

Urban Exceptions 1,301-1,400 (Section 239)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1301	MC[1301] F(2.0) H(48)	- automobile dealership - warehouse		
1302 (By-law 2012-334)	R5A[1302]			- zone requirements for townhouse dwellings: - minimum lot area is 164 m ² - minimum front yard setback is 3.0 m - minimum rear yard setback is 6.0 - maximum lot coverage is 55%
1303	R3Z[1303]			- maximum lot coverage is 55% - a covered porch may encroach 1.5 m into a front or corner side yard
1304	R3Z[1304]			- for properties abutting old Strandherd Drive, the minimum setback to a building is 0 m
1305	R4Z[1305]			4020 and 4022 Strandherd Drive: - maximum density is 77 units per hectare - minimum side yard setback is 3 m - minimum rear yard setback is 3 m- uncovered steps may project into all yards, with no maximum projection, provided they do not exceed 1.6 m above finished grade
1306	R3Z[1306]			- minimum front yard setback is 4.5 m - minimum corner side yard setback is 4.5 m - maximum lot coverage is 50% - the lot line that is the hypotenuse of the longest line of the sight triangle is deemed not to be a lot line for the purpose of calculating yard setback requirements -Where a driveway crosses or will cross a sidewalk, then the minimum distance from the lot line, the driveway crosses to a garage, is 5.0 metres
1307	R4F[1307]	- office, limited to a diplomatic mission, chancery		- office, limited to a diplomatic mission, chancery is restricted to a house converted for that use
1308 (By-law 2012-334)	R3Y[1308]			(i) townhouse dwelling - minimum lot area 150 m ² - minimum lot frontage per dwelling unit 5.5 m - minimum front yard requirements main building 6 m garage 6 m - side yard 1.5 m - external side yard 3 m - rear yard abutting an arterial road 9m all other rear yards 7.5 m - maximum lot coverage 60% - maximum building height 9 m (ii) semi-detached dwelling - minimum lot area 420 m ² - minimum lot frontage 14 m - minimum front yard requirement: main building 4.5 m garage 6 m - side yard 1.2 m

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				<ul style="list-style-type: none"> - external side yard 3 m - rear yard abutting an arterial road 9 m - all other rear yards 6 m - maximum lot coverage building height at one storey 55% building height greater than one storey 45 % - maximum building height 9 m
1309	R4Z[1309]			<ul style="list-style-type: none"> - maximum lot coverage 35% - minimum front yard setback is 2 m - minimum rear yard setback is 16.4 m - maximum permitted density is 93 units per hectare
1310	R4Z[1310] H(12.9)			<ul style="list-style-type: none"> - a parapet may project 1.2 m above the roof line - minimum front yard setback is 2.6 m - minimum side yard abutting a commercial zone is 1.8 m - minimum side yard abutting a residential zone is 9 m - minimum rear yard setback is 0 m - parking requirements: one parking space per unit and 0.17 visitor parking spaces per unit
1311 (By-law 2012-334)	R3Z[1311]			<ul style="list-style-type: none"> - townhouse dwelling minimum lot width 5 m - maximum lot coverage is 55% - minimum front yard setback is 0.6 m - minimum rear yard setback is 0.6 m - minimum side yard setback for yards abutting a 0.3 m reserve is 0.6 - the maximum permitted projection into a side yard is 2.5 m provided it does not exceed a height greater than the horizontal distance to the side lot line - these lands may be treated as one lot for zoning by-law purposes - a maximum projection of 2.5 m into the front, corner side or rear yard is permitted, provided it does not exceed a height greater than the horizontal distance to the affected front, corner side, or rear lot line; and a porch must not be located closer than 1m to the front, corner side or rear lot line
1312 (By-law 2010-383) (By-law 2008-337)	R3XX[1312]			<ul style="list-style-type: none"> - minimum front yard setback: - 5.5 m for main building - 4.0 m for private garage, except where a driveway serving the garage crosses a sidewalk then 6.0 meters is required - minimum rear yard setback for one storey dwelling: 6 m - minimum corner side yard setback: 3.0m
1313	R1MM[1313]			<ul style="list-style-type: none"> - minimum lot area is 390 m2 - minimum front yard: - 6 m for main building - 7 m for private garage - minimum rear yard setback is 9 m - minimum corner side yard is 1.2 m - minimum interior side yard is 1.2 m

