

## Urban Exceptions 401-500 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
401 (By-law 2016-290) (By-law 2016-249) (By-law 2012-334)	GM[401] GM[401] H(11) GM[401] F(3.0) H(11)		- the residential uses listed under subsection 187(2) except for dwelling unit, townhouse dwelling, apartment, low-rise, and apartment, mid-high rise	- the permitted residential uses must not be located on the ground floor - no maximum floor space index applies - maximum height of 6 storeys permitted except where 11 metre height suffix applies - the provisions of row (d) of Table 187 of subsection 187(3) do not apply and the minimum interior side yard must be 1.5 m - the provisions of row (e) of Table 187 of subsection 187(3) do not apply and the minimum rear yard must be 6 m -Despite Table 101 and Table 102, the minimum parking requirements for residential uses is one space per dwelling unit plus 0.25 visitor spaces per dwelling unit, and parking for an office use must be provided at a rate of 1 space per 50 square metres of gross floor area.
402	I2 [402] F(1.5) S 144 O1[402] S 144	- parking lot and a right-of-way providing access to the parking lot		- minimum front yard setback 46 m - no parking permitted within front yard setback - parking spaces provided within Area A on Schedule 144 may be used to fulfill parking requirements for development occurring subsequent to February 29, 2004 at 501 Smyth Road
403	O1[403]	- parking lot - fast food restaurant limited to a chip wagon - accessory use as detailed in exception number 313 - parking garage		
404 (By-law 2018-206) (By-law 2018-176)	I1A[404]	- rooming house -theatre		- rooming unit permitted only on the property known municipally as 211 Bronson Avenue - maximum of 25 residents - permitted only if use is ancillary to community centre and/or community health and resource centre
405	I1A[405] I1B[405]	- funeral home		
406	I1B[406]			- a yard abutting residential zoned lands must be a minimum of 4.2 m for any portion of the principal building which exceeds one storey in height, and a minimum of 3.2 m for any portion of the principal building which is one storey in height - the front yard setback must be 5.5 m with respect to the portion of the lot which is located on Lot 15, Plan 4M-731 - a yard abutting residential zoned lands along the southern boundary of these lands must be a minimum of 1.5 m
407 (By-law 2011-90)	I1B[407] H(15)		- all uses other than place of worship	
408 (OMB Order File #PL110686 issued October 24, 2012) (By-law 2011-216)	I1B[408] R5B[408] H(19) TM11[408]			- minimum front yard setback of 3 m
409	I1B[409]	- cemetery		

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
	I1A[409]	- funeral home		
410 (OMB Order, File #PL080959 issued September 18, 2009)	IL7[410]			<ul style="list-style-type: none"> <li>- notwithstanding clause 204(7)(a), a retail store may include the sale of automobile parts and accessories;</li> <li>- clauses 203(2)(a), (b) and (c) and subsection 203(4) do not apply to the uses permitted in subsection 203(2);</li> <li>- subclause 204(7)(d)(i) does not apply;</li> <li>- for the purposes of clauses 204(7)(j) and (k), retail store is as outlined in subclause 204(7)(d)(ii)</li> <li>- minimum front yard setback- 7.5 metres</li> <li>- minimum corner side yard setback- 0 metres</li> <li>- minimum parking rate for retail store- 2.8 spaces per 100 square metres of gross floor area</li> <li>- minimum parking rate - 2.8 spaces per 100 square metres of gross floor area</li> </ul>
411 (By-law 2012-33)	LC7[411]	<ul style="list-style-type: none"> <li>- automobile service station</li> <li>- car wash</li> <li>- gas bar</li> <li>-restaurant, fast food</li> </ul>		<ul style="list-style-type: none"> <li>- the total cumulative gross leasable floor area for the additional uses and a convenience store must not exceed 300 m<sup>2</sup></li> <li>- the provisions of Table 189 of subsection 189(3) do not apply and the following provisions apply:</li> <li>- minimum lot area:</li> <li>- additional uses and a convenience store: 4,000 m<sup>2</sup></li> <li>-other non-residential uses: 1,800 m<sup>2</sup></li> <li>-minimum lot width: 30 m</li> <li>-minimum front yard setback: 10 m including pump islands</li> <li>-minimum corner side yard setback:</li> <li>-pump islands: 11.5 m</li> <li>-other buildings and structures: 8 m</li> <li>-minimum interior side yard setback: 2 m</li> <li>-minimum rear yard setback: 5 m</li> <li>-the property line abutting Terry Fox Drive is deemed to be the front property line</li> </ul>
412 (By-law 2012-334)	GM[412]		- place of worship	<ul style="list-style-type: none"> <li>- dwelling unit is permitted provided it is located in a building where more than 50% of the ground floor is occupied by a use listed in subsection 187(1)</li> <li>- apartment low rise, apartment mid-to-high rise and townhouse dwelling are permitted if 50 % of the lot width is occupied by a use listed in subsection 187(1)</li> <li>- apartment low rise and apartment mid-to-high rise are subject to the provisions of the R4Z[1212] zone</li> <li>- townhouse dwelling is subject to the provisions of the R3Z[1007] zone</li> <li>- the provisions of Table 187 of subsection 187(3) do not apply and the following provisions apply:</li> <li>- minimum lot area: 360 m<sup>2</sup></li> <li>- minimum lot width: 12 m</li> <li>- minimum front yard and corner side yard: setbacks 3 m</li> <li>- minimum interior side yard setback: 1.5 m</li> <li>- minimum rear yard setback: 3 m</li> <li>- no maximum building height</li> </ul>
413 (By-law 2018-225)	TM[413] H(25)	- drive-through facility		<ul style="list-style-type: none"> <li>- Despite Table 197 (g)(ii)(2) where the building height is greater than two storeys or 8 m, whichever is less, between the height of 8 m and 15 m, a building must be have an additional setback of at least 5 m than the provided setback from the front lot line and from a side lot line that abuts a street and that additional setback is continued from the point where it is provided and zoning mechanism 197(c) in Table 197 does not apply to that additional setback.</li> </ul>

