

# Urban Exceptions 1,201-1,300 (Section 239)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1201	R4X[1201]		- all uses except retirement home	- minimum lot area: 8,000 m <sup>2</sup> - minimum lot width: 30 m - minimum front yard setback: 7.5 m - minimum rear yard setback: 7.5 m - minimum interior side yard setback: 3 m provided that where the interior side lot line abuts an R1M zone, the minimum interior side yard setback is 4.5 m - minimum net floor area: dwelling unit 42 m <sup>2</sup> - maximum building heights: i) main building: 11 m ii) accessory buildings: 4 m - maximum density: no greater than the existing density
1202	R4X[1202]	- apartment dwelling, low rise		- minimum lot area: 2.2 ha - minimum lot width: 200 m - minimum front yard setback: 9 m - minimum rear yard setback: 6 m - minimum interior side yard setback: i) main building: 4.6 m ii) accessory buildings: 1 m - maximum building heights: i) main building: 11 m ii) accessory buildings: 4 m - maximum density: 39 units /ha - parking area regulations in accordance with the following: (i) multiple dwelling: 1.5 parking spaces per unit, plus 0.25 visitor parking spaces per dwelling unit (ii) apartment dwelling, low rise 1 parking space per unit, plus 0.25 visitor parking spaces per dwelling unit
1203 (By-law 2017-296)	R4Z[1203]	-day care		- minimum lot width 15 m - minimum front yard setback 4 m - minimum corner side yard setback 4 m - minimum rear yard setback 4 m - minimum interior side yard setback 2 m except where the side lot line abuts an R1 or R3 zone then 4 m. - maximum coverage 55% - maximum building height 19 m - no minimum landscaped open space requirement
1204 (By-law 2012-334)	R4Z[1204]		- detached dwelling - duplex dwelling - semi-detached dwelling - three unit dwelling - townhouse dwelling	- minimum lot area 4,000 m <sup>2</sup> - minimum lot width 30 m - minimum front yard setback 6 m - minimum corner side yard setback 6 m - minimum rear yard setback 6 m - minimum interior side yard setback 1.2 m, provided that where the interior lot line abuts a dwelling in an R1, R2 or R3 zone, the minimum interior side yard setback is 10 m - maximum building height 15 m - minimum building separation 3 m - maximum density 70 units /ha - any yard abutting Hope Side Road Terry Fox Drive (future extension) must have a depth/width of 12.5 m minimum
1205	R4X[1205]			- maximum building heights: i) main building 11 m ii) accessory buildings 4 m

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1206	R4X[1206]			<ul style="list-style-type: none"> <li>- minimum lot area: 8,000 m<sup>2</sup></li> <li>- maximum building heights:               <ul style="list-style-type: none"> <li>i) main building 11 m</li> <li>ii) accessory building 4 m</li> </ul> </li> <li>- the total density for the R4X[1206] and R4X[1207] zones combined is a maximum of 45 units /ha</li> </ul>
1207	R4X[1207]	<ul style="list-style-type: none"> <li>- retail store</li> <li>- personal service business</li> <li>- office limited to professional, financial or business office</li> <li>- restaurant</li> </ul>		<ul style="list-style-type: none"> <li>- minimum lot area 8,000m<sup>2</sup></li> <li>- the total density for R4X[1206] and R4X[1207] zones combined is a maximum of 45 units /ha</li> <li>- all non-residential uses must be located on the ground floor of an apartment dwelling, low rise</li> </ul>
1208 (By-law 2017-302) (By-law 2011-103) (By-law 2010-231)	R4Z[1208]	<ul style="list-style-type: none"> <li>non-residential uses:               <ul style="list-style-type: none"> <li>- bank</li> <li>- retail food store limited to bakery and butcher shop</li> <li>- medical facility</li> <li>- convenience store</li> <li>- daycare</li> <li>- retail store limited to: drug store, florist shop, stationery store, video rental outlet</li> <li>- dry-cleaning outlet or laundry outlet</li> <li>- office</li> <li>- payday loan establishment</li> <li>- personal service business</li> <li>- restaurant, full service</li> <li>- restaurant, take out</li> </ul> </li> </ul>		<ul style="list-style-type: none"> <li>- no person may use any lot or erect or use any building or structure unless such lot is served by a public water system and a sanitary sewer</li> <li>- non-residential uses are permitted on the ground floor or basement of an apartment dwelling</li> <li>- maximum density: 99 units/ha</li> <li>- minimum lot width: 24 m</li> <li>- minimum front yard setback: 9 m</li> <li>- minimum corner side yard setback: 9 m</li> <li>- minimum interior side yard setback:               <ul style="list-style-type: none"> <li>i) non-residential uses: on the ground floor, abutting a non-residential zone 0 m</li> <li>ii) for residential uses                   <ul style="list-style-type: none"> <li>- between a side lot line and part of a building with its height greater than 0 m and less than 9.5 m (second and third storeys) 3.5 m</li> <li>- between a side lot line and part of a building with its height greater than 9.5 m (fourth storey) 8.5 m</li> </ul> </li> <li>- minimum rear yard setback:                   <ul style="list-style-type: none"> <li>i) between a rear lot line and a parking structure with its height less than 1.4 m: 3.5 m</li> <li>ii) between a rear lot line and part of a building with its height greater than 1.4 m and less than 9.5 m (second and third storeys): 18 m</li> <li>iii) between a rear lot line and part of a building with its height greater than 9.5 m (fourth storey): 23 m</li> </ul> </li> </ul> </li> <li>- minimum lot area: 900 m<sup>2</sup></li> <li>- dwelling unit area:               <ul style="list-style-type: none"> <li>i) minimum bachelor/studio unit: 35 m<sup>2</sup></li> <li>ii) minimum one-bedroom units: 50 m<sup>2</sup></li> <li>iii) minimum two-bedroom units: 65 m<sup>2</sup></li> </ul> </li> <li>- minimum landscaped open space: 25%, this includes the landscaped amenity area on the roof on the parking garage</li> <li>- maximum lot coverage, main building: 40%</li> <li>- maximum building height: 12 m</li> <li>- parking requirements: 1.5 parking spaces per unit; 20% of spaces to be designated as visitor parking</li> <li>- the surface parking area is permitted in the required front yard and interior side yard provided that no part of any parking area, other than a driveway, is located closer than 1 m to any street line</li> <li>- in addition to Section 64 the following projections are permitted:               <ul style="list-style-type: none"> <li>i) <input type="checkbox"/> sloped parapet roof to a maximum vertical</li> </ul> </li> </ul>

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				<p>height of 1.5 m</p> <p>ii) <input type="checkbox"/> <input type="checkbox"/> fences</p> <p>- in addition to the permitted encroachments in Section 65 the following encroachments are permitted:</p> <p>i) <input type="checkbox"/> <input type="checkbox"/> balcony on the fourth storey to a maximum <input type="checkbox"/> <input type="checkbox"/> projection of 3 m</p> <p>ii) <input type="checkbox"/> <input type="checkbox"/> planter</p> <p>iii) <input type="checkbox"/> <input type="checkbox"/> railing</p> <p>- balconies on the second and third storeys are not permitted encroachments</p> <p>- the outdoor leisure area may only be used for residential purposes, no non-residential use is permitted on the roof of the parking garage, that portion of the outdoor amenity area immediately in front of the non-residential premises would be available for use as access to the non-residential premises and not be used for residential purposes</p> <p>- a loading facility and entrance other than the front entrance, must be provided for the residential occupants of the building</p> <p>- a restaurant, take-out is limited in size to 111 m<sup>2</sup> gross floor area</p> <p>- a restaurant, full service is limited in size to 223 m<sup>2</sup> gross floor area</p>