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				on one side and 0.6 m on the other side
1314 (By-law 2009-184)	R1MM[1314]			<ul style="list-style-type: none"> - minimum lot area is 390 m² - minimum front yard: <ul style="list-style-type: none"> - 6 m for main building - 7 m for private garage - minimum rear yard setback is 7 m - minimum corner side yard is 3.5 m or 1.2 m on the side that abuts an unopened road allowance - minimum interior side yard is 1.2 m on one side and 0.6 m on the other side
1315	R3VV[1315]			<ul style="list-style-type: none"> - the permitted projection into a corner side yard of an uncovered step, ramp, deck or porch not being part of the main building foundation is 1.5 m, except for a ramp designed to be used by persons with disabilities, where no minimum setback is required - the permitted projection into a corner side yard of a covered but unenclosed porch not being part of the main building foundation is 1.5 m, provided that it is not located closer than 1.5 m to the street lot line - the permitted projection into a corner side yard of balconies, bay windows, belt courses, chimney breasts, cornices, eaves, gutters, pilasters or other similar architectural features and sills will be no closer than 1.5 m to any street lot line
1316	R3VV[1316]			<ul style="list-style-type: none"> - the permitted projection into a corner side yard of an uncovered step, ramp, deck or porch not being part of the main building foundation is 1.5 m, except for a ramp designed to be used by persons with disabilities, where no minimum setback is required - the permitted projection into a corner side yard of a covered but unenclosed porch not being part of the main building foundation is 1.5 m, provide that it is not located closer than 1.5 m to the street lot line - the permitted projection into a corner side yard of balconies, bay windows, belt courses, chimney breasts, cornices, eaves, gutters, pilasters or other similar architectural features and sills will be no closer than 1.5 m to any street lot line - minimum separation distance between facing walls for two dwellings on the same lot is: <ul style="list-style-type: none"> - 6 m where there is a private amenity area for one or both of the dwellings between the facing walls - 2.4 m where there are no private amenity areas for either of the dwellings between the facing walls - minimum yard setback is 5 m, except for a wall containing the main entrance to the apartment dwelling, where the

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				minimum is 3 m
1317 (By-law 2010-307)	R3VV[1317]	- semi-detached dwelling		<ul style="list-style-type: none"> - the permitted projection into a corner side yard of an uncovered step, ramp, deck or porch not being part of the main building foundation is 1.5 m, except for a ramp designed to be used by persons with disabilities, where no minimum setback is required - the permitted projection into a corner side yard of a covered but unenclosed porch not being part of the main building foundation is 1.5 m, provide that it is not located closer than 1.5 m to the street lot line - the permitted projection into a corner side yard of balconies, bay windows, belt courses, chimney breasts, cornices, eaves, gutters, pilasters or other similar architectural features and sills will be no closer than 1.5 m to any street lot line - minimum separation distance between facing walls for two dwellings on the same lot is: <ul style="list-style-type: none"> - 6 m where there is a private amenity area for one or both of the dwellings between the facing walls - 2.4 m where there are no private amenity areas for either of the dwellings between the facing walls - minimum yard setback from a street lot line for an apartment dwelling is 5 metres, except for a wall containing the principal access to an apartment dwelling, where the minimum setback is 3 metres - zone provision semi-detached dwellings are the same as listed in the R3Z zone
1318 (By-law 2012-334)	R3VV[1318] R5A[1318]	- detached, semi- detached, townhouse		<p>Setback requirements for a single or semi-detached dwelling:</p> <ul style="list-style-type: none"> - front yard setback is 3 m - side yard setback is 1 m with no door in the facing wall and 1.2 m with a door in the facing wall - rear yard setback is 6 m - corner side yard setback is 3 m <p>Setback requirements for a townhouse dwelling:</p> <ul style="list-style-type: none"> - front yard setback is 5 m - side yard setback is 1 m with no door in the facing wall and 1.2 m with a door in the facing wall - rear yard setback is 6 m - corner side yard setback is 3 m - minimum density is 29 units per hectare <p>Permitted projection requirements:</p> <ul style="list-style-type: none"> - a covered but unenclosed porch, step, veranda or gazebo, and a uncovered step, ramp, deck or porch, all of which not being part of the main building foundation, may project: <ul style="list-style-type: none"> - 1.5 m from the lot line if it abuts a street not less than 18 m in width

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				<ul style="list-style-type: none"> - 3 m from the lot line if it abuts a street not less than 14 m, but not greater than 17.5 m in width - a balcony, bay window, belt courses, chimney breasts, cornices, eaves, gutters, pilasters or other similar architectural features and sills may project: - 1.5 m from the lot line if it abuts a street not less than 18 m in width - 3 m from the lot line if it abuts a street not less than 14 m, but not greater than 17.5 m in width - an uncovered step, ramp, deck or porch, not being part of the main building foundation, that is erected on sonotubes or some other self-supporting mechanism, except for a ramp designed to be used by persons with disabilities, where no minimum setback is required may project 1.5 m on roadway width not less than 18 m or 3 m on roadway width not less than 14 m, not greater than 17.5 m
1319 (By-law 2014-292) (By-law 2012-334) (By-law 2008-386)	R3Z[1319] S233	apartment dwelling, mid rise		<ul style="list-style-type: none"> - minimum lot area is 130 m² - minimum corner side yard setback is 2.5 m - minimum rear yard facing a lane is 0.6 m - minimum setback for a garage: <ul style="list-style-type: none"> - 4 m where a sidewalk is proposed - 0.6 m where no sidewalk is proposed, but no closer than the front wall of the main building - maximum building height: <ul style="list-style-type: none"> - 20 m for an apartment - 20 m for a townhouse dwelling where units are back-to-back, as well as side-to-side - 12 m for all other dwelling types - parking requirements: 1 space per dwelling unit, including visitor spaces. - building features, including porches, entrance features, decks, building overhangs, air conditioning, fireplace/chimneys, balconies, eaves, and bay window features among others, are permitted no closer than 1m from the front and interior side lot line, and 0.0 m to the sight triangle. - except where located in a detached dwelling, a home-based business requires no parking unless the business has an outside employee - 60% of the area of any yard may be used for parking - for townhouse dwellings on a public lane, 3.5 m. distance required between an intersection and a driveway - corner sight triangle distance may be reduced to 2.75 metres - each block as shown as areas A–G on Schedule 233 is considered one lot for zoning purposes