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
414	IL[414]	- community centre limited to cultural facility - place of worship		- maximum gross floor area for a catering establishment: 76 m <sup>2</sup> - maximum gross floor area for a community centre limited to cultural facility: 238 m <sup>2</sup> - maximum gross floor area for a place of worship: 555 m <sup>2</sup> - total number of parking spaces required for a place of worship: 46
415 (By-law 2014-281)	MC11[415] H(34)	- car wash - gas bar		- each permitted non-residential use limited to a total gross leasable floor area of 3,600 m <sup>2</sup>
416 (By-law 2008-386)	I1B[416]-h			- holding symbol may only be removed subject to: (i) preparation of a master concept plan and all relevant information to illustrate that any proposed development is not compromising the future development of the corridor. (ii) the owner/ lessee entering into a site plan control agreement with the City which pertains to all lands within this zone
417	I1B[417]			- minimum front yard setback of 2 m
418	I1B[418]			- an enclosed or covered walkway above grade is permitted provided it is used only to provide a pedestrian connection between principal buildings on adjoining lots
419	IL [419]	military and police training facility		
420	I1B[420] H(13)		- all uses other than place of worship, existing detached dwellings, retirement home or residential care facility	- a 7.6 m wide landscaped buffer must be located on the land adjacent to the residential zone on the south side of the property
421	I1B[421] H(12)		- all uses other than day care, residential care facility, place of worship and retirement home	- minimum front yard setback of 2 m
422	I1B[422] I1B[422] H(15)	- office - place of assembly		- minimum side yard setbacks of 0.9 m and 6 m respectively - maximum gross floor area of 112 m <sup>2</sup> for each of office and place of assembly - minimum of 9 parking spaces required
423	I1B[423]			- minimum front yard setback of 2.5 m
424	I1A[424]			- required parking must be accessed by a common aisle with the property to the immediate north - required parking may not exceed 3 spaces per classroom - minimum front yard setback of 0 m - minimum height of 3 storeys
425	O1[425]	- parking lot for the storage of recreational vehicles		
426	DR[426]	- automobile dealership		
427	DR[427]	- golf course limited to a golf driving range		
428	I1B[428]			- a minimum of 15 parking spaces to be permanently reserved for the use of the place of worship located on the property known municipally as 2 Canfield Road