1209 (By-law 2015-190)	GM[1209] H(12)			- animal care establishment and animal hospital limited to a maximum gross floor area of 140 square metres
1210 (By-law 2012-334) (By-law 2010-56)	R4Z[1210]			<p>- a townhouse dwelling is subject to the provisions of the R3Z[996] zone</p> <p>- minimum rear yard: 6.69 m</p> <p>- minimum width of drive aisle at a garage door: 4.9 m</p> <p>- the properties at 1539 Stittsville Main Street and 4 Orville Street are deemed one lot for zoning purposes, except Orville Street is deemed the front lot line for the property at 4 Orville Street</p>
<b>1211 (Subject to By-law 2015-45)</b>	<b>AM[1211] S 228</b>			<p><b>- a maximum of 3 parking spaces may have a minimum width of 2.5 metres</b></p> <p><b>- minimum front and corner side yard setbacks for 606, 610 and 614 Donald Street as per Schedule 228</b></p> <p><b>- for the first 375 square metres of gross floor area of a retail store for the sale of musical instruments, equipment and supplies, the required parking for that portion of the use over 28.5 square metres is 1 space per 38.5 square metres</b></p> <p><b>- one required parking space may be provided in tandem, including a space in a garage</b></p>
1212	R4Z[1212]			<p>- despite their division into separate lots for ownership purposes, all of the lands within the R4Z [1212] zone, excluding the lands located within the Orville Street right-of-way, are considered to be one lot for zoning purposes</p> <p>- maximum building height 11 m</p> <p>- maximum density: 69 units /ha (OMB Order #0619 issued March 23, 2004)</p>
1213 (By-law 2012-334)	R4Z[1213]			<p>- a maximum height limit of 15 m does not apply</p> <p>- minimum required lot width: 24 m</p> <p>- minimum required front yard setback: 4.5 m</p>

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				<ul style="list-style-type: none"> <li>- minimum required corner side yard setback: 4.5 m</li> <li>- minimum required interior side yard setback: 3.5 m</li> <li>- minimum required rear yard setback: 5.5 m</li> <li>- minimum required yard for any yard adjacent to a residential zone is 7.5 m</li> <li>- minimum required dwelling unit area is:               <ul style="list-style-type: none"> <li>i) 50 m<sup>2</sup> for a one bedroom apartment</li> <li>ii) 65 m<sup>2</sup> for a two bedroom apartment</li> <li>iii) 90 m<sup>2</sup> for a stacked dwelling</li> <li>iv) 100 m<sup>2</sup> for a townhouse dwelling</li> </ul> </li> <li>- minimum required landscaped open space: 25% of the lot area</li> <li>- maximum permitted lot coverage: 60%</li> </ul>
1214	R5A[1214]			<ul style="list-style-type: none"> <li>- minimum lot area: 3.2 ha</li> <li>- maximum building heights:               <ul style="list-style-type: none"> <li>i) main building 35 m</li> <li>ii) accessory buildings 4 m</li> </ul> </li> <li>- maximum density: 65 units /ha</li> </ul>
1215	R5A[1215]	<ul style="list-style-type: none"> <li>- artist studio</li> <li>- personal service business</li> <li>- office, limited to institute</li> <li>- retail store</li> </ul>		<ul style="list-style-type: none"> <li>- minimum lot area: 4 ha</li> <li>- maximum building heights:               <ul style="list-style-type: none"> <li>i) main building 49 m</li> <li>ii) accessory buildings 4 m</li> </ul> </li> <li>- maximum density: 84 units /ha</li> <li>- maximum net floor area: aggregate for non-residential uses, except an office limited to an institute 140 m<sup>2</sup></li> <li>- all non-residential uses shall be located on the ground floor or below the ground floor</li> <li>- for the purpose of this provision, an "institute" means a building used by an organized body or society for a non-profit, non-commercial purpose</li> </ul>
1216 (OMB Order File #PL141242, issued July 20, 2015) (By-law 2014-350) (By-law 2011-151) (By-law 2010-231)	AM2[1216] H(20)	-recreational and athletic facility		
1217	R5A[1217]			<ul style="list-style-type: none"> <li>- maximum building height: main building 9 m with a limit of 2 storeys</li> </ul>
1218 (By-law 2014-292) (By-law 2012-334)	R5A[1218]		<ul style="list-style-type: none"> <li>- detached dwelling</li> <li>- duplex dwelling</li> <li>- three unit dwelling</li> <li>- townhouse dwelling</li> <li>- apartment dwelling, low rise</li> <li>- apartment dwelling, mid rise</li> <li>-apartment dwelling, high rise</li> </ul>	<ul style="list-style-type: none"> <li>- minimum lot area: semi-detached dwelling 450 m<sup>2</sup></li> <li>- minimum lot width: semi-detached dwelling 15 m</li> <li>- minimum front yard setback: semi-detached dwelling 3.5 m</li> <li>- minimum corner side yard setback: semi-detached dwelling 3.5 m</li> <li>- minimum rear yard setback:               <ul style="list-style-type: none"> <li>i) semi-detached dwelling: 6 m</li> <li>ii) accessory buildings: 1 m unless constructed as an integral part of a fence erected on a lot line</li> </ul> </li> <li>- minimum interior side yard setback:               <ul style="list-style-type: none"> <li>i) semi-detached dwelling: 1.2 m on one side; 1 m on other side</li> <li>ii) common garage: nil</li> </ul> </li> </ul>

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				<ul style="list-style-type: none"> <li>iii) other accessory buildings: 1 m unless constructed as an integral part of a fence erected on a lot line</li> <li>- maximum coverage: <ul style="list-style-type: none"> <li>i) main building: 60%</li> <li>ii) swimming pool: 10%</li> </ul> </li> <li>iii) accessory buildings: 8%</li> <li>- minimum net floor area: 75 m<sup>2</sup> per dwelling unit</li> <li>- maximum building heights: <ul style="list-style-type: none"> <li>i) main building: 6.6 m to a limit of one storey</li> <li>ii) accessory buildings 4 m unless constructed as an integral part of a fence erected on a lot, in which case the maximum height is 2.5 m</li> </ul> </li> <li>- maximum dwellings per lot: semi-detached dwelling 1 only</li> <li>- maximum density: 35 units /ha</li> <li>- all types of storage except enclosed storage, is prohibited</li> </ul>
1219 (By-law 2019-16) (By-law 2018-334) (By-law 2009-164) (By-law 2008-462)	IP[1219] IP[1219] H(11)	<ul style="list-style-type: none"> <li>- snow disposal facility on lot 16, concession 4 the following uses limited to 4451 Fallowfield:</li> <li>- automobile service station</li> <li>- car wash</li> <li>- drive through facility</li> <li>- gas bar</li> </ul>	all uses in subsection 205(1) except: <ul style="list-style-type: none"> <li>- day care</li> <li>- hotel</li> <li>- light industrial uses</li> <li>- medical office</li> <li>- office</li> <li>- place of assembly</li> <li>- research and development centre</li> <li>-technology industry</li> </ul> all uses in subsection 205(2) except: <ul style="list-style-type: none"> <li>- bank</li> <li>- bank machine</li> <li>- instructional facility</li> <li>- personal service business</li> <li>- recreational and athletic facility</li> <li>- restaurant, full service</li> <li>- restaurant, take out</li> </ul> -all permitted uses until the 'h' symbol has been removed	<ul style="list-style-type: none"> <li>- minimum lot area of 10,000 m<sup>2</sup> and minimum lot width of 100 m</li> <li>-full-service restaurant, take-out restaurant, personal service business and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel or place of assembly.</li> <li>-the 'h' symbol will not be removed until the following documents have been submitted to and approved by the City: <ul style="list-style-type: none"> <li>i A transportation impact study</li> <li>ii A servicing study and associated funding agreement</li> <li>iii A master concept plan and a draft plan of subdivision.</li> </ul> </li> </ul>