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				<ul style="list-style-type: none"> - access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 0.6 metre, and in no case may the width of the garage, carport or driveway exceed 100% of the width of the rear lot line - section 136 does not apply
1320 (By-law 2014-292) (By-law 2012-334)	R3Z[1320]	- apartment dwelling, mid rise		<ul style="list-style-type: none"> - minimum lot area is 130 m² - minimum corner side yard setback is 2.5 m - minimum rear yard facing a lane is 0.6 m - minimum setback for a garage: <ul style="list-style-type: none"> - 3.5 m where a sidewalk is proposed - 0.6 m where no sidewalk is proposed, but no closer than the front wall of the main building - maximum building height: <ul style="list-style-type: none"> - 20 m for an apartment - 20 m for a townhouse dwelling where units are back-to-back, as well as side-to-side - 12 m for all other dwelling types - parking requirements: 1 space per dwelling unit, including visitor spaces. - building features, including porches, entrance features, decks, building overhangs, air conditioning, fireplace/chimneys, balconies, eaves, and bay window features among others, may project up to 1 m from the front and interior side lot line, and 0.0 m to the sight triangle. - except where located in a detached dwelling, a home-based business requires no parking unless the business has an outside employee - 60% of the area of any yard may be used for parking - for townhouse dwellings on a public lane, 3.5 m. distance required between an intersection and a driveway - corner sight triangle distance may be reduced to 2.75 metres - all lands zoned R3Z[1320] are considered one lot for zoning purposes - access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 0.6 metre, and in no case may the width of the garage, carport or driveway exceed 100% of the width of the rear lot line - section 136 does not apply
1321 (By-law 2010-237) (By-law	R4N[1321] H(11) R4N[1321] H(12.5)			<ul style="list-style-type: none"> - maximum building height is 12.5 m except for 2 Acacia Street and 207, 229 and 231 Beechwood Avenue - minimum side yard setback abutting

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2010-123)				<p>the Carsdale Road right-of-way is 1 m</p> <ul style="list-style-type: none"> - the principle entry for permitted uses on the ground floor must be from Beechwood Avenue. - 50% of the ground floor building façade facing Beechwood Avenue must consist of door and window openings that may include a garage door - minimum lot frontage detached dwelling 12 m - minimum lot area detached dwelling 360 m² - minimum front yard setback 5 m - minimum rear yard setback 7 m <p>In addition to the provisions in Section 127, a home based business is permitted in compliance with the following:</p> <ul style="list-style-type: none"> i) two non-resident employees are permitted on the premises no matter how many home-based businesses are located on the lot; ii) no parking is required for a home-based business that does not employ or engage anyone that does not live on the premises, but one parking space is required for all other home-based businesses' and may be provided in a driveway; iii) the area occupied by all of the home-based businesses within any one dwelling unit must not exceed a cumulative total of 55 m² in gross floor area, or 25% of the gross floor area of the dwelling unit, whichever is greater; iv) a garage may be used for a home-based business if: <ul style="list-style-type: none"> - there is no other home-based business either in the dwelling unit or in another building on the lot - the area occupied by all the home-based businesses in the garage does not exceed a cumulative total of 55 square metres, and - the required parking is provided for the dwelling unit v) nothing in paragraph iv) prevents more than one home-based business in the same garage vi) a home-based business that requires a license under the City of Ottawa's licensing by-law is prohibited, however nothing prevents the administrative and indoor storage functions of such licensed businesses from being operated as a home based business provided such functions comply with the provisions Section 127 and those listed in this exception <ul style="list-style-type: none"> -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

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				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
1322	R4E[1322] H(15)	- parking lot		- commercial parking lot is permitted to satisfy the parking requirements of an adjacent TM zoned property subject to the following: i) the commercial parking is secondary to an existing residential use ii) the TM 8 zoned property directly abuts the R4E [1322] zoned property iii) the parking spaces are not located in the required front or exterior side yards - For the properties known municipally as 63, 65 and 67 Barrette Street the maximum building height is 15 m
1323	R4E[1323]			In addition to the provisions in Section 127, a home based business is permitted in compliance with the following: i) two non-resident employees are permitted on the premises no matter how many home-based businesses are located on the lot ii) no parking is required for a home-based business that does not employ or engage anyone that does not live on the premises, but one parking space is required for all other home-based businesses' and may be provided in a driveway iii) the area occupied by all of the home-based businesses within any one dwelling unit must not exceed a cumulative total of 55 m ² in gross floor area, or 25% of the gross floor area of the dwelling unit, whichever is greater iv) a garage may be used for a home-based business if: - there is no other home-based business either in the dwelling unit or in another building on the lot - the area occupied by all the home-based businesses in the garage does not exceed a cumulative total of 55 square metres, and - the required parking is provided for the dwelling unit v) nothing in paragraph iv) prevents more than one home-based business in the same garage vi) a home-based business that requires a license under the City of Ottawa's licensing by-law is prohibited, however nothing prevents

