

# Urban Exceptions 1,801-1,900

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1801 (By-law 2011-52)	MC[1801] F(1.25) H(34)			-minimum required parking: 5 spaces
1802 (By-law 2011-278) (By-law 2011-49) (By-law 2011-42)	GM1[1802]-h	-amusement centre -automobile service station -car wash -gas bar		
1803 (By-law 2011-278) (By-law 2011-49) (By-law 2011-42)				
1804 (By-law 2011-43)	R3Z[1804]			-minimum front and corner side yard setback for a building foundation: 5.5 m
1805 (By-law 2011-43)	R3Z[1805]-h			-the holding symbol may not be lifted until such time as the updated Barrhaven South Master Servicing Study is approved by the City
1806 (By-law 2011-43)	R3Z[1806]-h			-minimum front and corner side yard setback for a building foundation: 5.5 m -the holding symbol may not be lifted until such time as the updated Barrhaven South Master Servicing Study is approved by the City
1807 (By-law 2018-318) (By-law 2011-43)	R3Z[1807] R5Z[1807]			-maximum height for back-to-back townhouses : 11.5 m
1808	Reserved for future use			
1809 (By-law 2011-278) (By-law 2011-49)				
1810 (By-law 2017-302) (By-law 2011-434) (By-law 2011-151) (By-law 2011-77)	Reserved for future use			
1811 (By-law 2014-292) (By-law 2012-372) (By-law 2011-57)	R5B[1811] H(83)	-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station -place of assembly		-additional permitted uses other than place of assembly limited to a club restricted to the ground floor or basement of a residential use building -minimum and maximum front yard setback for an apartment dwelling, mid rise and apartment dwelling, high

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		<p>limited to a club -retail store limited to a drug store, florist shop, news stand -restaurant</p>		<p>rise with residential uses on the ground floor on that portion of the land legally known as Lot 46 (North Nepean Street) Registered Plan 2996 is 3.0 metres -minimum and maximum front yard setback for an apartment dwelling, mid rise and apartment dwelling, high rise with residential uses on the ground floor on that portion of the land known as Lot 47 (North Nepean Street) Registered Plan 2996 is 2.0 metres -minimum side yard setback for an apartment dwelling, mid rise and apartment dwelling, high rise for the easterly side yard is 0 metres -minimum side yard setback for an apartment dwelling, mid rise and apartment dwelling, high rise for the westerly side yard is 1.5 metres -minimum rear yard setback for an apartment dwelling, mid rise and apartment dwelling, high rise is 6.16 metres -minimum number of visitor parking spaces required for apartment dwelling, mid rise and apartment dwelling, high rise is 0.077 spaces per dwelling unit -minimum required communal amenity area for apartment dwelling, mid rise and apartment dwelling, high rise is 20% of the required total amenity area -despite anything to the contrary, the properties known legally as Lots 46 and 47 (South Nepean Street) Registered Plan 2996 are considered a separate lot and may share parking located on properties known as Lots 47 and 48 (South Gloucester Street) and Lot 48 (North Nepean Street) Registered Plan 2996</p>
<p>1812 (By-law 2014-292) (By-law 2011-56)</p>	MC[1812]		<p>All uses other than: -amusement centre limited to a billiard establishment -apartment dwelling, low rise -apartment dwelling, mid rise -apartment dwelling, high rise -bank -cinema -community center -convenience store -daycare</p>	<p>-maximum building height: 10 storeys - minimum density for apartment dwelling, low rise or apartment dwelling mid rise and apartment dwelling, high rise – 80 units per hectare -4 metre wide landscaped buffer is required adjacent to a residential zone -3 metre wide landscaped buffer is required between surface parking and the transit corridor -all garbage, service and loading areas must be screened by a 2.4 metre high wall or enclosure which is in keeping with the architectural treatment of the main building -storage must be completely enclosed within a building -in a parking area, a maximum of 20 parking spaces positioned side by side without a landscaped island are permitted</p>