1220 (By-law 2012-334)	R5A[1220]	<ul style="list-style-type: none"> <li>- office, limited to an accessory management office and meeting room facility for a housing co-op</li> </ul>		<ul style="list-style-type: none"> <li>- minimum front yard setback: <ul style="list-style-type: none"> <li>i) main building: 8.5 m</li> <li>ii) apartment canopy: 2 m</li> </ul> </li> <li>- minimum interior side yard setback for apartment dwelling: 15 m</li> <li>- maximum building height apartment dwelling: 16 m, with a limit of 4 storeys</li> <li>- maximum lot coverage: 40%</li> <li>- minimum net floor area: <ul style="list-style-type: none"> <li>i) studio apartment unit 37 m<sup>2</sup></li> <li>ii) 1 bedroom apartment unit 46 m<sup>2</sup></li> <li>iii) 2 bedroom apartment unit 68 m<sup>2</sup></li> </ul> </li> <li>- minimum parking area buffer: 2 m wide buffer strip along lot line abutting a rural zone</li> <li>- minimum parking space requirements: <ul style="list-style-type: none"> <li>i) apartment dwelling: 0.7 spaces per unit, plus 0.25 visitor parking spaces per unit</li> </ul> </li> </ul>

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				ii) townhouse dwelling: 1.5 spaces per unit, plus 0.25 visitor parking spaces per unit
1221	R5A[1221] R5A[1221] H(30)		- detached dwelling - semi-detached dwelling - duplex dwelling - three unit dwelling	- minimum lot area: 4,000 m <sup>2</sup> - minimum lot width: 20 m - minimum front yard setback: 6 m - minimum corner side yard setback: 6 m - minimum interior side yard setback: 7.5 m - minimum rear yard setback: 7.5 m - minimum yard setback for any yard abutting Terry Fox Drive or Goulbourn Forced Road: 9 m - minimum yard setback for any yard abutting a railway right-of-way: 15 m - maximum coverage 50% - maximum building height: 30 m
1222	R4Z[1222]			- minimum lot area: 1.6 ha - minimum lot width: 45 m - maximum building heights: i) main building 15 m ii) accessory buildings 4 m - maximum density: 50 units /ha
1223	R5A[1223]			- minimum lot area: 1.6 ha - minimum lot width: 45 m - maximum building heights: i) main building 24 m ii) accessory buildings 4 m - maximum density : 75 units /ha
1224	R5A[1224]			- minimum lot area: 1.2 ha - minimum lot width: 30 m - maximum lot coverage: 20% - maximum density: 100 units /ha - maximum building height: 30 m
1225	R5A[1225]			- minimum lot area: 1.6 ha - maximum building heights: i) main building 48 m ii) accessory buildings 4 m - maximum density : 100 units /ha
1226	R5A[1226]	- office, limited to business, professional or financial office		- minimum lot area: 0.8 ha - minimum lot width: 50 m - minimum interior side yard setback: 6 m - maximum building height: 40 m
1227	R5A[1227]			- minimum lot area: 0.73 ha - minimum front yard setback: 9 m - minimum interior side yard setback: 6.7 m - maximum lot coverage: 15% - maximum building height: 13 m - maximum density: 62 units /ha - minimum parking space requirements: 1 parking space per dwelling unit plus 0.2 visitor parking spaces per dwelling unit
1228	R5A[1228]		- detached dwelling - semi-detached dwelling - duplex dwelling - three unit dwelling - townhouse dwelling	- minimum lot area: i) stacked dwelling: 4,000 m <sup>2</sup> ii) apartment dwelling: 4,000 m <sup>2</sup> - minimum lot width: i) stacked dwelling: 30 m ii) apartment dwelling: 30 m - minimum front yard setback: 7.5 m - minimum corner side yard setback: 7.5 m - minimum rear yard setback: i) main building: 10 m ii) accessory building: 1 m - minimum interior side yard setback: i) main building: 7.5 m except that where the interior side lot line abuts a dwelling in an R2O

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				<ul style="list-style-type: none"> <li>or R3Z zone the minimum interior side yard setback is 10 m</li> <li>ii) accessory building: 1 m</li> <li>- maximum lot coverage: <ul style="list-style-type: none"> <li>i) main building: 35%</li> <li>ii) accessory building: 5%</li> </ul> </li> <li>- minimum net floor area: 45 m<sup>2</sup></li> <li>- maximum building height: <ul style="list-style-type: none"> <li>i) main building 5 storeys</li> <li>ii) accessory building 4 m</li> </ul> </li> <li>- minimum building separation: <ul style="list-style-type: none"> <li>i) main building: 10 m except that where the two buildings have facing rear walls, the minimum building separation shall be 20 m</li> <li>ii) other building 2 m</li> </ul> </li> <li>- maximum density: 60 units /net ha</li> <li>- all types of storage, except enclosed storage, is prohibited</li> </ul>
1229	R5A[1229]	- residential care facility		<ul style="list-style-type: none"> <li>- minimum lot area 1.3 ha</li> <li>- minimum density 50 units /ha</li> <li>- minimum rear yard setback 7.5 m for a residential care facility</li> <li>- minimum interior side yard setback 7.5 m for a residential care facility</li> <li>- a residential care facility must provide a minimum of 120 beds</li> <li>- maximum building height: 30 m</li> </ul>
1230	R5A[1230] H(22)	- a place of assembly limited to a clubhouse for the private use of a charitable organization		<ul style="list-style-type: none"> <li>- clubhouse may not be utilized as a rental facility for any group, person or organization</li> <li>- required building line along the southern boundary of the property: 6 m</li> </ul>
1231	R5A[1231] H(22)			<ul style="list-style-type: none"> <li>- a landscaped area requirement of 3 m<sup>2</sup> minimum per metre of street lot line can be provided internally on the site</li> <li>- minimum private amenity area is 2.7m<sup>2</sup> per dwelling unit</li> <li>- private amenity area is set back 4 m from a collector road</li> <li>- setback from the building to the street lot line is 5 m except for the front face of the building, where the setback may be 4 m only when the driveway access comes from internally to the site and not the street</li> <li>- minimum required driveway width is 6.5 m</li> <li>- development in this zone is considered one lot for zoning</li> </ul>
1232 (By-law 2012-334)	R4Z[1232]			<ul style="list-style-type: none"> <li>- minimum amenity area for a townhouse dwelling 30 m<sup>2</sup></li> <li>- private amenity area setback from a non-residential zone shall be 1.5 m</li> </ul>
1233	R4Z[1233]-h			<ul style="list-style-type: none"> <li>- maximum net residential density 100 units /ha</li> <li>- maximum building height 18 m</li> <li>- holding "h" zone must not be lifted until such time as a satisfactory site plan has been prepared and executed, and that during the preparation and approval of these plans, consultation has taken place with the representatives of the community, as identified in the Ontario Municipal Board decision dated September 24, 1993 (OMB File No. Z-RH-92-03, File No. R 920418)</li> </ul>
1234	R5A[1234] H(22)	- office limited to an		- no parking spaces required for the office

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		administration office of a housing corporation		
1235	R5A[1235] H(22)			- minimum lot area is 0.25 ha - maximum building height for an apartment dwelling, low-rise is 14 m - minimum front yard setback of 5 m. - minimum corner side yard setback of 3 m. - minimum interior side yard setback of 1.2 m.