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				the administrative and indoor storage functions of such licensed businesses from being operated as a home based business provided such functions comply with the provisions Section 127 and those listed in this exception.
1324	DR[1324]	- detached dwelling - day care - school		
1325	MC[1325] F(1.5) H(21)			- maximum front yard setback 6 metres
1326	MC[1326] F(2.0) H(22)		- retail food store	- for the purpose of this zone, a retail food store is defined as a building or a portion thereof in which the gross floor area utilized for the sale or display of food stuffs (except pet food stuffs) exceeds 465m ² (5000 ft ²). - in the case of a building containing more than one separate use, each use is considered a separate building for the purpose of the aforesaid definition of retail food store.
1327	GM[1327]			- the maximum cumulative gross floor areas of all uses is limited to 20,000 square metres, including the retail food store which is limited to a maximum gross floor area 17,500 square metres - the minimum front yard setback is 7.5 metres or if the architecture and/or use of the building(s) oriented toward Walkley Road provides for a building front as shown on plans approved by the Corporation under Section 41 of the Planning Act as revised the minimum is 5.0 metres. Notwithstanding the above noted requirement, in the event that the right of way of Walkley Road is increased from 40 metres the minimum front yard setback will be reduced by the same amount as the width of land that is acquired or dedicated from the subject property. - the minimum side yard setback abutting a street is 7.5 metres or if the architecture and/or use of the building(s) oriented toward Don Reid Drive provides for a building front as shown on plans approved by the Corporation under Section 41 of the Planning Act as revised, the minimum is 5.0 metres - the minimum interior side yard setback adjacent to the property known municipally as 2520 St. Laurent Boulevard is 5.0 metres - in all other cases no minimum side yard setback - the minimum rear yard setback is 7.5 metres - despite Section 113, a maximum of 5 loading spaces, including the two

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				garbage loading spaces, shall be provided for the retail food store referenced above, plus one (1) additional loading space for each separate retail building on the subject property, excluding the gas bar/car wash facility. - despite section 101, a minimum of 835 and a maximum of 855 parking spaces shall be provided for all the uses on the subject property. [OMB Order No. 0890, Issued April 3, 2007]
1328 (By-law 2017-148) (By-law 2014-189) (By-law 2012-334)	R5A[1328] H(23)	- office - restaurant, full-service - retail store - retail food store - day care - recreational and athletic facility	- bed and breakfast} - detached dwelling - diplomatic mission - duplex dwelling - linked-detached dwelling - townhouse dwelling - planned unit development - semi-detached dwelling - stacked dwelling - three-unit dwelling -urban agriculture	- the non-residential uses listed in Column III are only permitted if they are located on the ground floor of an apartment dwelling - the lot line adjacent to Campeau Drive is considered the front lot line - a landscaped buffer with a minimum width of 3.0 m must be provided between any parking spaces or paved area and any lot line - drive aisles, fire lanes and walkways may cross a required landscaped buffer, but cannot run along the length of the landscaped buffer - minimum front yard depth 3.0 m - maximum front yard depth 6.0 m - minimum exterior side yard width: nil - maximum exterior side yard width: 6.0 m - minimum interior side yard width: 6.0 m - maximum coverage: i) main building: 60 % ii) accessory building: 20% - minimum density: 100 units per hectare - maximum density: 200 units per hectare - maximum accessory building height: 4 m
1329 (By-law 2012-91)	AM1[1329]			- required parking spaces for 2056 Bank Street may be located on abutting lands in the adjacent O1P Subzone -despite Schedule 1 the minimum number of parking spaces required will be calculated using the requirements of column III, Area B of Table 101 -despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located
1330	IG5[1330]			Section 199(2)(c) does not apply to these lands - an automobile dealership is permitted, subject to no overnight exterior storage of vehicles
1331	MC[1331] F(1.25)			- the limitation on location of the

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(By-law 2009-392)	H(34)			principal use parking lot noted in clause 191(1)(b) does not apply
1332 (By-law 2011-124) (By-law 2008-462)	IL2[1332] H(14)	-automobile service station		Automobile service station only permitted in units 11 and 12 of 5330 Canotek Road
1333 (By-law 2011-124)	MC[1333] F(2.0) H(48) MC[1333] F(2.0)	- car wash - drive-through facility - gas bar		
1334	LC[1334]	- gas bar		
1335	R4Z[1335]			- minimum front yard setback 5 metres - minimum interior side yard setback 5 metres - minimum rear yard setback 7 metres - minimum corner side yard setback 5 metres
1336	GM3[1336] F(3.0) H(19)			- no front yard setback is required
1337 (By-law 2012-334)	R3Y[1337]			(i) townhouse dwelling - minimum lot area 165 m ² - minimum lot width per dwelling unit 5 m - minimum front yard setback main building 6 m - garage 6 m - minimum side yard setback 1.5 m - minimum corner side yard setback 3 m - rear yard setback abutting an arterial road 9 m - all other rear yards 7.5 m - maximum lot coverage 60 % - maximum building height 9 m (ii) semi-detached dwelling - minimum lot area 420 m ² - minimum lot width 14 m - minimum front yard setback main building 4.5 m - garage 6 m - setback side yard setback 1.2 m - minimum corner side yard setback 3 m - rear yard setback abutting an arterial road 9 m -all other rear yards 6 m - maximum lot coverage - building height of one storey 55% - building height greater than one storey 45% - maximum building height 9 m
1338 (By-law 2008-462)	R2F[1338], R1GG[1338]			- Section 125 (d)does not apply
1339 (By-law 2008-462)	R4T[1339]			- group home limited to 30 residents - Section 125 (d) does not apply
1340 (By-law 2009-302) (By-law 2008-462)	Multiple			- Clause 125 (1) (d) does not apply

