

Urban Exceptions 701- 800 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
701	R2P[701]		- semi-detached dwelling	<ul style="list-style-type: none"> - minimum rear yard setback: 7.5 m * * except where the rear yard abuts Trim Road (Regional Road 57), the rear yard setback must be a minimum of 9 m * except where the rear yard abuts Innes Road (Regional Road 30), the rear yard setback must be a minimum of 9 m - detached dwelling: minimum lot area 280 m² - maximum building height 7.8 m - minimum front yard setback 6 m
702	R2P[702]			<ul style="list-style-type: none"> (i) detached dwelling <ul style="list-style-type: none"> - minimum lot area 270 m² - minimum lot width 9 m - minimum front yard setback requirement: <ul style="list-style-type: none"> - main building 4.5 m-garage 6 m - minimum side yard setback requirement: <ul style="list-style-type: none"> - one side 1.2 m - other side 1 m - corner side yard 3 m - minimum rear yard setback: <ul style="list-style-type: none"> - abutting an arterial road 9 m - all other rear yards 6 m - maximum lot coverage: <ul style="list-style-type: none"> - building height of one storey 55% - building height greater than one storey 45% - maximum building height main building 9 m (ii) semi-detached dwelling <ul style="list-style-type: none"> - minimum lot area 480 m² - minimum lot width 16 m - minimum front yard setback requirement main building 4.5 m -garage 6 m - minimum side yard setback 1.2 m - corner side yard setback 3 m - rear yard setback abutting an arterial road 9 m - all other rear yards 6 m - maximum lot coverage: <ul style="list-style-type: none"> - building height of one storey 55% -building height greater than one storey 45% - maximum building height main building 9 m
703	R2P[703]			<ul style="list-style-type: none"> (i) detached dwelling <ul style="list-style-type: none"> - minimum side yard setback <ul style="list-style-type: none"> one side 1.2 m other side 0.6 m building separation distance between main buildings on abutting lot 1.8 m corner side yard setback 3 m
704	R3Y[704]			<ul style="list-style-type: none"> - the maximum building height 9 m - minimum lot width for townhouse 5 m
705	R3Y[705]			<ul style="list-style-type: none"> - minimum lot width for townhouse 5 m - minimum front yard setback 6 m - minimum side yard setback 1.5 m - minimum rear yard setback 7.5 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				- maximum building height main building 9 m
706 (By-law 2012-334)	R3Y[706]			- minimum lot width for townhouse dwelling 5 m - minimum front yard setback 6 m - minimum side yard setback 1.5 m - minimum rear yard setback 9 m
707	R3Y[707]			- minimum lot area 140 m ² - minimum lot width per dwelling unit 4.5 m - minimum front yard setback 6 m - minimum side yard setback 1.5 m - corner side yard 4.5 m - rear yard setback 7.5 m* * except where the rear yard abuts Trim Road (Regional Road 57), the rear yard setback is a minimum of 9 m - for those lands on the south side of Lynx Crescent to Tempo Street the rear yard setback is a minimum of 6.5 m - maximum lot coverage 60% - maximum building height main building 9 m
708 (By-law 2013-108) (By-law 2008-326)	R3Y[708], R3Z[708] R3W[708]			-minimum lot width for townhouse dwelling is 5 metres
709 (By-law 2012-334)	R3Y[709]			- minimum lot area 175 m ² - minimum lot width for townhouse dwelling 5 m - minimum front yard setback 6 m - minimum side yard setback 1.5 m - minimum corner side yard setback 4.5 m - minimum rear yard setback 7.5 m* * except where the rear yard abuts the North Service Road and Rossignol Drive, the rear yard setback is a minimum of 9 m - maximum lot coverage 45% - maximum building height 11 m
710 (By-law 2012-334)	R3Y[710]			- minimum lot area 175 m ² - minimum lot width for townhouse dwelling 5 m - minimum front yard setback 6 m - minimum side yard setback 1.5 m, except where the side yard abuts the North Service Road, the side yard setback is a minimum of 3.5 m - minimum corner side yard setback 4.5 m - minimum rear yard setback 6 m, except where the rear yard abuts the North Service Road and Rossignol Drive, the rear yard setback is a minimum of 9 m - maximum lot coverage 55% - maximum building height 11 m
