

Rural Exceptions 801r-900r

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
801r (By-law 2015-95)	V1Q[801r]			-minimum lot area: 428 m ² -minimum lot width: 14 m
802r (By-law 2015-95)	V3B[802r]			- minimum lot width: 11 metres per dwelling unit - maximum lot coverage: 50% - maximum density: 35 units per hectare - minimum front and corner side yard setback: 3 m - minimum interior side yard setback : 1.2 m - minimum rear yard setback for a one storey building: 6 m
803r (By-law 2015-112)	RU[803r]-h		All residential uses until such time as the holding symbol is removed	-The holding symbol may not be removed until such time as the submission of an impact study demonstrating to the satisfaction of the General Manager, Planning and Growth Management that any future proposed residential development will not conflict with the extraction of minerals in the adjacent lands designated Bedrock Resource Area under the Official Plan and zoned Mineral Extraction, and which study is completed in accordance with Section 4.2 of the Official Plan.
804r (By-law 2016-101) (By-law 2015-114)	Reserved for Future Use			
805r (By-law 2015-148)	RC4[805r]	-theatre		- For a period of 1 year beginning on May 13, 2015 and ending on May 13, 2016 the following applies: (i) the uses and provisions of exception 528r apply (ii) theatre is a permitted use - On May 13, 2016 the lands subject to Exception [805r] are rezoned back to RC4[528r] H(15)
806r (By-law 2018-347) (By-law 2017-153) (By-law 2015-151)	RU[806r]-h	-fairground, limited to equestrian events -park -recreation and athletic facility -theatre	-theatre, until such time as the holding symbol is removed	The following provisions apply to a theatre: - a theatre use is limited to outdoor events with a maximum of 5,000 participants per day until such time the holding symbol is lifted - the holding symbol applies only to a theatre and shall not be lifted until a detailed Traffic Impact Assessment is submitted and approved demonstrating that the lands can accommodate larger events without adverse impacts on the transportation network. - notwithstanding the holding symbol, a theatre use for an outdoor event is permitted to a maximum of 25,000 participants per day limited to June 29, 2019 and June 30, 2019.
807r (By-law 2015-144)	AG3[807r]	-residential care facility		- The following applies to a residential care facility: (i) limited to 30 persons excluding staff; (ii) not permitted where a residential use exists within the AG3[807r] zone; (iii) minimum setback from a lot line abutting Oak Creek Road: 120 m; (iv) minimum setback from a lot line abutting Bradley Side Road: 15 m; and, (v) minimum setback from a lot line abutting a side lot line of the lands known as 718 Oak Creek Road: 120 m. - Residential uses are not permitted within the AG3[807r] zone where a residential care facility already exists.

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808r (By-law 2015-236)	RR4[808r]			-minimum lot width: 28m -minimum lot area: 8000m ² -minimum interior side yard setback of 2m one side and 3.5m on the other side
809r (By-law 2015-334)	AG3[809r]			-minimum lot area for agricultural use: 3 ha
810r (By-law 2015-362)	RC7[810r]	-display and sale of garden sheds, gazebos and pre-manufactured docks		-minimum front, corner side, and rear yard setback: 3 m -No display area or parking is permitted within a required yard.
811r (By-law 2016-47)	VM3[811r] H(11)		-automobile rental establishment -automobile service station -cemetery -detached dwelling -funeral home -gas bar -marine facility -sports arena	
812r (By-law 2017-148) (By-law 2016-47)	VM3[812r] H(11)	-parking lot -parking garage	-automobile rental establishment -automobile service station -cemetery -detached dwelling -emergency service -funeral home -gas bar -group home -home-based business -home-based daycare -marine facility -urban agriculture	-maximum gross leasable floor area: 11,000m ² -Despite clause 229(1)(g), no single commercial use can occupy more than 5,000m ² of gross leasable floor area on any lot in a VM zone in a village shown on Schedule 9. -Only one building may have a maximum of 5,000m ² gross leasable area.
813r (By-law 2016-47)	RI[813r]		-cemetery -retail food store	
814r (By-law 2018-206) (By-law 2016-47)	RI3[814r]	-recreational and athletic facility	-cemetery -daycare -group home -residential care facility -retail food store	