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(By-law 2008-386)				
1341 (By-law 2012-91)	MC[1341] F(2.0) H(50)-h ¹ MC[1341] F(2.0) H(70)-h ² MC[1341] F(2.0) H(25)-h ³			<ul style="list-style-type: none"> - 70% of the lot width measured at the building setback along Bank Street must be occupied by one or more building walls and in the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with this clause, provided that those requirements are satisfied upon the completion of all phases of development - maximum front setback from Bank Street of 3 metres -for non-residential and mixed-use buildings, where overhead hydro wires and hydro poles exist, the maximum front yard setback along Bank Street is 5.0 metres -where the building height is greater than four stories the second, third or fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below -all uses that exceed 1.0 floor area ratio are prohibited until the holding symbol is removed -on land zoned with the h¹, h², or h³ holding symbol the symbol will not be removed until a master concept plan covering the entire land area of the h¹, h², and h³ zoned lands is submitted and is to the satisfaction of the General Manager of the Planning and Growth Management Department -on land zoned with the h² or h³ holding symbol the symbol will not be removed until servicing and traffic studies are submitted and are to the satisfaction of the General Manager of the Planning and Growth Management Department -on land zoned with the h³ holding symbol the symbol will not be removed until a new entrance roadway to the interior of the site from Data Centre Drive is approved and constructed
1342	GM[1342]	<ul style="list-style-type: none"> - parking garage - parking lot 	- all residential use buildings	
1343	IP2[1343]	- amusement centre		
1344 (By-law 2009-302)	Multiple		- all commercial uses except diplomatic mission and office	
1345	R5B[1345] F(3.0)	- personal service business limited to barber shop, beauty parlour, or dry cleaner's		<ul style="list-style-type: none"> - additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of residential use building - Sections 134 (1) and (4) do not apply

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		distribution station - place of assembly limited to a club- retail store limited to a drug store, florist shop, news stand, restaurant		
1346 (By-law 2014-189) (By-law 2008-462)	R4S[1346] R4T[1346]	- dwelling unit	- rooming house	- group home maximum 30 residents - Section 125 (d) does not apply - bed and breakfast limited to three guest bedrooms
1347 (By-law 2018-206) (By-law 2014-189) (By-law 2008-462)	R5B[1347] H(19)	- dwelling unit		- Section 125 (d) does not apply
1348 (By-law 2018-206) (By-law 2014-189)	R4S[1348]	- shelter		- a shelter is permitted with a maximum of 15 beds within the group home, and the group home is also limited to 15 residents, for a total cap of 30 beds or residents
1349	MC[1349] F(1.1) H(22) GM[1349] F(0.6) H (22)	- cinema	- retail food store	
1350	IG3[1350]	- place of assembly		- office uses limited to a maximum gross floor area of 4,000 square metres
1351	MC[1351]F(1.5)-h			the “h”, holding symbol shall apply to the subject lands and no development will be permitted until the following works have been completed: i) a master servicing study has been completed to confirm the water, sewer and storm sewer service infrastructure requirements, including main trunk lines; ii) the High Pressure Transmission Main crossing the site has been replaced; iii) a comprehensive Traffic Impact Analysis has been completed which shall address the surrounding area traffic issues and the property's vehicle access and egress requirements; and iv) Site Plan approval is issued.
1352	IG[1352]H(11)	- automobile dealership - parking lot	- building materials yard - heavy equipment and vehicles dealership - restaurant - storage yard - truck transport terminal	
1353	MC[1353]H(48)			- the maximum floor space index for commercial uses in this zone is 1.2
1354	Reserved for Future			