711 (By-law 2012-334)	R3Y[711]			- minimum lot area 165 m ² - minimum lot width for townhouse dwelling 5 m - minimum front yard setback 6 m - minimum side yard setback 1.5 m - minimum corner side yard setback 3 m - minimum rear yard setback 7.5 m - maximum lot coverage 60% - maximum building height 9 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				- a porch or verandah may project a maximum of 1.5 m into a required front yard and corner side yard but not closer than 1.5 m to a street line
712	R3XX[712]			- minimum lot area 135 m ² - minimum lot width minimum per dwelling unit 4.5 m - minimum front yard setback main building and garage 5 m - minimum rear yard setback 6 m
713 (By-law 2012-334)	R3Y[713]			- despite the definition of a townhouse dwelling, a townhouse dwelling must have an open space abutting all four exterior walls at the second storey level - minimum rear yard setback of 9 m abutting an arterial roadway - minimum interior side yard setback of 1.5 m - minimum lot width of 5 m
714 (By-law 2012-334) (By-law 2008-326)	R1HH[714]	- townhouse dwelling		- the minimum lot area must be 1390 m ² unless a portion of the lot is used for a townhouse dwelling in which case all provisions of the R3Z zone apply - minimum lot width for townhouse dwellings is 5 m
715 (By-law 2012-334) (By-law 2009-164)	R1HH[715]	- townhouse dwelling		- townhouse dwellings consisting of a series of two or more dwelling units but not more than 8 units in a row subject to the zone requirements of the R3Y[705] zone - all other permitted uses and provisions of the R3Y [705] zone continue to apply for the townhouse dwelling
716	R1V[716]			- minimum lot area 240 m ² - minimum front yard setback requirement, main building 3 m, garage 4 m - minimum side yard setback, 0.6m, where a lot has 2 interior side yards they must total a minimum of 1.8 m - maximum lot coverage where the building height is greater than 1 storey 50%
717 (By-law 2012-334)	R3Z[717]			- minimum lot area 150 m ² - minimum lot width for townhouse dwelling 5 m - minimum front yard setback, main building 3 m, garage 4 m - parking space for a townhouse dwelling is permitted within the boulevard of a public street provided the vehicle is not parked within 1 m of a sidewalk and 3 m of the curb of the traveled portion of the roadway
718	R1L[718]			- minimum lot area 495 m ² - minimum lot width 16.5 m
719	R1Q[719]			- minimum lot area 405 m ² - minimum lot width 13.5 m - maximum front yard setback 6 m - minimum front yard setback for corner lots 6 m
720 (By-law 2012-33)	R1Q[720]			- minimum lot area 360 m ² - minimum lot width 12 m - minimum front yard setback for a corner lot is 6.0 metres

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				- minimum rear yard setback 9 m
721 (By-law 2010-123)	R1T[721]			- minimum lot area 315 m ² - minimum front yard setback for corner lots 6 m
722	R1D[722]			- minimum lot area 540 m ² - minimum lot width 18 m - maximum building height, main building provided that it does not exceed one storey 6 m
723	R1D[723]			- minimum lot area 1,385 m ² - minimum lot width 26.5 m
724	R1T[724]			- minimum rear yard setback 7.5 m - maximum lot coverage, main building 45%
725	R1D[725]			- minimum lot area 400 m ² - minimum lot width 15 m - minimum front yard setback 4.5 m
726	R1L[726]			- maximum front yard setback 6 m (OMB decision No. 0248 issued on Feb. 06, 2004)
727	R1D[727]			- minimum rear yard setback 8.5 m
728 (By-law 2012-334)	R3Z[728]			- through lots: in the case of through lots where the garage is located in the rear of the main building, and the garage provides 2 parking spaces, the setback to the garage will be a minimum of 3 m - encroachments: (a) in interior side yards of 0.6 m, stairs, eaves, sills, belt courses, gutters, chimneys and pilasters are not permitted to encroach (b) maximum length of a porch encroaching into corner side yards and front yards 8 m - daylight triangle: lot lines abutting day lighting triangle(s) are considered front lot lines, and the minimum setback from these front lot lines: 3 m - exterior parking spaces: minimum length 5 m minimum width 2.5 m - special rear yards: the rear yard setback of any lot backing onto a O1 zone is 11 m - school: minimum interior side yard setback 10 m - detached dwelling: (a) minimum lot area 315 m ² (b) minimum lot width 10.5 m (c) minimum front yard setback - building: 4 m - 1 car garage 5 m (d) minimum rear yard setback: - 1 storey 7.5 m - 2 storey 9 m (e) minimum interior side yard setback: 1.2 m on one side and 0.6 m on the other (f) minimum yard:

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> - corner side 3.5 m - corner side where the lot has frontage on Stittsville Main Street 4 m (g) maximum lot coverage: <ul style="list-style-type: none"> - 1 storey 55% - 2 storey 50% - semi-detached dwelling: <ul style="list-style-type: none"> (a) minimum lot area 225 m² (b) minimum lot width 7.5 m (c) minimum front yard setback - building: 4 m - 1 car garage: 5 m (d) minimum rear yard setback <ul style="list-style-type: none"> - 1 storey 7.5 m - 2 storey 9 m (e) minimum interior side yard setback: 1 m and 0 m on the common lot line (f) minimum yard <ul style="list-style-type: none"> - corner side 3.5 m - corner side where the lot has frontage on Stittsville Main Street 4 m (g) maximum lot coverage: 50% - townhouse dwellings: <ul style="list-style-type: none"> (a) minimum lot area 180 m² (b) minimum lot width 6 m (c) minimum front yard setback - building 4 m - 1 car garage 5 m (d) minimum rear yard setback <ul style="list-style-type: none"> - 1 storey 6 m - 2 storey 7.5 m (e) minimum interior side yard setback 1.2 m - 0 m on the common lot line (f) minimum side yard: <ul style="list-style-type: none"> - corner side 3.5 m - corner side with frontage on Stittsville Main Street 4 m (g) maximum lot coverage <ul style="list-style-type: none"> - 1 storey 55% - 2 storey 50%
729 (By-law 2012-334)	R3Z[729]		- townhouse dwelling	<ul style="list-style-type: none"> - all the provisions of the R3Z[728] zone apply, except that townhouse dwellings are not permitted - minimum rear yard setback 11 m - minimum front yard setback 3 m with porch encroachments no closer than 1 m from the lot line
730	R1D[730]-h			<ul style="list-style-type: none"> - for the property at 57 Queen Charlotte Street zoned R1D-h, development of the permitted uses in the R1D zone is prohibited until such time as an agreement to construct the road to City standards is entered into and security posted with the City either by development agreement or through plan of subdivision
731	R1M[731]			<ul style="list-style-type: none"> - minimum lot area 4 ha - minimum lot width 40 m - maximum dwellings per lot 7 - secondary dwelling units within a main dwelling 1 only - maximum net floor area of secondary dwelling unit 10% of net floor area of main building
732	R1M[732]			<ul style="list-style-type: none"> - minimum lot width 18.3 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				- maximum building height main building 9 m
733 (By-law 2014-189)	R4T[733]	-dwelling unit	-rooming house	- bed and breakfast limited to maximum three guest bedrooms
734	R1W[734]			- minimum interior side yard setback: main building 1.1 m on one side; 0.6 m on the other - minimum building separation 1.7 m - any air conditioning unit must be located in the rear yard
735	R1NN[735]			- minimum lot area 350 m ² - minimum lot width 15 m - minimum front yard setback 4 m: * * despite the yard encroachments permitted under Section 65, the maximum front yard and exterior side yard projection for a porch is 1.5 m - minimum corner side yard setback 3 m - minimum rear yard setback (i) main building 6 m (ii) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on the lot line - minimum interior side yard setback : (i) main building 0.6 m* (ii) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on the lot line *despite the yard encroachments permitted under Section 65, the minimum interior side yard setback must be free of encroachment and unobstructed from ground to sky, save and except for a 0.3 m maximum permitted eaves projection and a 0.1 m pilaster projection - maximum coverage main building 50 %
736	R1X[736]			- minimum lot area 360 m ² - minimum lot width 12 m