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
429	O1[429]	- daycare		- minimum side yard setback of 0 m where the principal building connects to principal building in abutting I1A Zone
430	O1F[430] H(12.2) S 94 O1[430] H(12.2) S 94	- amusement centre limited to a pool hall - artist studio - bar - museum - nightclub - parking garage - parking lot - personal service business - recreational and athletic facility - restaurant, full service - restaurant, take-out - retail store		- no minimum lot area, minimum lot width or setbacks are required - Section 69(1) does not apply
431	GM15[431] H(6.0)			- minimum lot area: - gas bar: 4,000 m <sup>2</sup> - other non-residential uses: 1,800 m <sup>2</sup> - minimum front yard setback: 10 m - minimum corner side yard setback: 8 m - minimum interior side yard setback: 2 m - minimum rear yard setback: 5 m - maximum total leasable floor area: 300 m <sup>2</sup> - lot frontage deemed to be the property line abutting Terry Fox Drive
432	LC2[432]			- the maximum gross floor area for a restaurant, take-out is 45 m <sup>2</sup>
433 (By-law 2012-132) (By-law 2011-378)	GM24[433] H(19)			- minimum gross leasable floor area: 35,000 m <sup>2</sup> - maximum cumulative total gross leasable floor area for all uses: 100,000 m <sup>2</sup> - maximum cumulative total gross leasable floor area for office and medical facility: 17,500 m <sup>2</sup> -Despite Table 103(i), where the cumulative total gross leasable floor area for all uses does not exceed 86,000 m <sup>2</sup> , the maximum permitted number of parking spaces is calculated at a rate of 4.9 spaces per 100 m <sup>2</sup> of gross leasable floor area -parking for all uses may be located in the abutting R5A[1923] H(34) zone during the time in which a parking lot is permitted as a temporary use
434	GM13[434] H(20)	- automobile rental establishment - automobile service station - gas bar - personal service business		
435	AM5[435]			- the cumulative total gross floor area must not exceed 15,550 m <sup>2</sup>
436	AM5[436]			- the cumulative total gross floor area must not exceed 15,550 m <sup>2</sup>
437	I1E[437]	- office		

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
438	GM21[438] F(0.5)H(16)	- restaurant - retail food store - retail store		- the additional uses are permitted provided they are located in a building containing an office or medical facility
439	GM21[439] F(0.5)H(9)	- place of worship - school		- minimum lot area 4000m <sup>2</sup> - minimum yard setback from a residential zone is 9 m
440	TM[440] H(19)	- parking garage		
441	LC6[441]	- automobile sales		automobile sales is permitted subject to: (i) being accessory to the existing automobile repair service as of the 24th day of January, 2007; and (ii) not more than eight vehicles may be stored and displayed at any one time on site for sale.
442	AM3[442]	- automobile rental establishment		- vehicle storage for up to nine vehicles related to automobile rental establishment permitted in rear yard
443	I1B[443] R2M[443]			- despite Section 100(1), required parking for uses on these lands may be provided on lands affected by exception [1403]
444	LC[444]		- artist studio - recreational and athletic facility	- each single occupancy is limited to 325m <sup>2</sup> of gross leasable floor area
445 (By-law 2010-307)	R1MM[445] H(9) O1A[445]	- golf course -detached dwelling		(1)a detached dwelling is subject to the provisions of the R1MM zone (2) for a golf course use, 7.5 metre landscaped buffer with 2 metre high opaque screen comprised of soft landscaping required along eastern boundary of zone and along Hunt Club Place (3)for a golf course use, no outdoor storage of vehicles or equipment permitted
446 (By-law 2010-123) (By-law 2008-462)	IL[446]		- medical facility	- office use is limited to 2,726 m <sup>2</sup> - outside storage is allowed on the west side of the property that abuts the IG3 zone, on the lands known as Part 2, Plan 5R-50 and including the triangle formed from a right angle at the east limit of Part 2 to CNR right of way
447	Reserved for Future Use			
448 (By-law 2018-206)	GM[448] H(22)	- automobile dealership - automobile rental establishment - automobile service station	- all residential use-buildings, dwelling units and rooming houses	- minimum lot area: 1800 m <sup>2</sup> - minimum lot width: 30 m - minimum front and rear yard setbacks: 6 m. - maximum lot coverage: 35%
449	AM[449] H(20)			- the maximum gross floor area for a commercial use is 50,000 square metres - the lands within this zone are deemed to be one lot for zoning purposes
450 (By-law 2009-302)	multiple		- drive-through facility	
451	I1A[451]	- personal service business - instructional facility		
452	I1B[452]-h			- holding symbol may only be removed upon the installation of sewer services along the Provence Avenue extension to service the subject lands and the development east of Portobello Boulevard and south of the future transitway