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	Use			
1355	IL2[1355]F(0.7)H(14)		- automobile dealership	
1356	MC[1356]F(1.1)H(22)-h			- no erection of buildings or structures, or the addition to an existing building or structure, or reconstruction of a building or structure is permitted until the "h" is removed - accessory buildings to a residential use are exempt from the restrictions noted above
1357 (By-law 2018-206) (By-law 2014-189)	R5B[1357] H(19)	- dwelling unit - parking lot		
1358 (By-law 2015-43)	Reserved for Future Use			
1359	GM20[1359]		all uses other than hotel and restaurant, take-out	
1360	I1B[1360]	- cemetery - funeral home		
1361	GM12[1361] F(0.6)		- retail food store limited to a supermarket	
1362 (OMB Decision PL080959 issued on May 15, 2009)	GM[1362]H(18.5)	- amusement center	- convenience store	- minimum lot area of 2.4 hectares - any height above 12.5 m is restricted to 30% lot coverage -minimum front yard setback: 20m -minimum setback for any yard abutting a residential zone: 9m -minimum gross leasable floor area: 3000m ² -maximum gross leasable floor area: 10,000m ²
1363 (By-law 2014-294) (By-law 2012-334)	R5Z[1363]			- maximum building height is 85.8m above sea level - minimum density is 50 units per hectare - maximum density is 150 units per hectare - minimum lot area of 140m ² and minimum lot width of 5 metres for each dwelling unit in a townhouse dwelling -no landscaped area is required -maximum number of townhouse dwelling units - 30 (OMB Order #2138 issued July 31, 2007)
1364 (By-law 2014-294) (By-law 2012-334)	R5Z[1364]			- maximum building height is 105 m above sea level for two apartment buildings - minimum density is 50 units per hectare - maximum density is 150 units per hectare - minimum lot area of 140m ² and minimum lot width of 5 metres for each dwelling unit in a townhouse

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				dwelling - no landscaped area is required
1365	R5B[1365]			- maximum density is 150 units per hectare
1366	R5B[1366]	-office		- office permitted, provided it: - is located in a building with residential uses - is located on the ground and second floors only - occupies a maximum gross floor area of 316m ² - parking is not required for office uses - maximum density is 150 units per hectare
1367 (By-law 2015-190)	IP[1367]	- automobile service station	- automobile dealership - drive through facility all uses in subsection 205(2) except: - animal care establishment - animal hospital - bank - bank machine - instructional facility - restaurant, full service - restaurant, take out	- maximum lot coverage is 35%
1368	IL7[1368]			- minimum front yard and corner side yard setbacks is 3 metres
1369	MC[1369] F(2.0) H(18.5)	- automobile service station and accessory car wash		
1370	MC[1370] F(2.0) H(18.5)	- automobile service station		- minimum lot area is 2000 m ²
1371	MC[1371] F(2.0) H(18.5)			- minimum lot area is 2500 m ² - minimum lot width is 10 m
1372	I1A[1372]	- parking lot		- parking lot may contain parking that is not required or accessory
1373 (By-law 2018-225) (By-law 2012-417)	TM[1373] H(15)	- automobile dealership		- maximum building height of 13.8 m for a building located within 23 m of an R2 zone -automobile dealership limited to a gross floor area of 2520 square metres - Despite (197)(1)(b) office and residential uses are permitted on the entirety of the ground floor. - Despite Table 197(g)(ii)(2) where the building height is greater than two storeys or 8 m, whichever is less, between the height of 8 m and 15 m, a building must be have an additional setback of at least 5m than the provided setback from the front lot line and from a side lot line that abuts a

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				street and that additional setback is continued from the point where it is provided and zoning mechanism 197(c) in Table 197 does not apply to that additional setback.
1374 (By-law 2015-45) (By-law 2010-139)	AM[1374] H(22)			- required parking for office uses on this site may be located on lands zoned AM[1375] H(22)
1375 (By-law 2010-139)	AM[1375] H(22)	- parking lot providing required parking for lands located on lands zoned AM[1374] H(22)	- all residential uses listed in subsection 185(2)	
1376 (By-law 2016-249) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2013-112)	I2E[1376] S 232			<ul style="list-style-type: none"> - maximum permitted building heights and minimum yard set backs are regulated in accordance with Schedule 232 to this by-law - minimum separation distance permitted between buildings is 1.2 m. - unless otherwise noted on Schedule 232, the minimum separation distance permitted between a building and a building lot line is 3.0 m. - required parking for any uses in the I2E[1376] Sch.232 subzone may be provided anywhere within I2E[1376] Sch.232., I2E[1377]F(3.0), I2A [1378] Sch.232 and I2A[347] F(3.0) and I2A [2029], TD2[2077], TD3[2090], TD3[2077] H(107), TD3[2077] H(137) zoned lands - minimum parking rate required for commercial uses is based on Area Z as set out in Section 101. - 30% of the area of each property to be developed must be landscaped area, which may include a rear lane. The 30% landscaped area requirement will be calculated at the time of building permit issuance based on the limits of the land being developed as identified on the building permit application for a proposed development.
1377 (By-law 2016-249) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2013-112)	I2E[1377] F(3.0)			<ul style="list-style-type: none"> - despite any provisions set out in Section 171(4), the minimum required setback for a building from a lot line adjacent to a public street, driveway or private way leading to a public street is 3.0 m - required parking for any uses in the I2E[1377] F(3.0) subzone may be provided anywhere within I2E[1376] Sch.232,I2E[1377] F (3.0), I2A [1378] Sch. 232 and I2A[347] F(3.0) and I2A [2029], TD2[2077], TD3[2090], TD3[2077] H(107), TD3[2077] H(137) zoned lands - minimum parking rate required for commercial uses is based on Area Z as set out in Section 101.