1236	R4Z[1236]			- minimum lot area is 0.8 ha - minimum lot width 27.3 m
1237	R5A[1237]			- maximum building height 13 m
1238	R4Z[1238]			- maximum building height for an apartment dwelling, low rise 11 m, or 3 storeys, whichever is the lesser - minimum rear yard setback of 5 m.
1239	R4Z[1239]	- office - convenience store - day care - uses listed in the I1 zone - medical facility - personal service business		
1240	R5A[1240] H(22)			- minimum front yard setback 5 metres - minimum separation distance between facing walls for two dwellings on the same lot is 6 m
1241 (By-law 2009-39)	R4Z[1241]			-the following provisions apply to a Planned Unit Development: i) minimum required width of a landscaped buffer not abutting a street for a parking lot containing more than 10 but fewer than 100 spaces: 0.6m, ii) Subsection 110(3) does not apply to a refuse collection area in the form of a concrete pad provided at the entrance of the lot, iii) minimum rear yard setback: 7.0m
1242 (By-law 2012-334)	R4Z[1242]			- townhouse dwellings: i) yard setback from lot line: 1.2 m ii) interior dividing lot line: 0 m if there is no opening in the facing wall and/or 1.2 m if there is an opening in the face wall iii) rear yard setback: 5 m iv) minimum lot area 150 m <sup>2</sup> v) minimum lot width 6 m vi) minimum amenity area requirement 45 m <sup>2</sup> - townhouse dwelling of 4 units i) setback from interior lot line: 1.2 m ii) setback from interior dividing lot line: 0 m if there is no opening in the face wall and/or 1.2 m if there is an opening in the face wall iii) rear yard setback: 0 m - minimum required parking is 2 spaces per dwelling unit - the building line requirement to: i) a driving aisle parcel boundary 5.5 m ii) an interior parcel boundary: 1.2 m iii) an interior dividing parcel boundary 0 m iv) a back parcel boundary 0 m- for apartment dwelling, low rise i) maximum building height for an apartment dwelling is 11 m or 3 storeys whichever is the less



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				- Section 102 does not apply - despite Section 65, the amount a covered but unenclosed porch, step, veranda or gazebo may project into a required street yard is 2 m
1243	R4Z[1243]	- residential care facility		- residential care facility subject to the provisions of an apartment dwelling, low rise in the R5Z zone
1244	R4Z[1244]			- maximum net residential density: 71 units/hectare
1245	R3Z [1245]-h		- detached dwelling - duplex dwelling - semi-detached dwelling - three unit dwelling	- maximum lot coverage 60% - minimum rear yard setback 6 m - an amendment to this by-law to remove a holding "h" provision from any portion of the lands is conditional upon the following: i) the submission of a transportation impact study to the satisfaction and approval of the City ii) an agreement between the City and the owners of the subject lands regarding cost sharing and implementation of a schedule for construction of road infrastructure improvements generated by development of any portion of the lands, and as recommended by the Transportation Impact Study and approved by the City iii) the submission and approval of a site plan application to the satisfaction of the City
1246 (By-law 2014-292) (By-law 2012-334)	R5A[1246]-h		- only principal dwelling types permitted are: - townhouse dwelling - stacked dwelling - apartment dwelling, low rise - apartment dwelling, mid rise -apartment dwelling, high rise	- for both townhouse dwelling and apartment dwelling: i) minimum lot area 4,200 m <sup>2</sup> ii) minimum lot width 30 m iii) maximum lot coverage 50% iv) minimum building main spacing 3 m - for townhouse dwelling: i) minimum front yard setback 3 m ii) minimum rear yard setback: back-to-back units 1.5 m all other cases 5 m iii) minimum side yard setback 1.5 m - minimum length parking spaces where a townhouse dwelling abuts a street where there is not a sidewalk: 4.5 m - minimum parking requirement for townhouse dwellings: 1.5 spaces per dwelling unit, including visitor parking - maximum height for an apartment dwelling, mid rise and apartment dwelling, high rise 37 m - dwelling units can later be legally severed or divided without each dwelling unit having to meet the zone requirements as long as the original lot continues to meet the overall requirements - an amendment to this by-law to remove the holding "h" provision from any portion of the lands is subject to the same conditions as contained in exception [1245]
1247 (By-law 2014-292)	R5A[1247]		- only principal dwelling types permitted are: - stacked dwelling - apartment dwelling, low rise - apartment dwelling, mid rise -apartment dwelling,	- minimum lot area 3,100 m <sup>2</sup> - minimum lot width 40 m - maximum density 195 units/ha - minimum front yard setback 6 m - minimum rear yard setback 12 m - minimum side yard setback 7.5 m - maximum building height 19 m - minimum parking requirement 1 parking space per dwelling unit plus 0.25 parking spaces per

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
			high rise	dwelling unit for visitor parking
1248 (By-law 2014-292)	R5A[1248]		- only principal dwelling types permitted are: - stacked dwelling - apartment dwelling, low rise - apartment dwelling, mid rise -apartment dwelling, high rise	- minimum lot area 3,300 m <sup>2</sup> - minimum lot width 30 m - maximum density 177 units/ha - minimum front yard setback 6 m - minimum rear yard setback 7.5 m - minimum side yard setback 4.5 m - maximum building height 19 m - minimum parking requirement 1 parking space per dwelling unit plus 0.25 of a parking space per dwelling unit for visitor parking
1249 (By-law 2014-292)	R5A[1249]		- only principal dwelling types permitted are: - stacked dwelling - apartment dwelling, low rise - apartment dwelling, mid rise -apartment dwelling, high rise	- minimum lot area 4,600 m <sup>2</sup> - minimum lot width 30 m - maximum density 375 units /ha - maximum lot coverage 45% - minimum front yard setback 6 m - minimum rear yard setback 5.5 m - minimum side yard setback 4.5 m - maximum building height 25 m - minimum parking requirement 1 parking space per dwelling unit plus 0.25 of a parking space per dwelling unit for visitor parking
1250 (By-law 2014-292) (By-law 2011-414)	R5A[1250]		- only principal dwelling types permitted are: - stacked dwelling - apartment dwelling, low rise - apartment dwelling, mid rise -apartment dwelling, high rise -retirement home	- minimum lot frontage 30 m measured along the lot line front - maximum density 170 units /ha - minimum front yard setback 6 m - minimum rear yard setback 5.5 m - minimum side yard setback 5.5 m - maximum building heights are: i) 19 m for the shorter of the two buildings, and ii) 25 m for the taller building - minimum parking requirement 1 parking space per dwelling unit plus 0.25 parking spaces per dwelling unit for visitor parking - R5A[1250] zone and the adjacent R5A[1251] zone are considered as one lot for parking requirement purposes
1251 (By-law 2014-292)	R5A[1251]		- only principal dwelling types permitted are: - stacked dwelling - apartment dwelling, low rise - apartment dwelling, mid rise -apartment dwelling, high rise	- minimum lot width 0 m as long as the lot has access to a public street through a private street - minimum lot area 4,400 m <sup>2</sup> - maximum density 275 units /ha - minimum front yard setback 6 m - minimum rear yard setback 5.5 m - minimum side yard setback 5.5 m - maximum building height 41 m - minimum parking requirement 1 parking space per dwelling unit plus 0.25 parking spaces per dwelling unit for visitor parking - the R5A[1251] zone and the adjacent R5A[1250] zone are considered as one lot for parking requirement purposes
1252	R4Z[1252]			- for any lot within the R4Z[1252] zone the lot line opposite to the O1 zone is deemed to be the front lot line - minimum front yard setback: 3 m - maximum building height in storeys: 3.5 m
1253 (OMB Order File #PL141242,	AM2[1253] H(20)	-light industrial use recreational and athletic facility		-light industrial use must be conducted entirely within an enclosed building, without the presence of noise, dust, odour, vibration or smoke

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