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			-retirement home -retirement home, converted -rooming house -school -shelter	
815r (By-law 2018-206) (By-law 2016-47)	RI3[815r]	-recreational and athletic facility -restaurant -parking lot	-cemetery -environmental preserve and educational area -group home -place of worship -residential care facility -retail food store -retirement home -retirement home, converted -rooming house -school -shelter	
816r (By-law 2016-65)	RG1[816r]	-detached dwelling		-the detached dwelling must be accessory to a permitted use -minimum lot width: 56 m
817r (By-law 2016-62)	AG4[817r]			-minimum lot width: 20 m
818r (By-law 2016-98)	RH[818r]	-bank machine -convenience store -drive-through facility -restaurant -retail store		-The maximum total gross leasable floor area for retail stores is 1000 square metres per lot and limited to the sale of agricultural, construction, gardening or landscape-related products, equipment or supplies, and automobile and heavy truck parts and accessories. -For the purposes of calculating gross leasable floor area Section 20 does not apply.
819r (By-law 2016-100)	RC[819r]	-instructional facility -medical facility -office	-amusement centre -amusement park -automobile rental establishment -automobile service station -automobile dealership -campground -car wash -gas bar -heavy equipment and	-maximum lot coverage is 15 per cent

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			vehicle sales rental and servicing -kennel -parking lot -warehouse	
820r (By-law 2016-210)	AG7[820r]			-no minimum lot width required -minimum lot area: 3 hectares -minimum setback from any lot line is 5 metres
821r (By-law 2016-246)	RC[821r]		All uses except for: -automobile service station -car wash including trucks -take-out restaurant limited to chip truck	-minimum lot area is 3000 square metres -A take-out restaurant limited to chip truck is only permitted for a temporary period of three years beginning July 13, 2016 and ending on July 13, 2019. -No parking is required for a temporary chip truck.
822r (By-law 2016-245)	V1E[822r]			-maximum lot coverage is 20 per cent.
823r (By-law 2016-291)	MR1[823r]			-Section 216(1)(b) regarding front yard setback provisions does not apply. -the front yard setback provisions in Table 215 apply.
824r (By-law 2016-290)	RI5[824r]	-agricultural use		
825r (Règlement 2016-308)	AG5[825r]			-minimum lot width: 5.3m
826r (Règlement 2016-308)	RU[826r]		-detached dwelling	
827r (By-law 2016-412)	ME2[827r] S366			-minimum lot area: 8 ha -No minimum setback is required from the lot line abutting 705 Vances Side Road. -A landscaped buffer is not required. -Section 59, Subsections 1, 2, and 3, do not apply to a lot used for a mineral extraction use. -No minimum lot width is required. -No extraction or building may be located within Area A on Schedule 366.
828r (By-law 2016-406)	RR2[828r]			-minimum rear yard setback for all buildings and structures: 60 m
829r (By-law 2016-415)	VM1[829r] H(11)			- Only the following non-residential uses are permitted: Bank machine, community health and resource centre, day care, medical facility, municipal service centre, office, personal service business, retail food store, retail store. - A personal service business is limited to massage therapy