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			<ul style="list-style-type: none"> <li>-group home</li> <li>-hotel</li> <li>-library</li> <li>-medical facility</li> <li>-office</li> <li>-park</li> <li>-personal service business</li> <li>-place of assembly limited to a club</li> <li>-place of worship</li> <li>-recreational and athletic facility</li> <li>-restaurant</li> <li>-retail food store limited to a bakery or a farmer's market</li> <li>-theatre</li> <li>-community health and resource centre</li> <li>-hospital</li> <li>-parking garage</li> <li>-parking lot</li> <li>-residential care facility</li> <li>-retail store limited to a pharmacy</li> </ul>	<ul style="list-style-type: none"> <li>-the minimum required width of a landscaped island is 2 metres</li> <li>-the maximum required surface parking rate for office use is 3.7 spaces for every 100 m<sup>2</sup> of gross floor area</li> <li>-the minimum required surface-parking rate for retail stores is 3.45 spaces for every 100 m<sup>2</sup> of gross floor area and the maximum rate is 3.85 spaces for every 100 m<sup>2</sup></li> <li>-the required parking rate may be reduced by 25%</li> </ul>
1813 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	TM11[1813]			<ul style="list-style-type: none"> <li>-within 20 metres of the lot line adjacent to Garrison Street, a building wall that faces the street must be setback at least 3.0m but not greater than 5.5m from that lot line</li> <li>-at and above the 3<sup>rd</sup> storey or 11.0 metres, whichever the lesser, that part of the building abutting the yard adjacent to Garrison Street must be stepped back so that no part of the building projects beyond a 45 degree angular plane measured from the top of the 3<sup>rd</sup> storey where it abuts such yard upwards to the highest height limit</li> </ul>
1814 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	TM11[1814]			<ul style="list-style-type: none"> <li>-minimum yard setback from north lot line abutting city owned right-of-way: 2.0m</li> <li>-maximum yard setback from north lot line abutting city owned right-of-way: 3.0 m</li> <li>-for the property at 390 Parkdale Avenue: <ul style="list-style-type: none"> <li>i) minimum front yard setback: 3.0m</li> <li>ii) minimum building height of 4 storeys or 15.0 metres whichever is less</li> </ul> </li> </ul>
1815 (OMB Order File #PL110686, issued	TM11[1815]			<ul style="list-style-type: none"> <li>-minimum front yard setback: 3.0m</li> <li>-minimum building height of 4 storeys or 15.0 metres whichever is less</li> </ul>

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October 24, 2012) (By-law 2011-216)				
1816 – 1819	Reserved for future use			
1820 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	TM11[1820]	-convenience store -group home -hospital -post secondary educational institution -residential use building ancillary to a hospital or post secondary educational institution -shelter		-the required yard setbacks of the zone apply except as shown on Schedule 289 -no buildings are permitted in Area A on Schedule 289 -maximum building height in Area B on Schedule 289 in the height of the existing buildings on June 8, 2011 -maximum building height of 13 storeys or 43 metres whichever is less in Area D of Schedule 289 -building separation distance between the heritage building and any other building above 2 storeys: 5.5 metres -maximum building height in area E on Schedule 289 is the same height as the abutting heritage building
1821	Reserved for future use			
1822 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	TM11[1822]			-minimum rear yard setback: 1.2 m -maximum building height: 4 storeys or 15 m
1823 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	TM11[1823]			-minimum rear yard setback: equal to 25% of the lot depth
1824 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	TM11[1824]			-where there is a through lot extending from Wellington to Armstrong Streets, no property can have a building with a depth greater than 22.5m measured from the Wellington Street front lot line
1825	Reserved for future use			
1826 (By-law 2011-106)	GM[1826]-h		all until removal of holding	The holding symbol may only be removed following: 1. Site Plan Approval for all of Block 164; and 2. The reconstruction of Spratt Road as a Major Collector Road to the satisfaction of the General Manager, Planning and Growth Management
1827	Reserved for future			

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	use			
1828 (By-law 2011-102)	IH[1828]		-automobile body shop -crematorium -leaf and yard waste composting facility -kennel -waste processing and transfer facility	
1829 (OMB Order, File #PL110613 issued November 10, 2011) (By-law 2011-184)	R5B[1829] S266			-minimum required aisle width for a parking garage: 6.1 m -Columns VII through XI inclusive in Row B of Table 164A of Section 164 do not apply -all new buildings must be located within the shaded areas shown on Schedule 266 -except for permitted projections, no new buildings are permitted in Area X on Schedule 266 -maximum permitted building heights are as set out on Schedule 266 -maximum number of dwelling units is 299
1830 (By-law 2011-349) (By-law 2011-127)				
1831 (By-law 2011-149)	R4Z[1831]			-minimum interior side yard setback: 3 m -minimum rear yard setback: 6 m -minimum number of required parking spaces per dwelling unit: 1 space
1832 (By-law 2011-158)	IL[1832]	-accessory maintenance garage used for the service and repair of stored vehicles and equipment	All uses in subsection 203(2) except: -restaurant, take out -recreational and athletic facility	-subsection 203(5) does not apply -all service and repair of vehicles and equipment must be conducted indoors
1833 (By-law 2016-249) (By-law 2011-214)	TM[1833] S267			-clause 197(1)(b) does not apply -Subsection 197(3), Table 197(c) through (g) inclusive do not apply -maximum setback from the lot line abutting McLeod Street for any part of a building 15m in height or less: 3m -minimum setback from the lot line abutting McLeod Street for any part of a building more than 15 m in height: 2 m -minimum setback from a lot line abutting: (a) 330 McLeod Street: 0.8m (b) 237, 239A and 255 Argyle Avenue: 1 m (c) 473 Bank Street: 0 m -minimum setback from the TM[1778] S261 zone: 0m -Table 197(i)(i) does not apply