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
453	TM[453] S 227	- commercial parking garage		- maximum permitted building height and yard setback provisions are as per Schedule 227 - maximum density of 445 units per hectare - balconies may project into any required no closer than 0.2 metres from any lot line - commercial parking garage permitted below grade
454	TM[454] H(16)	- parking lot		- parking lot may be used by adjacent uses at 150 Montreal Road
455 (By-law 2009-164)	GM[455]	- automobile dealership - automobile rental establishment - automobile service station - gas bar - car wash		- maximum floor space index 0.6 - maximum residential density of 80 units per hectare - maximum building height 10.7 metres for portions of building located within 20 metres of an R1, R2 or R3 Zone; all other cases, 18 metres - minimum rear yard setback is 6 m - maximum building when located more than 30 m from a residential use is 22 m
456	TM[456] H(18.5)			- the minimum aisle width is 6.0 metres
457	Reserved for Future Use			-
458	DR[458]			- minimum lot area of 1.4 hectares - minimum lot width of 40 metres
459	DR[459]-h			- holding symbol may only be removed upon either the closure of the landfill site to the east or when studies demonstrate that the subject lands are no longer within the area of influence with respect to noise and odour of the landfill site
460 (By-law 2009-186)	DR[460]	retail store limited to an outdoor and garden supply sales centre		- the retail store limited to an outdoor and garden supply sales centre is permitted for a temporary period effective June 10, 2009 and expiring June 10, 2012 - outdoor storage is prohibited within the front yard - following expiration of the temporary zoning, the lands revert back to the underlying DR zone and this exception is repealed
461	GM15[461] H(9.5)			- a drive through operation is permitted provided it is ancillary to and integrated into the existing convenience store
462	LC5[462] H(9.5)			- minimum front yard setback: 1.6 metres - minimum rear yard setback: 5.6 metres - minimum number of parking spaces required: 21
463	IG[463] H(22)	- snow disposal facility		- snow disposal facility limited to a maximum of 5,626 square metres of snow dumping area
464	IL[464]	- amusement centre limited to a bingo hall - place of worship - adult entertainment parlour		

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
465 (By-law 2015-264) (By-law 2011-151) (By-law 2010-336) (By-law 2010-231)	TM9[465] H(15)-h			<ul style="list-style-type: none"> <li>- the properties at 1491 and 1493 Stittsville Main Street are deemed to be one lot for zoning purposes</li> <li>-despite Section 113, one loading space with a minimum width of 3.5 metres and a minimum length of 5.2 metres is required</li> <li>-despite Section 110, and a 1.5 metre landscaped buffer is not required between the parking lot and the interior lot lines</li> <li>-despite Section 110, and an opaque screen fence between the parking lot in the TM9[465]H15-h Zone and the R4Z[1300]-h Zone is not required</li> <li>-a wood screen fence with a minimum height of 1.8 metres is required along both interior lot lines</li> <li>- Where a lot abuts Stittsville Main Street, residential uses are not permitted at grade, within 10 metres of the front lot line.</li> <li>- Subclause 198(9)(g)(i) does not apply to a building that received Site Plan approval prior to August 26, 2015, provided the building is constructed in accordance with that approval.</li> </ul>
466	LC5[466] H(9.5)	<ul style="list-style-type: none"> <li>- car wash</li> <li>- gas bar</li> </ul>		<ul style="list-style-type: none"> <li>- despite Section 189 (1) (c), the maximum separate gross leasable area for a single occupancy is 1 500 square metres</li> </ul>
467	R4P[467]	<ul style="list-style-type: none"> <li>- office</li> </ul>		<ul style="list-style-type: none"> <li>- office permitted provided it does not exceed 169m<sup>2</sup> in gross floor area and provided it is located in the same building as at least three dwelling units</li> <li>- maximum building height of 12.5 metres for that portion of the lot located between 7 metres from the front lot line and 16 metres from the rear lot line</li> <li>- minimum width of aisle: 6 metres</li> </ul>
468 (By-law 2011-151) (By-law 2010-231)	GM14[468] H(11)	<ul style="list-style-type: none"> <li>- personal service business</li> </ul>		
469 (By-law 2011-124)	GM4[469] F(3.0) I1E[469]	<ul style="list-style-type: none"> <li>- medical facility</li> </ul>		
470	LC[470]			<ul style="list-style-type: none"> <li>- minimum front yard and minimum corner side yard setbacks: 6 metres</li> <li>- minimum interior side yard and minimum rear yard setbacks: 4.5 metres</li> </ul>
471	O1[471]			<ul style="list-style-type: none"> <li>- any permitted use in this zone is required to be in accordance with the approved "Floodway/Floodfringe Analysis" and "Shirley's Brook Pathway and Riparian Planting Plan", as required by, and in accordance with the Kanata North Environmental/Stormwater Management Plan (KNEMP), and no buildings or structures are permitted, and no fill or vegetation may be placed or removed except where such buildings, structures and fill or vegetation are intended for flood or erosion control or for storm water management purposes, and approved by the City of Ottawa, Mississippi Valley Conservation Authority and other applicable municipal, provincial or federal authorities.</li> </ul>