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				- maximum floor space index (FSI) is 3.0 and this gross floor area may be distributed over any lands in the I2E [1376] F (3.0) and lands within the I2A[347] F(3.0) subzone provided that with each application for a building permit, a detailed account, of the gross floor area used to date and remaining, is submitted indicating that the cumulative gross floor of the two zones are not exceeded.
1378 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2013-112)	I2A[1378] S 232		- residential use buildings	- maximum permitted building height is shown on Schedule 232 of this by-law - minimum yard setbacks are as shown on Table 173 of this by-law - required parking for any uses may be provided anywhere within I2E[1376] Sch. 232, I2E[1377] F (3.0), I2A[1378] Sch.232 and I2A[347] F(3.0) and I2A [2029], TD2[2077], TD3[2090], TD3[2077] H(107), TD3[2077] H(137) zoned lands
1379	LC1[1379]			-section 190(1)(b) does not apply - a retail food store, a restaurant, full service or a restaurant, take-out are permitted provided: i) these uses are restricted to locations on the ground floor or basement ii) the maximum cumulative total gross floor area occupied by these uses is 145 square metres iii) the maximum cumulative total gross floor area on the ground floor which may be occupied by these uses is 125 square metres iv) if a restaurant, full service or restaurant, take-out are located on the ground floor, then a minimum of 55% of the gross floor area of the ground floor must be used as a retail food store v) any basement area used in association with these uses may be used only for accessory storage and accessory office purposes vi) if commercial uses are located on the ground floor, then a minimum of 2 dwelling units must be located in the building
1380	MC[1380] F(2.5) H(24)	- warehouse limited to a self-storage facility		
1381	GM12[1381] F(0.6)			- maximum permitted height: (i) within 20 m of a residential zone - 11 m, (ii) within 30 m of a residential zone - 18 m, and (iii) beyond 30 m of a residential zone - 22 m
1382	GM1[1382]	- gas bar - car wash		
1383	IP[1383]	- parking lot	- hotel	
1384	I1B[1384]	- retail store limited		

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		to an outdoor public market		
1385 (By-law 2008-326)	IL[1385] IL2[1385]	- place of worship and one ancillary - dwelling unit		
1386	LC[1386]	- place of assembly - place of worship	- recreational and athletic facility - restaurant, fast food	
1387 (By-law 2015-41) (By-law 2012-216) (By-law 2012-180) (By-law 2011-433) (By-law 2008-418) (By-law 2008-386)	MC7[1387] MC7[1387]-h		-new stand alone retail or restaurant uses in excess of 900 m ² in area	-the maximum gross leasable area is 40,000 m ² -for a retail commercial use having a gross leasable area of more than 16,000 m ² , parking must be provided at a rate of at least 4.61 parking spaces for every 100 m ² of gross leasable area -clauses 192(7)(c), (d) and (e) do not apply -surface parking is limited to the rate of 5.0 spaces per 100 square metres of gross leasable area plus 15% -where any part of a building is located within 10 metres of a lot line abutting Trainyards Drive, Industrial Avenue or Belfast Road, the maximum setback for that building from that lot line is 4.5 metres and the yard must be landscaped -no more than 45% of the frontage along Industrial Avenue and Belfast Road can be occupied by parking, -new, after December 14, 2011, stand alone retail and restaurant uses that are in excess of 900 m ² in area are prohibited until such time as the holding symbol is removed. -the holding symbol can only be removed, in whole or in part, upon the completion of required studies to the satisfaction of the General Manager of Planning and Growth Management, to determine environmental remediation required, if there is adequate sewer, water and road capacity to accommodate the development and if not, what measures or improvements have to be completed to provide for this capacity.
1388 (By-law 2008-420) (By-law 2008-418) (By-law 2008-386)	IP11[1388] S123	-parking garage		
1389	R4P[1389]			- minimum corner side yard is 1.65 m - minimum interior side yard is 0.85 m - minimum rear yard is 4.95 m - one parking space in the front yard abutting Echo Drive, no wider than 2.6m and no longer than 5.2 m, is permitted

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1390	R4N[1390] H(13.5)			In the case of an apartment building or retirement home: - calculation of landscaped open space may include that area of a roof deck over parking spaces - for walls up to 13.5 m in height, the minimum side yard setback is 1.5 m - minimum rear yard setback for a roof deck over parking spaces is 1.5 m - parking is calculated at the rate of 0.4 spaces per dwelling unit and visitor parking is calculated at the rate of 0.13 parking spaces per unit after the first 12 units
1391 (By-law 2012-334)	R3N[1391]		- townhouse dwelling	- minimum corner side yard setback is 3.0 m - minimum front yard setback is 4.5 m - maximum building height limit for a detached or semi-detached house is 10.7 m - maximum permitted projection for a canopy, open balcony or open stairway into a required front yard is 2.5 m - minimum required driveway width is 3.6 m - there are no yard or height requirements for a building designated under the Ontario Heritage Act - despite anything to the contrary any number of residential units are permitted in a building designated under the Heritage Act
1392	R4U[1392]			- no front yard setback required - minimum northerly and southerly interior side yards are 1.75 m - maximum permitted projection into a required rear yard is 2.2 m - maximum building height for an apartment building designated under the Ontario Heritage Act is 14.0 m - maximum building height for stacked townhouses is 12.0 m - landscape buffer must be a minimum of 0.6 m in width - amenity area must be a minimum of 4.5 m ² per dwelling unit
1393 (By-law 2011-45)	AM[1393]			-despite Table 185(h)(ii), a landscaped area with a minimum width of 5.18 metres is required along the lot line abutting Lerner Way
1394	R3Y[1394]			- minimum lot width is 5 m - maximum density is 36 units per hectare - maximum lot coverage is 40%
1395 (By-law 2012-334)	R5A[1395]		- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - three-unit	Zone requirements for townhouse dwellings: - minimum lot area is 140 m ² per dwelling unit - minimum lot frontage 5.0 m per dwelling unit - minimum side yard setback 1.2 m - minimum corner side yard setback is 3 m