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				<p>however where a yard is provided and not used for entrances, walkways, driveways, aisles, parking or loading spaces, the whole yard must be landscaped</p> <p>-maximum permitted building heights are as per Schedule 267</p> <p>-maximum building heights set out on Schedule 267 do not apply to projections permitted under Section 65</p> <p>-despite Section 65, Table 65, Row 6(b), the maximum size and extent of projection for an uncovered balcony is 2 metres and may be as close as 0 metres to any lot line</p> <p>-Despite Section 102, the minimum required number of visitor parking spaces for the balance of the dwelling units over 12 dwelling units is 0.085 spaces per dwelling unit</p> <p>-driveways and aisles leading to a parking garage may be located in the abutting TM[1778] S261 zone</p>
<p>1834 (By-law 2014-292) (By-law 2012-372) (By-law 2011-208)</p>	R5B[1834]	<p>-personal service business</p> <p>-place of assembly limited to a club</p> <p>-retail store</p> <p>-restaurant</p> <p>-medical facility</p> <p>-office</p>		<p>-additional permitted uses other than place of assembly limited to a club restricted to the ground floor or basement of a residential use building</p> <p>-maximum building height:</p> <p>(i) for the first 23 metres from the rear lot line: 83 m</p> <p>(ii) for the remainder of the lot: 12m</p> <p>- the minimum and maximum front yard setback for an apartment dwelling, mid rise and apartment dwelling, high rise with residential uses on the ground floor abutting Nepean Street: 2 m</p> <p>- minimum rear yard setback for an apartment dwelling, mid rise and apartment dwelling, high rise: 0 m</p> <p>- minimum interior side yard setbacks apply for an apartment dwelling, mid rise and apartment dwelling, high rise:</p> <p>(i) for the westerly side yard for the first 30.16 metres from Gloucester Street: 1.7 m;</p> <p>(ii) for the easterly side yard for first 30.14 metres from Gloucester Street: 1.5 m;</p> <p>(iii) for the westerly side yard for the first 30.15 metres from Nepean Street: 0 m;</p> <p>(iv) for the easterly side yard for the first 30.14 metres from Nepean Street: 3.0 m;</p> <p>(v) for the remainder of the easterly side lot line: 0 m</p> <p>- minimum number of visitor parking spaces required for an apartment dwelling, mid rise and apartment dwelling, high rise 0.09 spaces per dwelling unit</p> <p>-despite anything to the contrary, the lots known legally as Lots 47 and 48</p>

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				(South Gloucester Street) and Lot 48 (North Nepean Street) Registered Plan 2996 are considered a separate lot from the properties known legally as Lots 46 and 47 (South Nepean Street) Registered Plan 2996 -despite anything to the contrary, the lots known legally as Lots 47 and 48 (South Gloucester Street) and Lot 48 (North Nepean Street) Registered Plan 2996 may locate required and provided parking spaces, driveways and aisles leading to any parking spaces on the lots legally known as Lots 46 and 47 (South Nepean Street) Registered Plan 2996
1835 (By-law 2015-43) (By-law 2011-242)	Reserved for future use			
1836 (By-law 2012-122) (By-law 2011-243)	R5B[1836] H(54)	-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station -place of assembly limited to a club -retail store limited to a drug store, florist shop, news stand -restaurant		-additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of a residential use building -minimum lot width: 10.2 m -minimum front yard setback: (i) for that part of the building 40 metres or less above grade: 0 m (ii) for that part of the building higher than 40 metres above grade: 10 m -minimum rear yard setback: 0 m -minimum corner side yard setback: (i) for that part of the building 10 m or less above grade: 1.2 m (ii) for that part of the building higher than 10 metres above grade: 1.8 m -minimum interior side yard setback from the side lot line abutting 340 Gloucester Street, 337 and 333 Nepean Street: (i) for that part of the building 3.8 metres or less above grade: 0 m (ii) for that part of the building higher than 3.8 metres above grade: 6 m -minimum interior side yard setback for the first 11.5 metres back from the front lot line: (i) for that part of the building 13 metres or less above grade: 0 m (ii) for that part of the building higher than 13 metres above grade: 1.8 m -minimum interior side yard setback in all other cases: 0 m -despite Section 163(9) the minimum percentage of lot area required to be landscaped area: 5% -despite Section 137, Table 137 Column III, minimum communal amenity area to be provided: 20% of the required amenity area -minimum required number of resident parking spaces: 97 spaces -minimum required number of visitor