737	R1X[737]			- minimum lot area 330m ² - minimum lot width 11 m
738 (By-law 2010-60)	R1V[738]			- minimum lot width 11 m - minimum front yard setback 4 m * - despite the yard encroachments permitted under Section 65, the maximum front yard and corner side yard projection for a porch is 1.5 m - minimum rear yard setback: (i) main building 6 m (ii) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on the lot line - minimum interior side yard setback: (i) main building 0.6 m* (ii) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on the lot line *despite the yard encroachments permitted under Section 65, the minimum interior side yard width must be free of encroachment and unobstructed from ground to sky, save and except for a 0.3 m maximum permitted eaves projection and a 0.1 m pilaster projection

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
739	R4T[739]			- the "h" may only be lifted upon completion and implementation of a site specific risk assessment for lands including area "a", pursuant to the ministry of the environment and energy's "guideline for use at contaminated sites in Ontario", including conduct of a peer review and receipt of comments from the ministry
740	R1X[740]			- minimum lot area 330 m ² - minimum lot width 11 m one storey dwelling - minimum rear yard setback: 12.3 m one storey dwelling; this setback is comprised of a 6 m useable rear yard and a 6.3 m area not occupied by building or structures - buffering and landscaped open area: no buildings or structures, with the exception of fences, are permitted within 6.3 m of the rear lot line - restorative replanting and reforestation is required if the existing vegetation is destroyed during the development process
741	R1M[741]			- minimum rear yard setback 6 m - minimum corner side yard setback 3 m - maximum lot coverage main building 50%
742	R1R[742]			- minimum rear yard setback main building 6 m - minimum corner side yard setback 3 m - maximum lot coverage main building 50%
743	R1X[743]			- minimum net floor area 100 m ²
744 (By-law 2009-303)	R1X[744] H(12.2)			- minimum rear yard setback main building 6 m - minimum corner side yard setback 3 m - maximum lot coverage 50% - minimum required rear yard setback to main building must be measured from the R1X[744] H(12.2) zone boundary where it abuts land zoned O1[1616] - notwithstanding Table 55, the setbacks required for an accessory structure or building must be measured from the R1X[744] H(12.2) zone boundary where it abuts land zoned O1[1616]
745	R1X[745]			- minimum front yard setback one storey dwelling 3.5 m - minimum corner side yard setback one storey dwelling 3.5 m - minimum rear yard setback one storey dwelling 6 m - maximum lot coverage: (i) main building – two storey dwelling 45% (ii) main building – one storey dwelling 50%
746	R1Y[746]			- minimum rear yard setback for an interior lot 6 m, corner lot 3 m - minimum interior side yard setback 0.3 m, and 1.2 m for any yard abutting a public pathway or public lane
747 (By-law 2011-437) (By-law 2010-276)				

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
748	R1M[748]			- minimum lot area 555 m ² - minimum lot width 18.5 m
749	R1M[749]			- minimum interior side yard setback must be increased to 2 m if any two of the following conditions exist in the said yard: (i) a door of the dwelling leads to the interior side yard in question; (ii) the lot has rear yard to front yard drainage; and (iii) the proposed top of the foundation wall for the dwelling on an abutting lot is lower by more than 0.5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard depth is being provided
750	R1W[750]			- minimum interior side yard setback: (i) main building 1 m at grade and to a height of 2.2 m above grade (ii) 0.3 metre above a height of 2.2 m above grade on one side, 1 m on other side
751	R1W[751]			- minimum lot width 13 m
752	R1Q[752]			- minimum lot width 13 m - minimum interior side yard setback main building 1.5 m on one side, 1m on other side - minimum lot area 390 m ²