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				<p>service.</p> <ul style="list-style-type: none"> - A retail food store is limited to a health food store that primarily sells natural and organic foods. - A retail store is limited to a store selling medical and health related consumer goods, and includes a pharmacy. A retail store limited to pharmacy may not exceed a gross leasable floor area of 425 sq. m., of which no more than 50% may be used for the display of consumer goods. -There is no maximum gross leasable floor area for a medical facility. -The lot line abutting Perth Street is deemed to be the front lot line. -Section 229 (1)(d) does not apply. -minimum front yard and corner side yard setback: 2m -minimum interior side yard setback: 3m -minimum width of a landscaped area abutting a street: 2m -Despite Table 230(vii) there is no required landscaped area where it abuts a V3E zone. -Only 1 loading space is required for all non-residential uses.
830r (By-law 2016-415)	V3E[830r]	-apartment dwelling, mid-high rise		<ul style="list-style-type: none"> -minimum rear yard setback: 7.5m -minimum parking rate for an apartment dwelling, mid-high rise: 0.5 parking spaces per dwelling unit. -A landscaped buffer is not required where a parking lot abuts a VM1 zone.
831r (By-law 2019-36) (By-law 2016-417)	ME[831r]	<ul style="list-style-type: none"> -automobile body shop -automobile service station -heavy equipment and vehicle sales, rental and servicing -heavy industrial use -leaf and yard waste composting facility -light industrial use -parking lot -printing plant -service and repair shop -storage yard -truck transport terminal -warehouse -waste processing and transfer facility 		<ul style="list-style-type: none"> -The additional land uses permitted in column III are subject to the provisions of the RH zone.
832r (By-law 2016-410)	RI3[832r]	- campground		<ul style="list-style-type: none"> - For the period of June 29, 2017 through July 4, 2017 inclusive, the following applies: <ul style="list-style-type: none"> i) a campground is a permitted use. ii) despite any provision of this By-law to the contrary, no parking is required for a campground use and parking spaces existing on the lands to which this exception applies may also be used as accessory parking for a campground. -On expiration of the temporary zoning on July 5, 2017 the lands

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				subject to exception [832r] are rezoned back to the zoning that applied on June 28, 2017.
833r (By-law 2016-405)	ME[833r]			- no minimum lot width is required - No landscaped buffer is required along: (i) the lot line abutting 3865 Birchgrove Road; and, (ii) the lot line abutting Canaan road, for a distance of 250 metres, measured from the northeastern corner of the lot. - Subsection 59(1) does not apply to a lot used for a mineral extraction use.
834r (By-law 2017-49)	RU[834r]		-all residential uses	
835r (By-law 2017-106)	RI1[835r]		-All uses except: Place of worship Place of assembly Instructional facility Day care Dwelling unit	-maximum building height: 14.5 m -Despite 223(1)(b) a maximum of two ancillary dwelling units is permitted when located in a building containing another use.
836r (By-law 2017-155)	O1[836r]	-place of worship -hostel -place of assembly -instructional facility -dwelling unit -detached dwelling		-minimum lot width: 30 m -minimum lot area: 2000 square metres -minimum rear yard setback: i.abutting a residential use or zone: 10 m ii.all other cases: 7.5 m -maximum lot coverage: 30 per cent -a maximum of 24 hostel units are permitted -minimum driveway width: 6 m -a maximum of one ancillary detached dwelling is permitted with a place of worship -ancillary dwelling units must be located in the same building as a place of worship -a hostel, place of assembly and instructional facility are conditionally permitted only if they are located on the same lot as a place of worship
837r (By-law 2017-146)	RR1[837r]			- Where a lot abuts a turning circle the minimum front yard setback is 30 m. - maximum lot coverage: 15%
838r (By-law 2017-241)	VM9[838r]			- minimum lot area is 1200 square metres - minimum lot width is 17 metres - the lot line abutting Manotick Main Street is deemed to be the front - maximum setback from a front lot line is 5.0 metres - a maximum corner side yard setback does not apply - minimum width of an aisle and driveway is 6.0 metres - minimum width of a landscape buffer for a parking lot abutting a street is 0.5 metres - minimum width of a landscape buffer for a parking lot not abutting a street is 0.5 metres - Table 229 (h) does not apply - maximum building height is 12.5 metres
839r	V1E[839r]			For an accessory building:

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(By-law 2018-155) (By-law 2017-239)				<ul style="list-style-type: none"> - maximum height: 5.0 metres; - minimum setback from an interior side lot line: 1.5 metres; - minimum setback from a rear lot line: 5.0 metres; - maximum size of an accessory building is 165 square metres as measured from the exterior walls of the building; - eaves, eave-troughs, and gutters are permitted to project from an accessory building for a distance of 0.5 metres, but not closer than 1 metre to any lot - maximum number of accessory buildings permitted on the lot is one.
840r (By-law 2017-232)	V1P[840r]			<ul style="list-style-type: none"> - minimum lot area: 2500 m² - minimum lot width: 25 m - for that lot located in the interior bend of the public street, the lot is considered a corner lot and the front lot line is deemed to be the lot line abutting the street for a distance of 25 metres measured from where the lot line abuts the abutting lot line in the V1P[840r] zone.
841r (By-law 2017-290)	V1E[841r]			-minimum front yard setback: 8 m
842r (By-law 2017-290)	V1E[842r]			<ul style="list-style-type: none"> -minimum front yard setback: 8 m -The minimum setback from the westerly lot line is: 70 m
843r (By-law 2017-290)	V1E[843r]			<ul style="list-style-type: none"> -minimum rear yard setback: 63 m -No buildings, structures, or hard landscaping may be located within 30 metres of a rear lot line.
844r (By-law 2017-290)	V1E[844r]			-No buildings, structures, or hard landscaping may be located within 30 metres of a rear lot line.
845r (By-law 2017-302)	RC10[845r]	-museum -office		
846r (By-law 2017-328)	ME[846r]			-No buildings, structures, aisles, driveways, storage, or extraction, within 50 metres of an EP3 zone.
847r (By-law 2017-324)	V3B[847r] S375			<ul style="list-style-type: none"> -minimum front yard setback: 4.5 metres -minimum interior side yard setback: 1.2 metres -minimum corner side yard setback: 3 metres -minimum rear yard setback: 6 metres -maximum lot coverage for detached dwelling: 46% -maximum lot coverage for townhouse dwelling: 55% -The minimum density is 12 units per gross hectare to a maximum of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule 375.
848r (By-law 2017-324)	V1A[848r] S375			<ul style="list-style-type: none"> -minimum lot area: 400 square metres -minimum lot width: 12 metres -minimum front yard setback: 4.5 metres -minimum interior side yard setback: 1.2 metres -minimum corner side yard setback: 4 metres -minimum rear yard setback: 9 metres -maximum lot coverage: 46% -The minimum density is 12 units per gross hectare to a maximum

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				of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule 375.
849r (By-law 2017-324)	V1A[849r] S375			-minimum lot area: 3500 square metres -minimum lot width: 40 metres -minimum front yard setback: 14 metres -maximum lot coverage: 20% -The minimum density is 12 units per gross hectare to a maximum of 20 units per gross hectare, calculated using the entire area shown as Area A on Schedule 375.
850r (By-law 2017-352)	V1O[850r]			Zone requirements for detached dwellings: -Minimum Front Yard Setback: 6.0 metres -Minimum Corner Side Yard Setback: 4.5 metres -Minimum Interior Side Yard: 1.2 metres -Minimum Rear Yard: 6.0 metres -Maximum Coverage: 45% -A maximum of 50% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, and accessory building and structures must be landscaped with soft landscaping
851r (By-law 2017-352)	V1O[851r]			Zone requirements for detached dwellings: -Minimum Front Yard Setback: 6.0 metres -Minimum Corner Side Yard Setback: 4.5 metres -Minimum Interior Side Yard setback: 1.2 metres -Minimum Rear Yard setback: 6.0 metres -Maximum lot Coverage: 45% -A maximum of 65% of the area of a front or corner side yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for any areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, and accessory building and structures must be landscaped with soft landscaping
852r (By-law 2017-351)	V3F[852r]			-Section 235, 1(c) does not apply
853r (By-law 2017-407)	V1A[853r]			-minimum lot area: 3 ha -minimum front and interior side yard setbacks: 3 metres
854r (By-law 2017-407)	V1A[854r]			-minimum lot width: 20 metres -minimum lot area: 1.5 ha -minimum front yard setback: 15 metres -minimum side yard setback: 2.5 metres
855r (By-law 2018-36)	RU[855r]	-research and development centre -office		-office must not exceed 930 m ² in gross leasable floor area
856r (By-law 2018-37)	RC11[856r]	-bank machine	-all uses except amusement centre, artist studio, bank	i. no single occupancy can occupy more than 200m ² of gross leasable floor area ii. the parking rate is 3 per 10 m ² of gross floor area iii. maximum lot coverage: 25%