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
472 (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)	MC[472] S349-h	<ul style="list-style-type: none"> <li>- amusement park</li> <li>- automobile dealership</li> <li>- automobile rental establishment</li> <li>- automobile service station</li> <li>- bed and breakfast</li> <li>- car wash</li> <li>- catering establishment</li> <li>- funeral home</li> <li>- gas bar</li> <li>- park</li> <li>- rooming house</li> <li>-warehouse</li> </ul>		<ul style="list-style-type: none"> <li>- warehouse permitted provided it is located within a building containing on the ground floor a minimum gross floor area of 2000 square metres of permitted commercial uses</li> <li>- no individual warehouse unit may exceed a gross floor area of 80 square metres</li> <li>- parking for warehouse to be provided at a rate of 1 space per 1000 square metres of gross floor area</li> <li>- Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash.</li> <li>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</li> <li>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</li> <li>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</li> <li>- The tower portion of a building must, where the height of the building exceeds nine storeys: <ul style="list-style-type: none"> <li>(a) where it contains a dwelling unit or rooming unit: <ul style="list-style-type: none"> <li>(i) have a minimum separation distance of 23 metres from a tower containing a dwelling unit or rooming unit, if either tower faces the other;</li> <li>(ii) have a minimum separation distance of 18 metres from a tower containing a dwelling unit or rooming unit, if neither tower faces the other; and,</li> <li>(iii) have a minimum separation distance of 18 metres from a tower containing only non-residential uses;</li> </ul> </li> <li>(b) where it contains only non-residential uses: <ul style="list-style-type: none"> <li>(i) have a minimum separation distance of 11.5 metres from a tower containing only non-residential uses; and,</li> <li>(ii) have a minimum separation distance of 18 metres from a tower containing a dwelling unit or rooming unit;</li> </ul> </li> <li>(c) for the purposes of (a) above, a tower is considered to face another tower only when: <ul style="list-style-type: none"> <li>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</li> <li>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</li> </ul> </li> <li>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</li> <li>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</li> <li>(f) not have a residential floor plate larger than 750 square metres; and,</li> <li>(g) not have a non-residential floor plate larger than 1,500 square metres.</li> </ul> </li> <li>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management: <ul style="list-style-type: none"> <li>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</li> <li>(b) Partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</li> </ul> </li> </ul>



I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
473	AM[473] H(21)			- minimum lot area: 0.25 hectares - minimum lot width: 40 metres -minimum front yard, corner side yard and interior side yard setbacks: 3 metres -minimum gross leasable floor area- 800 square metres
474 (By-law 2014-27) (By-law 2011-151) (By-law 2010-231) (By-law 2009-164) (By-law 2009-18)	GM14[474] H(11)			- corner side yard abutting Cedarow Court: 0 metres
475	R1O[475] H(8) R2F[475] R4P [475]			- front yard parking permitted subject to Section 109 (5) to (10) and provided: - a maximum of 2 spaces permitted per lot - maximum combined width of the two spaces is 5.2 m - parking spaces must be surfaced with a hard material - parking spaces must be located side-by-side - minimum of 40% of the front yard must be landscaped area - in the case of detached dwellings, driveways must not be located closer than 0.6 m from an adjoining lot
476	R2J[476] R3A[476] R3L [476]			- 2 front yard parking spaces permitted subject to Section 109 (5) to (10) and any applicable Schedule
477	R3B [477] S 191			- yard setbacks as per Schedule 191 - accessory buildings are not permitted in a corner side yard
478 (By-law 2014-189) (By-law 2009-302)	multiple	- dwelling unit		
479 (By-law 2018-206) (By-law 2014-189) (By-law 2009-302)	multiple	- dwelling unit		
480 (By-law 2018-206) (By-law 2014-189) (By-law 2009-302)	multiple	- dwelling unit		
481 (By-law 2009-302)	multiple	- office limited to a diplomatic mission		- office restricted to a dwelling converted for that use

