

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.

237. In the DR Zone,

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 237(2);
 - agricultural use**
 - community garden**
 - 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
 - park**
 - secondary dwelling unit, see Part 5, Section 133**

Zone Provisions

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

TABLE 237– DR ZONE REGULATIONS

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

- (b) Minimum Lot Area (m²)
- (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.

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.

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