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			machine, convenience store, office, personal service business, and retail store	iv. outdoor storage is not permitted. v. 218C(k) in Table 218C – RC11 subzone provisions does not apply vi. despite zoning mechanism 218C(i) in Table 218C-RC11 subzone provisions, a maximum of 7 parking spaces may be located in a required yard abutting Huntley Road vii. a refuse and collection structure may be located 1 m from an interior or rear lot line
857r (By-law 2018-40)	AG2[857r]	-medical marihuana production facility		-maximum lot coverage: 27 % -minimum parking space rate for a medical marihuana production facility:1 space per 250m ² of GFA -no landscaped buffer is required for a parking lot -Despite Columns VIII and IX of row (a) of Table 113A, the minimum number of vehicle loading spaces is 2.
858r (By-law 2018-106)	V3E[858r]			The following applies to a retirement home: - Minimum floor area: 5000 m ² - Minimum drive aisle width: 6 m - Retirement home maximum height located at least 40 m from a V1 zone: 16 m
859r (By-law 2018-106)	V3E[859r]-h		- all uses until such time as the hold is lifted	The holding provisions may be lifted when servicing capacity has been demonstrated and the related site plan approved.
860r (By-law 2018-111)	RH[860r] H(18)-h	-solid waste disposal facility	-all uses until such time as the holding symbol is removed	-The minimum parking rate for a solid waste disposal facility and waste processing and transfer facility is 110 parking spaces. -minimum lot width: 30 m -The holding symbol may not be removed until such time as it has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development: i) that the solid waste disposal facility not be permitted to operate until the waste processing and transfer facility and/or operations that form part of this undertaking as contemplated in the Capital Region Resource Recovery Centre Environmental Assessment have also been constructed and are operational, including the construction and demolition processing facility materials recovery facility, organics processing facility, compost processing and storage pad, and contaminated soil treatment and soil surplus stock piles. ii) That the City's natural heritage interests have been addressed through the commitments in the Environmental Assessment and in the site plan and the Environmental Compliance Approval, consistent with the Environmental Assessment and the approved conceptual site development plan.
861r	Reserved for Future Use			
862r (By-law 2018-171)	VM[862r]	-light industrial use, limited to a grain mill		-Despite section 99, a storefront industry may not exceed 450 m ² in total floor area. For greater certainty, grain silos are not counted towards the floor area limit.
863r (By-law 2018-155)	O1[863r]		-all uses except for environmental preserve and education area	

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864r (By-law 2018-229)	DR1[864r]-h		-All uses except for an agricultural use	-Construction of buildings is not permitted until the holding symbol has been removed. -The holding symbol may not be removed until the following requirements have been met: a) South Nation Conservation Authority has issued a permit under Section 28 of the Conservation Authorities Act for the placement and/or removal of fill; and b) Filling of the property and an as-built survey have been completed to demonstrate that the area is removed from the flood plain, to the satisfaction of the South Nation Conservation Authority.
865r (By-law 2018-256)	RI5[865r]	-place of assembly		-Setback from watercourses: 20 m from the normal highwater mark and 13 m from the top of slope -Interior side yard setback: 6 m -Parking requirements: 8.4 spaces per 100 square metres of GFA of place of assembly
866r (By-law 2018-256)	RI5[866r]	-place of assembly		
867r (By-law 2018-311)	V1F[867r] S392			-No touch/no development permitted within Area A as identified in Schedule 392
868r (By-law 2018-347)	EP[868r]-h	-campground -daycare -instructional facility	-all uses except existing uses, until such time as the holding symbols is removed	-Daycare and instructional facility uses are limited to the buildings and facilities existing on site, as of October 10, 2018, until such time that the holding symbol is removed. - The holding symbol may not be lifted until such time that a Site Plan Control application is submitted to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development which includes: - an environmental impact statement demonstrating that any future expansion will not pose any negative effects on the natural environment area and its features.
869r (By-law 2018-349)	V1C[869r]			-minimum lot area: 1,050 m ² -minimum lot width: 21 m -minimum front yard setback: 3 m -minimum interior side yard setback: 1.25 m -minimum corner side yard setback: 3 m -minimum rear yard setback: i. 6 m for one-storey; ii. 7.5 m for two-storeys -maximum lot coverage: 30% -A landscaped buffer consisting of soft landscaping of at least 4.5m is required where it abuts a rear lot line.
870r (By-law 2018-349)	V1C[870r]			-minimum lot area: 390 m ² -minimum lot width: 13.7 m -minimum front yard setback: 3 m -minimum interior side yard setback: 1.25 m -minimum corner side yard setback: 3 m -minimum rear yard setback: i. 6 m for one-storey; ii. 7.5 m for two-storeys -maximum lot coverage: 50%
871r (By-law)	V3A[871r]			The following applies to a detached dwelling: -minimum lot area: 350 m ²