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
482	R5B[482] H(37) R5B[482] R5B[482] F(3.0)	- personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station - place of assembly limited to a club - retail store limited to a drug store, florist shop, news stand, - restaurant		- additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of residential use building
483 (By-law 2018-206) (By-law 2014-189) (By-law 2009-302)	multiple	- dwelling unit		
484	R1Y[484] R3J[484] R3V [484]			- minimum front yard setback of 5 m
485	R3J[485] R3L [485] S 200			- minimum front yard setback: 5 m - a fence or similar enclosure may be within 90 centimetres of the closest part of a main building - minimum separation distance between buildings of 2.4 m - for subzone R3L, all main buildings to be located outside of shaded area shown on Schedule 200
486	R4S [486]			- maximum resident(s) count not applicable and Section 134 (1) does not apply
487	R3P[487] R3Q[487]		Planned unit development	
488 (By-law 2017-302)	R4T [488]	- artist studio - bank - office - payday loan establishment - personal service business - post office - printing shop - service and repair shop - retail food store - retail store		- office permitted if in a building where 50% of the gross floor area of the building is residential - other additional commercial uses permitted if on the ground floor or basement of a building where 50% of the gross floor area of the building is residential
489 (By-law 2012-334)	R4T[489]		all residential uses except: - duplex dwelling - semi-detached dwelling - townhouse dwelling	- minimum front yard setback: 3 m - in the case of townhouse dwelling and planned unit development - a minimum side yard setback abutting a street of 3 m - a minimum side yard setback abutting a pedestrian pathway or public lane of 1.2 m and, - in all other cases, a minimum side yard setback of 0.5 - minimum rear yard setback: 6 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
490 (By-law 2014-189)	R4V [490]	- office limited to a diplomatic mission - dwelling unit		- office restricted to a dwelling converted for that use
491 (By-law 2018-206) (By-law 2014-189) (By-law 2009-302)	multiple	- office limited to a diplomatic mission		- office restricted to a dwelling converted for that use
492 (By-law 2018-206) (By-law 2014-189) (By-law 2009-302)	multiple	- office limited to a diplomatic mission - dwelling unit		- office, limited to a diplomatic mission, restricted to a dwelling converted for that use
493	R4N [493]	- residential care facility		- height of any principal building not to extend above the height determined by the angular plane of 22 degrees measured at a base elevation of 70 m above sea level at the Presland Road property line extending southerly and perpendicular to Presland Road
494	R2D[494] R3B [494]		- home based day care	
495 (By-law 2012-334)	R5B [495]			- minimum lot width of 5.6 m is required for townhouse dwelling units
496	R5C [496] R5B[496] H(42)	- office		- office permitted, provided it: - is located in a building with residential uses - is located on the ground and second floors only - occupies a maximum gross floor area of 316 m <sup>2</sup> - parking is not required for office uses
497	R4T [497]	- catering establishment - community health and resource centre - day care - instructional facility - medical facility - personal service business - service and repair shop - retail store - retail food store - dwelling units	- drive-through facility for ordering and pick-up of food	- commercial uses are permitted, provided they: - are restricted to locations on the floor level that is at or nearest grade - are located in a building containing dwelling units - do not exceed a cumulative total gross floor area of 93 m <sup>2</sup>
498	R3O [498]			- parking spaces located in a driveway leading to a required parking space must not be located one beside the other - front, rear, side and corner side yard setbacks must comply with the yards shown on Schedule 213 - the number of dwelling units in this zone must not exceed 110 units
499	R3N[499] O1C [499]			- the entire R3N [499] and the O1C [499] zones are deemed to be one lot for by-law purposes

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
500	R1GG [500] S 165			<ul style="list-style-type: none"> <li>- group home limited to 15 residents</li> <li>- maximum of 3 front yard parking spaces permitted for group home</li> <li>- location of landscaped area as per Schedule 165</li> </ul>