issued July 20, 2015) (By-law 2014-350) (By-law 2014-94) (By-law 2011-151) (By-law 2010-231)				minimum required number of parking spaces is 94 for the existing building as of September 10, 2014 (unless fewer spaces are required by Section 101), and any additional gross floor area beyond what exist as of September 10, 2014 will require parking at the applicable rate in Section 101.”, “-a maximum of 1250 square metres gross leasable floor area may be used for restaurant uses -a maximum of 1400 square metres of gross leasable floor area may be used for recreational and athletic facility uses
1254	TM H(15)			- maximum total gross floor area permitted to be developed on a lot in this zone is 35,000m <sup>2</sup>
1255	R1D[1255] R1NN[1255] R1Q[1255]			- minimum rear yard setback: 7 m - minimum corner side yard setback: 5 m - minimum interior side setback: 1 m - minimum front yard setback: 5 m
1256 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)	R1A[1256]		- secondary dwelling unit - bed and breakfast	- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot - gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: i) accessory buildings; ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area - maximum 5.35 units per hectare - maximum 0.35 floor space index -maximum width of a vehicular access at a lot line is 3.05 metres -the maximum combined width at the lot line of all vehicular accesses is 6.1 metres -despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line -minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access
1257 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)	R1A[1257]		- secondary dwelling unit - bed and breakfast	- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot - gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: i) accessory buildings; ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey, or basement; and iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> <li>- maximum 5.75 units per hectare</li> <li>- maximum 0.35 floor space index</li> <li>-maximum width of a vehicular access at a lot line is 3.05 metres</li> <li>-the maximum combined width at the lot line of all vehicular accesses is 6.1 metres</li> <li>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line</li> <li>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</li> </ul>
1258 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)	R1BB[1258]		<ul style="list-style-type: none"> <li>- secondary dwelling unit</li> <li>- bed and breakfast</li> </ul>	<ul style="list-style-type: none"> <li>- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot</li> <li>- gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: <ul style="list-style-type: none"> <li>i) accessory buildings;</li> <li>ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey, or basement; and</li> <li>iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area</li> </ul> </li> <li>- maximum 8.9 units per hectare</li> <li>- maximum 0.35 floor space index</li> <li>-maximum width of a vehicular access at a lot line is 3.05 metres</li> <li>-the maximum combined width at the lot line of all vehicular accesses is 6.1 metres</li> <li>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line</li> <li>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</li> </ul>
1259 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)	R1B[1259]		<ul style="list-style-type: none"> <li>- secondary dwelling unit</li> <li>- bed and breakfast</li> </ul>	<ul style="list-style-type: none"> <li>- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot</li> <li>- gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: <ul style="list-style-type: none"> <li>i) accessory buildings;</li> <li>ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and</li> <li>iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area</li> </ul> </li> <li>- maximum 10.87 units per hectare</li> <li>- maximum 0.375 floor space index</li> <li>-maximum width of a vehicular access at a lot line is 3.05 metres</li> <li>-the maximum combined width at the lot line of</li> </ul>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>all vehicular accesses is 6.1 metres</p> <p>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line</p> <p>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</p>
<p>1260 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)</p>	R1C[1260]		<p>- secondary dwelling unit</p> <p>- bed and breakfast</p>	<p>- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot</p> <p>- gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <p>i) accessory buildings;</p> <p>ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and</p> <p>iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area</p> <p>- maximum 13.34 units per hectare</p> <p>- maximum 0.4 floor space index</p> <p>-maximum width of a vehicular access at a lot line is 3.05 metres</p> <p>-the maximum combined width at the lot line of all vehicular accesses is 6.1 metres</p> <p>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line</p> <p>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</p>
<p>1261 (By-law 2015-191) (By-law 2010-237) (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2010-123)</p>	R1I[1261]		<p>- secondary dwelling unit</p> <p>- bed and breakfast</p>	<p>- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot</p> <p>- gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <p>i) accessory buildings;</p> <p>ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and</p> <p>iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area</p> <p>- maximum 14.49 units per hectare</p> <p>- maximum 0.425 floor space index</p> <p>-maximum width of a vehicular access at a lot line is 3.05 metres</p> <p>-the maximum combined width at the lot line of all vehicular accesses is 6.1 metres</p> <p>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular</p>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>accesses at the lot line</p> <ul style="list-style-type: none"> <li>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</li> </ul>
<p>1262 (By-law 2018-155) (By-law 2010-237) (By-law 2010-153)</p>	R1I[1262]		<ul style="list-style-type: none"> <li>- secondary dwelling unit</li> <li>- bed and breakfast</li> </ul>	<ul style="list-style-type: none"> <li>- maximum 17.3 units per hectare</li> <li>- maximum 0.45 floor space index</li> <li>-maximum width of a vehicular access at a lot line is 3.05 metres</li> <li>-the maximum combined width at the lot line of all vehicular accesses is 6.1 metres</li> <li>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line</li> <li>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</li> <li>- grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot</li> <li>- gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including: <ul style="list-style-type: none"> <li>i) accessory buildings;</li> <li>ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and</li> <li>iii) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area.</li> </ul> </li> </ul>
1263	R2F[1263]			<ul style="list-style-type: none"> <li>- maximum 35 units per hectare</li> </ul>
1264	R4Z[1264]		<ul style="list-style-type: none"> <li>- detached dwelling</li> <li>- duplex dwelling</li> <li>- semi-detached dwelling</li> <li>- three unit dwelling</li> <li>- linked-detached dwelling</li> </ul>	<ul style="list-style-type: none"> <li>- minimum rear yard setback: 7.5 m</li> <li>- minimum corner side yard setback: 7.5 m</li> <li>- minimum interior side yard setback: 6 m</li> <li>- minimum exterior side yard setback: 7.5 m</li> <li>- minimum front yard setback: 7.5 m</li> <li>- maximum lot coverage 40%</li> </ul>
1265	R4Q[1265] R3B[1265] R4S[1265]R4N[1265]	- residential care facility		- residential care facility limited to a maximum of 30 residents
1266	R2L	- residential care facility		- residential care facility limited to a maximum of 20 residents
1267	R4Q[1267] R4N[1267]	- residential care facility		
<p>1268 (OMB Order File #PL120973, issued March 19, 2014) (By-law 2010-307)</p>	R4M[1268] S308			<p>The following applies to a Retirement Home and an Apartment Dwelling Low Rise</p> <ul style="list-style-type: none"> <li>(a) maximum height, minimum front, rear, and interior side yard setbacks as detailed in Schedule 308</li> <li>(b) minimum width of parking space abutting a wall or column 2.4 metres</li> <li>(c) minimum width of aisles and driveways: 3.5 metres</li> <li>(d) Section 106(3)(a)(i) does not apply.</li> <li>(e) Twenty-two percent of the lot area must be provided as landscaped area</li> </ul> <p>-An Apartment Dwelling Low Rise does not</p>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				require Visitor Parking -A Retirement Home or Retirement Home, Converted is limited to a maximum of 47 residents.