753	R1M[753]			- minimum interior side yard setback: (1) main building 1.5 m on both sides (2) other private garages and attached carports 1.5 m (3) other detached garages and carports 1 m (4) minimum interior side yard setback must be increased to 2 m if any two of the following conditions exist in the said yard: (i) a door of the dwelling leads to the interior side yard in question; (ii) the lot has rear yard to front yard drainage; (iii) the proposed top of the foundation wall for the dwelling on an abutting lot is lower by more than 0.5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard depth is being provided; and (5) if two of the three above conditions exist, the opposite interior side yard for the main building and/or an attached garage may be reduced to a minimum of 1.2 m - structure sills, belt courses, cornices, eaves, pilasters, cantilevered chimneys, maximum projection permitted 0.6 m, but no closer than 0.6 m to a lot line
754	R1M[754]			- minimum lot area 390 m ² - minimum lot width 13 m - minimum interior side yard setback: (1) main building 1.5 m on both sides (2) other attached garages and carports 1.5 m (3) other detached garages and carports 1.0 m (4) minimum interior side yard setback must be increased to 2 m if any two of the following conditions exist in the said yard: (i) a door of the dwelling leads to the interior side yard

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>in question;</p> <p>(ii) the lot has rear yard to front yard drainage;</p> <p>(iii) the proposed top of the foundation wall for the dwelling on an abutting lot is lower by more than 0.5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard depth is being provided; and</p> <p>(5) if two of the three above conditions exist, the opposite interior side yard for the main building and/or an attached garage may be reduced to a minimum of 1.2 m</p> <p>(iv) structure sills, belt courses, eaves, pilasters, cantilevered chimneys maximum projection permitted 0.6 m, but no closer than 0.6 m to a lot line</p>
755	R1T[755]			<p>- minimum interior side yard setback :</p> <p>main building 1.2 m on both sides</p> <p>other attached garages and carports 1.2 m</p> <p>other detached garages and carports 1 m</p> <p>- structure maximum projection permitted sills, belt courses, cornices, eaves, pilasters, cantilevered chimneys 0.6 m, but not closer than 0.6 m to a lot line</p>
756	R1T[756]			<p>- minimum interior side yard setback must be increased to 2 m if any two of the following conditions exist in this yard:</p> <p>(1) a door of the dwelling leads to the interior side yard in question;</p> <p>(2) the lot has rear yard to front yard drainage; and the proposed top of the foundation wall for the dwelling on an abutting lot is lower by more than 0.5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard depth is being provided</p> <p>- minimum interior side yard setback:</p> <p>(1) main building 1.2 m on both sides</p> <p>(2) other attached garages and carports 1.2 m</p> <p>(3) other detached garages and carports 1.2 m</p>
757	R1T[757]			<p>- minimum interior side yard setback</p> <p>main building 1.2 m on one side; 1m on other side</p>
758	R1T[758]			<p>- minimum interior side yard setback:</p> <p>- main building 1.2 m on both sides</p> <p>- other attached garages and carports 1.2 m</p> <p>- other detached garages and carports 1 m</p> <p>- the minimum interior side yard setback must be increased to 2.0 m if any two of the following conditions exist in the said yard:</p> <p>(1) door of the dwelling leads to the interior side yard in question;</p> <p>(2) the lot has rear yard to front yard drainage; and</p> <p>(3) the proposed top of the foundation wall for the dwelling on an abutting lot is lower by more than 5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard depth is being provided.</p> <p>- maximum lot coverage, main building:50%</p>
759	R1T[759]			<p>- minimum interior side yard setback :</p> <p>main building 1.2 m on both sides</p> <p>other attached garages and carports 1.2 m</p>

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> - other detached garages and carports 1 m - structure maximum projection permitted sills, belt courses, cornices, eaves, pilasters, cantilevered chimneys 0.6 m, but no closer than 0.6 m to a lot line - maximum lot coverage, main building one storey: 50%