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2018-349)				<ul style="list-style-type: none"> -minimum lot width: 12 m -minimum front yard setback: 3 m -minimum interior side yard setback: 1.25 m -minimum corner side yard setback: 3 m -minimum rear yard setback: <ul style="list-style-type: none"> i. 6 m for one-storey; ii. 7.5 m for two-storeys -minimum landscaped area: 30% -maximum lot coverage: 40% -maximum height: 6 m -maximum density: 35 units per hectare <p>The following applies to a townhouse dwelling:</p> <ul style="list-style-type: none"> -minimum lot area: 170 m² per dwelling -minimum lot width: 6 m per dwelling -minimum front yard setback: 3 m -minimum interior side yard setback: 1.6 m -minimum corner side yard setback: 1.6 m -minimum rear yard setback: 7.5 m -minimum landscaped area: 30% -maximum height: 12 m -maximum density: 35 units per hectare
872r (By-law 2018-349)	V3A[872r]			<p>The following applies to a townhouse dwelling:</p> <ul style="list-style-type: none"> -minimum lot area: 250 m² per dwelling -minimum lot width: 8 m per dwelling unit -minimum front yard setback: 3 m -minimum interior side yard setback: 1.6 m -minimum corner side yard setback: 1.6 m -minimum rear yard setback: 6 m -minimum landscaped area: 30% -maximum height: 12 m -maximum density: 35 units per hectare
873r	Reserved for Future Use			
874r (By-law 2019-35)	R[874r]	-detached dwelling	<ul style="list-style-type: none"> -community health and resource centre -group home -place of assembly -retail food store -rooming house -shelter 	
875r (By-law 2019-34)	RG[875r]		<ul style="list-style-type: none"> -animal care establishment -animal hospital -convenience store -drive-through facility -dwelling unit -kennel -restaurant 	
876r	R4C[876r]			- Despite 217(1)(c) retail store is limited to the sale of agricultural,

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(By-law 2019-41)				construction, gardening or landscaping-related products, equipment or supplies; and to the sale of goods, products, equipment, supplies or services manufactured, processed, assembled, packaged or delivered by a permitted use, or the sale of previously prepared materials used in the manufacturing, processing, assembly, packaging or delivery of finished parts, finished products or services.
877r (By-law 2019-41)	AG2[877r]			<ul style="list-style-type: none"> - maximum size of an on-farm diversified use, limited to a place of assembly: 0.54 ha. - The calculation of the area of the on-farm diversified use, limited to a place of assembly includes the area of all buildings and land used for the on-farm diversified use, limited to a place of assembly. - maximum area of a building or portion of a building used for an on-farm use, limited to a place of assembly: 480 m² - maximum area used for all on-farm diversified uses on the lot: 0.54 ha -The provisions in Section 79 (1)(b),(c),(d) and (e) do not apply.
878r (By-law 2019-64)	RG5[878r]-h	-mineral extraction operation, limited to a concrete batching plant	-All uses until such time as the holding symbol is removed.	<ul style="list-style-type: none"> -maximum building height for a concrete batching plant: 24m -The holding symbol may only be removed at such time that it is demonstrated to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development that Air, Noise and Dust Environmental Compliance Approval has been obtained from the Ministry of the Environment, Conservation and Parks
879r (By-law 2019-64)	O1[879r]	-office	-park, -retail store, limited to a farmer's market -urban agriculture	-Office uses must be contained within the building as it existed on March 27, 2019.