1269 (By-law 2008-462)	R3Q[1269]		- planned unit development	- Section 125 (d) does not apply
1270	R3Q[1270] R4H[1270]			- group home limited to 20 residents - minimum front yard setback is 1.5 metres and the maximum front yard setback is 3 metres.
1271	multiple [1271]			- group home limited to 30 residents
1272 (By-law 2011-151) (By-law 2010-231)	GM14[1272] H(11)	- retail food store - retail store		- buildings must be located a minimum of 6 metres and a maximum of 9 metres from lot lines abutting Carp and Hazeldean Roads - the total length of all buildings abutting Carp Road must be a minimum of 35% of the length of the lot line abutting Carp Road - the total length of all buildings abutting Hazeldean Road must be a minimum of 35% of the length of the lot line abutting Hazeldean Road - a minimum of 50% of the length of the ground floor elevation of walls facing Carp and Hazeldean Roads must consist of openings such as windows and customer entrances
1273 (By-law 2012-398)	IL[1273] H(21)	-funeral home -place of worship -retail store -visitation centre	- animal care establishment - amusement park -automobile service station -car wash -convenience store -gas bar	- Sections 203(2)(b) and 203(2)(c) do not apply to a retail store -visitation centre and place of worship are only permitted in association with a funeral home
1274	TM8[1274] S 230			- maximum permitted building height: (a) area identified on Schedule 230- 25 metres (b) all other areas- as per TM Zone - for a maximum 3 storey stand alone building of up to 200 m <sup>2</sup> in area, the parking requirement may be reduced by 12 parking spaces
1275	TM8[1275] H(15)			- parking spaces must be set back 0.5 metres from Barette Street - no loading spaces are required - motor vehicle parking for the use of St-Charles Church is permitted on these lands - the parking requirement is reduced by 26 spaces - the requirement for up to 10 additional parking spaces is eliminated in relation to a building that has a maximum of 200m <sup>2</sup> of gross floor area and a maximum height of 3 storeys
1276 (By-law 2018-205) (By-law 2017-148) (By-law 2016-380) (By-law 2012-334)	I1A[1276] H(15)			-Table 197 (c) through (g) inclusive do not apply; -Maximum building heights are as per Schedule 364; -The provisions of Section 197(1)(c) do not apply to the portion of the building designated under Part 4 of the Ontario Heritage Act. -Maximum setback from Beechwood Avenue: 5.4 metres. -Minimum setback from St. Charles Street: 0 metres -Minimum setback from Barrette Street: 0.6 metres

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>-Minimum interior side yard setback: 0.3 metres</p> <p>-Despite Schedule 364, a retail food store limited to an outdoor farmers' market is permitted within Area E and:</p> <p>i. There is no limit on the number or size of farmers' market stands;</p> <p>ii. The farmers' market is not subject to Subsection 197(1)(c) and the minimum setbacks above; and</p> <p>iii. The maximum height of a farmers' market stand is 3.5 metres;</p> <p>-Balconies, canopies, ornamental elements, guardrails, and parapets may project above the maximum height limits and into Area E identified in Schedule 364.</p> <p>-Despite Section 65, eaves, steps, balconies, canopies and ornamental elements may project from a building to the lot line.</p> <p>-Notwithstanding Schedule 364, temporary buildings and structures under Section 71 are permitted within Area E.</p> <p>-Despite Subsections 85 (1), (3) and (6), an outdoor commercial patio may be operated as part of a restaurant or retail food store in accordance with the following:</p> <p>i It is located at least 10 metres from a residential zone; and</p> <p>ii. It is located with a walking surface not above 4.5 metres in height.</p> <p>-Section 106 regarding parking space provisions does not apply to parking spaces within an automated parking system;</p> <p>-In the case of an individual restaurant use with a gross floor area greater than 350 square metres, parking spaces are required at a rate of 1.7 per 100 square metres of gross floor area.</p> <p>-All parking must be located in a parking garage.</p> <p>-Required and provided visitor and non-residential parking may be shared.</p> <p>-Despite Section 113(4), one loading space is required, and may be accessed by a driveway measuring no less than 4.0 metres wide.</p> <p>-Driveway access is permitted from Barrette Street only.</p> <p>-Driveway access for a parking garage containing an automated parking system may be no less than 3.0 metres wide.</p> <p>-Section 197(13) regarding building entrances does not apply.</p> <p>-the lands zoned TM[1276] S364</p>
1277	TM8[1277]	- gas bar		
1278	AM[1278] H(20)			- any new buildings must be constructed with the maximum front yard setback being either that required in the AM Zone or where applicable the location of the southerly limit of the City easement, whichever distance is the greater
1279 (By-law 2009-392)	TM8[1279] H(15)			- the gross floor area of a diplomatic mission may not exceed 2500 m <sup>2</sup> .