I Exception Number	II Applicable Zones	Exception Provisions		
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			dwelling	<ul style="list-style-type: none"> - maximum lot coverage is 65% - maximum building height is 9.0 m - maximum townhouse dwelling units is 30 Zone requirements for stacked row dwellings: <ul style="list-style-type: none"> - minimum lot area is 2000 m² - minimum lot frontage is 25 m Minimum parking standard for: <ul style="list-style-type: none"> - apartment dwelling and stacked dwelling is 1.15 spaces per unit, including 0.15 spaces per dwelling unit for visitors' parking - affordable apartment dwelling is 0.7 spaces per unit where such dwelling is funded by a municipal or provincial grant - No lot, building or structure adjacent to Brisebois Creek may be located closer than 10 m to the top of the bank of the creek. - No public or private road adjacent to Brisebois Creek may be located closer than 10 m measured from the edge of the pavement to the top of the bank of the creek. - A driveway passing through other zones to provide ingress and egress to and from any lot or parking space within the R5A[1396] zone is permitted.
1396 (By-law 2012-334)	R5A[1396]		<ul style="list-style-type: none"> - detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - three-unit dwelling 	<ul style="list-style-type: none"> Zone requirements for townhouse dwellings: <ul style="list-style-type: none"> - minimum lot area is 140 m² per dwelling unit - minimum lot frontage 5.0 m per dwelling unit - minimum side yard setback 1.2 m - minimum corner side yard setback is 3 m - maximum lot coverage is 65% - maximum building height is 9.0 m - maximum townhouse dwelling units is 30 Zone requirements for stacked row dwellings: <ul style="list-style-type: none"> - minimum lot area is 2000 m² - minimum lot frontage is 25 m Minimum parking standard for: <ul style="list-style-type: none"> -apartment dwelling and stacked dwelling is 1.15 spaces per unit, including 0.15 spaces per dwelling unit for visitors' parking - affordable apartment dwelling is 0.7 spaces per unit where such dwelling is funded by a municipal or provincial grant - No lot, building or structure adjacent to Brisebois Creek may be located closer than 10 m to the top of the bank of the creek. -No public or private road adjacent to Brisebois Creek may be located closer than 10 m measured from the edge of the pavement to the top of the bank of

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				<p>the creek.</p> <ul style="list-style-type: none"> - A driveway passing through other zones to provide ingress and egress to and from any lot or parking space within the R5A[1396] zone is permitted. - Maximum building height for a main building is 105 m A.S.L. and no building may exceed 10 storeys
1397	R1WW[1397]			<ul style="list-style-type: none"> - minimum residential density is 29 units per hectare <p>Permitted Projections:</p> <ul style="list-style-type: none"> - a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings, may project up to 1.5 metres from the front or corner lot line where the width of the abutting roadway is 18 m or greater and up to 3.0 m where the width of the abutting roadway is 14 m or greater but less than 18 m - balcony, bay window, belt courses, chimney breasts, cornices, eaves, gutters, pilasters or other similar architectural features and sills may project up to 3.0 m from the front or corner lot line where the width of the abutting roadway is 14 m or greater but less than 18 m
1398	R1V[1398]			<ul style="list-style-type: none"> - minimum front yard setback is 5.5 m for the main building and 5 m for an attached garage except where there is a planned sidewalk within the road boulevard abutting the subject lot, then the front yard setback from the garage is 6.15 m - maximum lot coverage is 60% - maximum building height is 11 m - minimum horizontal distance between a building line and a sight-triangle is 3 m
1399	R3Y[1399]			<ul style="list-style-type: none"> - minimum lot width is 5 m - minimum front yard setback is 6 m - minimum interior side yard setback is 1.5 m - minimum rear yard setback is 9 m abutting an arterial road and 7.5 m in all other cases - maximum lot coverage is 60% - minimum horizontal distance between a building line and a sight-triangle is 3 m - a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings, may project up to 1.5 metres from the front or corner lot line where the width of the abutting roadway is 18 m or greater and up to 3.0 m where the width of the abutting roadway is 14 m or greater but less

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1400	R4Z[1400]			than 18 m - minimum interior side yard setback is 6 m - maximum front yard setback is 5.5 m - minimum density is 30 units per hectare - minimum horizontal distance between a building line and a sight-triangle is 3 m