands within the front yard and the exterior side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping	
(b) 1.5m to less than 3m	20% of the yard	
(c) 3m or more	(i) any lot with a lot width of less than 8.25m	30% of the yard
	(ii) any lot with a width between 8.25m but less than 12m	35% of the yard
	(iii) any lot with a width of 12m or more	40% of the yard

(11) A walkway may traverse the area required for soft landscaping in Table 802, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.

(12) A contiguous area of soft landscaping must be provided in any rear yard as follows:

(a) where located in Area A – Downtown Core Transect or Area B – Inner Urban Transect on Schedule A1 – Transects, the minimum area of soft landscaping must be:

(i) in the case of a lot less than 360 square metres in area, at least 35 square metres;

(ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres; and

(iii) in all other cases, at least 50 per cent of the rear yard.

(b) in all other cases, the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.

(13) For the purposes of this section, the following may be counted towards the required soft landscaping in any yard:

(a) terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade;

(b) any planters provided as parking exclusion fixtures as required under subsection 604(6); and

(c) the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space.

Building Façade Standards in Neighbourhood Zones

(14) At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, or to an adjacent private way in the case of a planned unit development, and may give access to a ground-floor unit or to a common lobby or stairwell.

(15) Subsections (14) does not apply to:

(a) lands designated under Part IV of the Ontario Heritage Act, or

(b) lands in a district designated under Part V of the Ontario Heritage Act.

Section 803 – Neighbourhood Unserviced Zone (NU)

Purpose

The purpose of the NU – Neighbourhood Unserviced Zone is to:

- Permit a maximum of two dwelling units (e.g. one detached dwelling plus one additional dwelling unit) per lot in areas designated as Neighbourhood in the Official Plan that are not serviced by both municipal water and sewer services,

as indicated on Annex 9 (Private Service Enclaves in the Urban Area).
- Recognize the existing lot and development pattern in these neighbourhoods, while also restricting creation of new lot sizes that may not be sufficient to accommodate private services.

Permitted Uses

(1) In the Neighbourhood Unserviced Zone, the following use is permitted:

- dwelling unit

Subject to the following:

(a) a maximum of two dwelling units are permitted; and

(b) a coach house is only permitted on a lot 0.4 ha or greater in area, and a dwelling unit located in a coach house counts towards the total in clause (1)(a).

Zone Provisions

(2) The provisions in Table 803 apply in the Neighbourhood Unserviced Zone:

Table 803 – Neighbourhood Unserviced (NU) Zone Provisions		
Zoning Mechanism		Provisions
(a) Minimum lot area (m²)		Same as existing on March 11, 2026
(b) Minimum lot width (m)		Same as existing on March 11, 2026
(c) Minimum front yard setback (m)		6
(d) Minimum interior side yard setback (m)		1.2
(e) Minimum exterior side yard setback (m)		4.5
(f) Minimum rear yard setback (m)		12
(g) Maximum building height (m)		11
(h) Maximum lot coverage (%)	(i) Where connected to municipal water services	25
	(ii) All other cases	15

Section 804 – Neighbourhood Commercial Suffix (c)

Purpose

The purpose of the Neighbourhood Commercial Suffix is to:

- Regulate commercial development at a scale that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained
- Allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas.
- Provide conveniently located non-residential uses predominantly accessible to local residents using active transportation and transit.

Permitted Uses

(1) The following non-residential uses are permitted on lands subject to the Neighbourhood Commercial Suffix:

- artist studio

- catering establishment
- instructional facility
- medical facility
- micro-distribution facility
- office
- personal service business
- restaurant
- retail store

Provisions

(2) For lands subject to the Neighbourhood Commercial Suffix, the following provisions apply:

(a) any building containing a non-residential use permitted by the Neighbourhood Commercial Suffix must contain at least one dwelling unit;

(b) a building containing a non-residential use permitted by the Neighbourhood Commercial Suffix is a residential use building;

(c) a permitted non-residential use must be located on the ground floor, basement, or both of a residential use building;

(d) the cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a vertically attached dwelling unit, where the maximum of 100 square metres applies to each principal dwelling unit;

(e) no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the residential use;

(f) Section 311 does not apply, and despite clause 311(2)(c), an outdoor commercial patio is permitted subject to the following:

(i) it is located in a front yard, exterior side yard, or both; and

(ii) it does not exceed an area of 20 square metres for a corner lot or 10 square metres for an interior lot.

(g) a micro-distribution facility must be located within a building.

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