1280 (By-law 2019-41) (By-law	multiple	- storage yard limited to a municipal works yard		



I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2009-302)		-warehouse		
1281	TM8[1281] H(15)			<ul style="list-style-type: none"> <li>- maximum width of a driveway on the Beechwood Avenue frontage 16 m</li> <li>- minimum of 12 parking spaces must be provided for a fire hall</li> <li>- parking spaces must be located a minimum distance of 4 m from the Marquette Avenue property line</li> <li>- parking spaces may be located in the required corner side yard</li> <li>- minimum corner side yard setback 4.25 m</li> <li>- minimum interior side yard setback 1.2 m</li> <li>- minimum of 22 per cent of the lands must be landscaped area</li> </ul>
1282 (By-law 2013-155)	MC[1282] S309-h			<ul style="list-style-type: none"> <li>- maximum building heights as per Schedule 309, however if the lot is adjacent to a lot zoned for low-rise residential, the maximum building height may not exceed the maximum building height established for the adjacent zone and may only increase in height when it is more than 30 metres from the adjacent low-rise residential lot line.</li> <li>- Building podium heights: <ul style="list-style-type: none"> <li>i. buildings 5 to 12 storeys tall must have a minimum 3 metre stepback at or below the top of the fourth storey</li> <li>ii. buildings taller than 12 storeys must have a minimum 6.0 metre stepback at or below the top of the sixth storey</li> </ul> </li> <li>- above the sixth storey the maximum gross floor area per floor for a residential use building is 750m<sup>2</sup></li> <li>- the maximum gross floor area per floor for a non-residential building containing only office use: 2000m<sup>2</sup></li> <li>- where two buildings on the same lot are both more than six storeys in height that part of the buildings greater than six storeys tall must be a minimum of 20 metres away from each other</li> <li>- side and rear yard setback for that part of a building more than six storeys in height is 10 metres.</li> <li>- at least 70% of the lot width along Bayview Road and along the primary access to Bayview Station must be occupied by one or more buildings and the lot width will be measured at the required front yard building setback</li> <li>- for any buildings along Bayview Road and the primary access to Bayview Station the maximum building setback is 3 metres</li> <li>- the minimum parking space rate requirements, as per Section 101, Table 101, Column II, Area A on Schedule 1, despite the location of the land on Schedule 1</li> <li>- maximum number of parking spaces permitted as per Section 103, Table 103, Column II, Area A on Schedule 1, despite the location of the land on Schedule 1.</li> </ul> <p>The holding symbol will not be removed until such time as:</p> <ul style="list-style-type: none"> <li>- a master concept plan covering the entire land area of the h zoned lands depicting major development blocks, roads and public spaces to be dedicated to the City of Ottawa or private</li> </ul>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				access roads is submitted and approved. - servicing and traffic studies are submitted and approved. - the execution of a site plan agreement.
1283	LC[1283]	- place of assembly limited to a private club	- recreational and athletic facility	
1284 (By-law 2017-302) (By-law 2008-462)	GM21[1284] F(0.5) H(9)	- bank - payday loan establishment - personal service business		- minimum lot width 40 m - minimum side yard setback for 4279 Innes Road is 0 m - minimum lot area 2,700 m <sup>2</sup>
1285	R3VV[1285]			- maximum net residential density is 29 units per hectare. - permitted projection of a covered but unenclosed porch is 2 m, providing that it is not located closer than 1 m to the street lot line. - permitted projection for an uncovered step, ramp, deck or porch into an exterior side yard is 2.3 m, except for a ramp designed to be used by persons with disabilities, where no minimum setback is required. - permitted projection for the porch eaves into an exterior side yard is 2.5 m.
1286	R3VV[1286]			- minimum net density is 27 dwelling units per hectare - maximum net density is 60 dwelling units per hectare
1287	R3Z[1287]			- maximum density is 63 dwelling units per hectare
1288	R4Z[1288]-h			- the holding symbol may only be removed following the submission and approval of a site plan application by the City
1289 (By-law 2014-189)	R2G[1289]			- minimum required number of parking spaces for a building containing three dwelling units is 2 spaces
1290	R3M[1290]			- for a detached dwelling: - minimum lot width of 10.7 m - minimum lot area of 340 square m - minimum front yard setback of 5 m - the use of land and the erection and use of buildings is prohibited unless municipal services to the standards set out in the master servicing concept plan, filed with the Department of Planning, Economic Development and Housing of the former City of Ottawa under file #OZM4000/00232, are available to service the land
1291	R3Q[1291] R5B[1291] S 231			- minimum corner side yard setback is 0 m
1292	R5B[1292] S 231			- despite any lawful severances, the lands zoned R5B[1291] S 231 are one lot for zoning by-law purposes - minimum easterly side yard setback is 4 m - minimum westerly side yard setback is 28.3 m - maximum building height limits are identified on Schedule 231
1293 (By-law 2014-189)	R3WW[1293]		- detached dwelling - duplex dwelling - home-based daycare	- the lot line coincident with North Service Road is deemed to be the front lot line - minimum amenity area per dwelling unit is 45 m <sup>2</sup>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
			<ul style="list-style-type: none"> <li>- linked-detached dwelling</li> <li>- retirement home, converted</li> <li>- three-unit dwelling</li> </ul>	<ul style="list-style-type: none"> <li>- minimum front yard setback is 10 m</li> <li>- minimum side yard setback where the side of a building abuts the property line is 1.5 m</li> <li>- minimum rear yard setback is 6 m</li> <li>- maximum lot coverage is 65%</li> <li>- minimum density is 30 units per hectare</li> <li>- landings, porches, covered porches, and verandas may project a maximum of 1.5 m into the building spacing between end units</li> <li>- steps and ramped walkways are permitted to project into the building spacing between end units</li> <li>- maximum driveway widths must be in accordance with an approved site plan</li> </ul>
1294	R1VV[1294]			<ul style="list-style-type: none"> <li>- minimum front yard setback for a private garage is 4 m</li> <li>- maximum lot coverage where the building height is greater than 1 storey is 50%</li> </ul>
1295 (By-law 2012-334)	R3Y[1295]			<ul style="list-style-type: none"> <li>(i) townhouse dwelling <ul style="list-style-type: none"> <li>- minimum lot area 165 m<sup>2</sup></li> <li>- minimum lot width per dwelling unit 5 m</li> <li>- minimum front yard setback: <ul style="list-style-type: none"> <li>- main building 3 m</li> <li>- garage 4 m</li> </ul> </li> <li>- minimum interior side yard setback 1.5 m</li> <li>- minimum corner side yard setback 3 m</li> <li>- rear yard setback abutting an arterial road 9 m</li> <li>- all other rear yard setbacks 7.5 m</li> <li>- maximum lot coverage 60 %</li> <li>- maximum building height 9 m</li> </ul> </li> <li>(ii) semi-detached dwelling <ul style="list-style-type: none"> <li>- minimum lot area 420 m<sup>2</sup></li> <li>- minimum lot width 14 m</li> <li>- minimum front yard setback: <ul style="list-style-type: none"> <li>- main building 3 m</li> <li>- garage 4 m</li> </ul> </li> <li>- minimum interior side yard setback 1.2 m</li> <li>- minimum corner side yard setback 3 m</li> <li>- rear yard setback abutting an arterial road 9 m</li> <li>- all other rear yard setbacks 6 m</li> <li>- maximum lot coverage <ul style="list-style-type: none"> <li>- building height of one storey 55%</li> <li>- building height greater than one storey 45 %</li> </ul> </li> <li>- maximum building height 9 m</li> </ul> </li> </ul>