760	R1M[760]			<ul style="list-style-type: none"> - minimum lot area is the existing lot area - minimum lot width is the existing lot width
761	R1M[761]			<ul style="list-style-type: none"> - minimum lot width 16 m - minimum lot depth 36.5 m - maximum building height main building 9 m
762	R1MM[762]			<ul style="list-style-type: none"> - minimum lot area 385 m² - minimum rear yard setback is 25% of lot depth, which must comprise at least 25% of the lot area, but need not exceed 7.5 m
763	R1M[763]	<ul style="list-style-type: none"> - retail store limited to a picture framing business or an arts supply store - office 		<ul style="list-style-type: none"> - additional permitted uses listed in this zone are restricted to the existing buildings on the site - additional permitted uses are subject to the provisions of the LC zone
764	R1D[764]	<ul style="list-style-type: none"> - attached garden suite 		<ul style="list-style-type: none"> - the attached garden suite is permitted for a temporary period effective May 12, 2004 and expiring May 22, 2014. - following expiration of the temporary zoning, the lands will revert to the underlying R1D zone
765	R1W[765]			<ul style="list-style-type: none"> - minimum distance building line from the street lot line: 2.5 m
766	R1VV[766]			<ul style="list-style-type: none"> - minimum distance of building line from the dwelling to the interior lot line: 0.6 m - the building line from the dwelling to the back lot line is 5 m minimum - Section 55(8) does not apply
767 (By-law 2010-237)	R1W[767]	<ul style="list-style-type: none"> - semi-detached dwelling - duplex 		<ul style="list-style-type: none"> - no semi-detached dwellings or duplexes are permitted on any vacant lots - only semi-detached dwellings and duplex dwellings that existed on June 25, 2008 are permitted - these dwellings can be renovated, repaired or replaced but no new semi-detached or duplex dwellings can be created or constructed - minimum interior side yard setback is deemed to be 0 metres between individual units in a semi-detached dwelling - a duplex dwelling and each dwelling unit in a semi-detached dwelling are subject to the provisions of Table 156A, subzone W
768	R1AA[768]			<ul style="list-style-type: none"> - minimum lot size 900 m² - minimum lot width 20 m
769	R1W[769]	<ul style="list-style-type: none"> secondary dwelling unit over the garage, 		<ul style="list-style-type: none"> - minimum setback requirements from a detached dwelling to: <ul style="list-style-type: none"> a) front lot line 3 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
		plus an annex apartment and annex home-based business		<ul style="list-style-type: none"> b) interior side lot line <ul style="list-style-type: none"> (i) with no door in the facing wall 1 m and (ii) with a door in the facing wall 2 m c) rear lot line 3 m d) corner side lot line 3 m <ul style="list-style-type: none"> - minimum setback requirements from an accessory building to: <ul style="list-style-type: none"> a) front lot line 3 m b) interior side lot line 1 m c) rear lot line 3.2 m d) corner side lot line 3.2 m - the minimum required setback to an interior lot line can be reduced to 0 m, provided that the following criteria are applied: <ul style="list-style-type: none"> a) a minimum separation distance of 1.2 m between the facing walls of the two dwellings and two garages located on either side of the interior lot line, to which the reduced building line has been applied b) an easement for repair and access must be registered on the title for the entire length of the lot line - private amenity area requirement is 5.5 m diameter - amenity area requirement is 30% of the lot area - the first two required parking spaces must each be a minimum of 2.6 m wide and 5.5 m long, any additional required parking space must be a minimum of 2.6 m wide and 5 m long - the minimum separation distance between facing walls for two dwelling units on the same lot with or without openings must be not less than 5.5 m - any detached accessory building cannot exceed 6 m in height or, two storeys measured from the floor to the uppermost ceiling - where the second storey contains a cathedral ceiling, the maximum height of the peak of the cathedral ceiling must not exceed 8 m - the total floor area for all detached accessory buildings on the lot cannot exceed 90 m² - despite the permitted projections for covered, but unenclosed porch, step or veranda or gazebo, the amount of the projection permitted is 2 m - despite Section 127 the word "dwelling" is replaced with the word "property" - more than one home-based business is permitted in the detached dwelling and only one annex home based business is permitted - notwithstanding Section 127, there may be no visible indication of the business from the exterior of the single family dwelling and garage, including any window displays
770	R1VV[770]			<ul style="list-style-type: none"> - minimum setback requirements from a detached dwelling to a: <ul style="list-style-type: none"> a) front lot line 4 m b) interior side lot line 0.6 m one side 1.2 m other side c) building separation distance between main buildings on abutting lot 1.8 m d) corner side lot line 3 m e) rear lot line 6 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
771	R1AA[771]			<ul style="list-style-type: none"> - section 59 does not apply and there is no requirement for frontage on a public street - the rear yard setback requirement is 2.5 m - the setback from the dwelling unit to the high water mark of the Rideau River must be 15 m
772 (By-law 2009-302)	multiple	-drive-through facility		
773	R1M[773] R2S[773]	- office		<ul style="list-style-type: none"> - maximum office gross floor area 110 m² - landscaped buffer along the north-west interior side lot line may be reduced to a width of 3 m
774	R4N[774]			- maximum of 6 dwelling units permitted
775 (By-law 2012-334)	R4M[775] S 172			<ul style="list-style-type: none"> - yard setbacks are as shown on Schedule 172 - open balcony may project into a required yard setback not more than 1.9 m - additional regulations for 493-515 Sunnyside Avenue and 154-176 Woodbine Place: <ul style="list-style-type: none"> - maximum of 34 dwelling units permitted - maximum of 16 angled parking spaces must have a minimum width of 2.4 m - a projection for a sloped roof and dormer access to roof terrace permitted to a maximum building height of 13.2 m in Area A of Schedule 172 - additional regulations for 489-491 Sunnyside Avenue and 150-152 Woodbine Place: <ul style="list-style-type: none"> - maximum of 4 dwelling units permitted - minimum lot width of 15 m and minimum lot area of 447 m² for semi-detached dwellings and townhouse dwellings - visitor parking is permitted - additional regulations for 177 Woodbine Place: <ul style="list-style-type: none"> - maximum of 12 dwelling units permitted - minimum lot width along Fulton Avenue of 7.3 m
776 (By-law 2012-334)	R4N [776] S 195		<ul style="list-style-type: none"> - townhouse dwelling - planned unit development 	<ul style="list-style-type: none"> - yard setbacks for rooming house as shown on Schedule 195 - minimum aisle width for 4 parking spaces is 6 m - 2 front yard parking spaces permitted, subject to Section 109 (5) to (10)
777	R3P[777]		- planned unit development	<ul style="list-style-type: none"> - 3 front yard parking spaces permitted subject to Section 109 (5) to (10) - minimum front yard setback of 2.4 m
778 (By-law 2011-124)	R4A[778]			- group home limited to 30 residents
779 (By-law 2018-206) (By-law 2014-189)	R5B[779] H (19)	<ul style="list-style-type: none"> - office - dwelling unit 		- offices restricted to ground floor
780 (By-law 2018-206)	R4T[780]	<ul style="list-style-type: none"> - office - dwelling unit 		<ul style="list-style-type: none"> - no parking required - maximum height 14 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
(By-law 2014-189)				
781 (By-law 2018-206) (By-law 2014-189)	R5B[781] H (19)	- office - artist studio - dwelling unit		- no parking required
782 (By-law 2015-43)	Reserved for Future Use			
783 (By-law 2010-307)	Reserved for Future Use			