1296 (By-law 2009-392)	R4Z[1296]			<ul style="list-style-type: none"> <li>- stacked dwellings will front onto the village square. No driveways are permitted in the front yard facing the village square</li> <li>- zone requirements for stacked dwellings: <ul style="list-style-type: none"> <li>- minimum lot area is 2000 m<sup>2</sup></li> <li>- minimum lot width is 25 m</li> <li>- minimum rear yard setback is 7.5 m</li> <li>- maximum lot coverage is 40%</li> <li>- minimum density is 60 u/ha</li> <li>- maximum density is 85 u/ha</li> </ul> </li> <li>- a porch or verandah may project a maximum of 1.5 m into a required front yard or corner side yard, but not closer than 1.5 m to the property line</li> </ul>
1297 (By-law 2012-334) (By-law 2012-145) (By-law	R3YY[1297]		<ul style="list-style-type: none"> <li>-on land zoned with a holding symbol all uses are prohibited until the holding symbol is removed, except those that</li> </ul>	<ul style="list-style-type: none"> <li>- exterior parking spaces will have a minimum length of 5.5 m and a minimum width of 2.7 m</li> <li>- no more than 60% of the area of any front yard may be used as a driveway or parking space</li> <li>- in the case of a home based business operating within a townhouse or semi-detached</li> </ul>

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2011-151) (By-law 2010-231)			existed on July 14, 2010	<p>dwelling, the required parking space is only required if the business involves an outside employee</p> <ul style="list-style-type: none"> <li>- where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6 m from the back edge of the sidewalk</li> <li>- the front wall of an attached garage may not be located more than 2 m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch</li> <li>- minimum density is 29 units per net hectare</li> <li>- the minimum distance between a driveway for a townhouse dwelling on a public lane and an intersection of two street lines is 3.5 m measured at the street line.</li> <li>- outdoor amenity areas is permitted on top of garages in townhouse dwellings located on rear lanes</li> <li>- zone requirements for detached dwellings: <ul style="list-style-type: none"> <li>- minimum lot area is 220 m<sup>2</sup></li> <li>- minimum lot width is 8.8 m</li> <li>- minimum front yard setback is 3 m for the principle building and 3.5 m for an attached garage</li> </ul> </li> <li>- minimum combined interior side yard setback is 1.8 m with a minimum of 0.6 m on one side</li> <li>- minimum corner side yard is 2.5 m</li> <li>- maximum lot coverage is 55%</li> <li>-zone requirements for semi-detached and townhouse dwellings: <ul style="list-style-type: none"> <li>-minimum lot area is 137 m<sup>2</sup></li> <li>- minimum lot area is 110 m<sup>2</sup> for a townhouse dwelling on a rear lane</li> <li>- minimum lot width is 5.5 m</li> <li>- minimum front yard setback is 3 m for the principle building and 3.5 m for an attached garage</li> <li>- minimum corner side yard is 2.5 m</li> <li>- minimum rear yard setback for a townhouse dwelling on a rear lane is 0 m</li> <li>- maximum lot coverage is 65%</li> <li>- maximum building height is 12 m</li> <li>- a sill, belt course, cornices, eaves, gutters, chimneys, overhangs or pilasters may project 1 m into the required front and corner side yard and 1 m, but no closer than 0.2 m, into the interior side yard</li> <li>- balconies may project 2 m, but no closer than 1 m from the property line and no closer than 0 m from a property line abutting a sight triangle, into the front and corner side yard</li> <li>- open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2 m, but no closer than 1 m from the property line and no closer than 0 m from a property line abutting a sight triangle, into the front and corner side yard, and 1 m into a rear yard</li> <li>- a deck may project 2 m, but no closer than 1 m from the property line, into a front and corner side yard; in a rear and interior side yard a deck</li> </ul> </li></ul>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>may project to within 0.3 m of a lot line and an additional 0.3 m setback from every 0.3 m or portion thereof that is constructed above finished grade</p> <ul style="list-style-type: none"> <li>- steps attached to a porch may project 2.5 m, but no closer than 0.5 m from property line and no closer than 0 m from a property line abutting a sight triangle, into a front and corner side yard</li> <li>- air conditioning units may project 1 m, but no closer than 0.2 m to the interior property line, into a corner, rear and interior side yard.</li> <li>- corner sight triangle distance reduced from 6 m. to 2.75 m.</li> <li>- section 136 does not apply</li> <li>-the holding symbol can be removed only at such time as it is shown to the satisfaction of the General Manager of Planning and Growth Management that the interim storm water management facility can be decommissioned and the site can utilize the ultimate stormwater facility and Kanata West Sanitary Sewage Pumping Station, as indicated in the Kanata West Master Servicing Study. The SWM facility (Stormwater Management Pond 5) and the Kanata West Sanitary Sewage Pumping Station must be constructed and operational and have the necessary capacity to permit the development of the property, all to the satisfaction of the City</li> </ul>
1298	R3YY[1298]		detached dwelling	<p>zone provision for townhouse dwelling:</p> <ul style="list-style-type: none"> <li>- minimum lot width is 5 m</li> <li>- minimum lot area is 160 m<sup>2</sup></li> <li>- minimum front yard setback is 3 m</li> <li>- minimum side yard setback is 1.5 m</li> <li>- minimum corner side yard setback is 3.0 m</li> <li>- minimum rear yard setback is 9 m abutting an arterial road 9.0 m and 7.5 m in all other cases</li> <li>- maximum lot coverage is 60 %</li> <li>- maximum building height is 9 m</li> <li>- minimum side yard setback for an accessory building is 0 m</li> </ul> <p>zone provision for semi-detached:</p> <ul style="list-style-type: none"> <li>- minimum lot width is 7 m per unit</li> <li>- minimum lot area is 210 m<sup>2</sup> per unit</li> <li>- minimum front yard setback is 3 m</li> <li>- minimum side yard setback is 1.2 m</li> <li>- minimum corner side yard setback is 3.0 m</li> <li>- minimum rear yard setback is 9 m abutting an arterial road 9.0 m and 6 m in all other cases</li> <li>- maximum lot coverage is 55%</li> <li>- maximum building height is 9 m</li> <li>- minimum side yard setback for an accessory building is 0 m</li> </ul>
1299	R2N[1299]	car wash		<ul style="list-style-type: none"> <li>- car wash is limited to manual car wash</li> <li>- interior side yard setback is 1.2m along the existing detached dwelling and will coincide with the zoning line</li> <li>- rear yard set back is 1.0 m</li> <li>- the three bay garage will be used as a one bay garage</li> <li>- a minimum number of three parking spaces are required and must be located in front of the service bay.</li> <li>- the northerly area between the garage and the lot line as well as the easterly side yard will be</li> </ul>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				landscaped. - the garbage container will be located in the front yard
1300 (By-law 2011-151) (By-law 2011-48) (By-law 2010-336) (By-law 2010-294) (By-law 2010-231)	R4Z[1300]-h			- the properties at 1491 and 1493 Stittsville Main Street are deemed to be one lot for zoning purposes -despite Section 101 and 102, the parking requirement for a stacked dwelling without a private garage and driveway is 1.0 space per unit and no visitor parking spaces are required -despite Section 162, the minimum rear yard setback for a stacked dwelling unit, where the rear yard abuts a rear yard for an abutting lot, is 7.3m , and the minimum interior side yard setback for a stacked dwelling unit, where the interior side yard abuts a rear yard of an abutting lot, is 4.0m -a wood screen fence with a minimum height of 1.8 metres is required along all lot lines, with the exception of the lot line abutting the TM9[465]H15-h Zone