784 (By-law 2018-206) (By-law 2014-189) (By-law 2010-354)	R4S[784] S232	- ancillary uses related to a post secondary educational institution - dwelling unit		- no additional parking required if less than 4 units in a converted dwelling - parking for any building or use owned or operated by the University of Ottawa or affiliated college may be situated on any lot owned by the said university or affiliated college except for any University of Ottawa lands contained in a strip of land 30.4 m deep abutting the west side of Henderson Avenue between Laurier Avenue East and Templeton Street where surface parking is prohibited, and the University of Ottawa is required to landscape any vacant lands in this strip of land for the interim period between the demolition of existing structures and the construction of new structures - University of Ottawa may distribute its permitted gross floor area over its land, provided that with every application for a building permit, a detailed account of gross floor area used and remaining is submitted, indicating that the cumulative gross floor area permitted over the University of Ottawa ownership in the aforesaid area is not exceeded
785	R4B[785]			- no building or structure above or below grade may be located within 10.7 m of that portion of Part Lot 255, RP 311
786	R5B [786] H (36) S 180	- private road		- private road serving lands as per Schedule 180
787	R4K[787]			- corner side yard setback of 4.5 m along Cumberland Street - front yard setback of 0 m along Bolton Street
788 (By-law 2011-124)	R4S[788]	- parking lot - parking garage		- parking lot and parking garage ancillary to a hospital use at 43 Bruyère Street
789	R4A[789]			- front yard setback and corner side yard setback of 3.1 m each
790	R4A[790]			- no yard setbacks required
791	R4Q[791]			- maximum of 6 front yard parking spaces permitted - front yard parking permitted subject to Section 109

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				(5) to (10); parking may be located in any yard other than corner side yard
792 (By-law 2014-189)	R4T[792]	- dwelling unit		- front yard parking permitted subject to Section 109 (5) to (10)
793	R4T[793]			- Sections 101 to 103 do not apply
794	R4Q[794]	- personal service business limited to hearing aid sales and service		- personal service business limited to hearing aid sales and service permitted provided: - maximum gross floor area of 67 m ² - no parking required
795	R4M[795] S 177			- maximum height of 16.2 m above grade measured at a base elevation of 68 m above sea level in Areas A and B on Schedule 177 - no part of any building may extend beyond the angular plane projected perpendicular from the southerly boundary of Area C, Schedule 177, at a height of 10.7 m above grade measured at a base elevation of 68 m above sea level, extending to the northerly boundary of Area C, Schedule 177 at a height of 16.2 m above grade measured at a base elevation of 68 m above sea level - minimum yard setback from Echo Drive is 4.5 m - minimum yard setback from Greenfield is 7.5 m
796	R4N[796]	- retail store and service and repair shop limited to television sales and repair business		- retail store and service and repair shop permitted provided: - restricted to basement - maximum gross floor area of 111 m ²
797	R4S[797]	- parking lot - parking garage		- parking lot and parking garage must be accessory only to the use located on Lots 33 and 34, R. P. Number 35403
798	R5A [798] H (27)			- minimum required side yard setback, located opposite the lot line measured for a distance of 3 m north and east from the southwest corner of Lot 10, R.P. Number 28, is 1.5 m
799	R5B[799] H(22)	- parking lot - parking garage		- parking lot and parking garage must be accessory to residential use at 1440 Mayview Avenue
800	R5B[800] H (19) R5B[800] H (11)			- front, side, corner side, and rear yard definitions of this by-law do not apply - yards abutting Blasdell Road are deemed to be the front yard - yards abutting Mart Circle, Alvin Road, London Terrace, the Rockcliffe Airport lands and Lot 2 on Plan 533 are deemed to be the corner side yards - yards abutting those properties fronting on St. Laurent Boulevard are deemed to be a rear yard