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				<p>parking spaces: 19 spaces</p> <p>-Table 65, Row 6 does not apply to a balcony and a balcony may project any distance into a required yard and as close as 0 metres to any lot line</p> <p>-despite Section 65, Table 65, Row 3, ornamental elements such as sills, belt courses, cornices, parapets and pilasters may be as close as 0 metres to any lot line</p>
1837 (By-law 2011-245)	R3Z[1837]			-the second sentence of Endnote 8 in Table 160B does not apply where a detached dwelling is located on the lot
1838 (By-law 2012-371) (By-law 2011-245)	Reserved for future use			
1839 (By-law 2015-59) (By-law 2011-308)	multiple			<p>-a parking garage is only permitted below grade</p> <p>-office uses are not permitted on the ground floor</p> <p>-despite Table 197(c), the minimum front yard setback is 2 metres, and the maximum front yard setback is 3 metres subject to subsection 197(4)</p>
1840 (By-law 2011-308)	TM7[1840]		-all uses except existing uses until the holding symbol is removed	<p>-minimum permitted building height: 15 m</p> <p>-minimum permitted number of storeys: 4</p> <p>-a parking garage is only permitted below grade</p> <p>-office uses are not permitted on the ground floor</p> <p>-Table 197(g)(ii)(3) does not apply</p> <p>-the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes</p> <p>-the holding symbol may not be removed until such time as an application for Site Plan Control has been approved</p>
1841 (By-law 2015-23) (By-law 2011-308)	TM7[1841]			<p>-minimum permitted building height: 15 m</p> <p>-minimum permitted number of storeys: 4</p> <p>-a parking garage is only permitted below grade</p> <p>-office uses are not permitted on the ground floor</p> <p>-Table 197(g)(ii)(3) does not apply</p> <p>-the lands zoned TM7[1841], R4M[1848] and R5B[1846] are considered one lot for zoning purposes</p> <p>-despite Table 197(c), the front yard setback is 2 metres, subject to subsection 197(4)</p>
1842	GM[1842] H(20)-h		-all uses except	-maximum permitted number of



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(By-law 2019-41) (By-law 2011-308)			existing uses until the holding symbol is removed -animal care establishment -animal hospital -drive through facility -funeral home -personal brewing facility -service and repair shop -technology industry	storeys: 6 -all buildings must be mixed-use buildings -non-residential uses may only be located on the ground floor and 2 <sup>nd</sup> storey -except for a place of assembly and community centre, the cumulative total of all non-residential uses may not exceed 30% of the gross floor area of a mixed-use building -Table 187(g) does not apply -the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1843 (By-law 2014-292) (By-law 2011-308)	R5B[1843]-h		-all uses except existing uses until the holding symbol is removed	-required minimum separation distances between buildings are: (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m -maximum permitted height of an apartment dwelling mid rise: 28 m -the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1844 (By-law 2019-41) (By-law 2011-308)	GM[1844] H(20)-h		-all uses except existing uses until the holding symbol is removed -animal care establishment -animal hospital -drive through facility -funeral home -personal brewing facility -service and repair shop -technology industry	-maximum permitted number of storeys: 6 -all buildings must be mixed-use buildings -non-residential uses may only be located on the ground floor and 2 <sup>nd</sup> storey -cumulative total of all non-residential uses may not exceed 30% of the gross floor area of a mixed-use building -Table 187(g) does not apply -the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] /O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has

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				been approved
1845 (By-law 2011-308)	O1[1845]-h		- all uses except existing uses until the holding symbol is removed	-the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] /O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1846 (By-law 2014-292) (By-law 2011-308)	R5B[1846]-h		- all uses except existing uses until the holding symbol is removed	- maximum permitted number of storeys for an apartment dwelling mid rise: 6 -maximum permitted height of an apartment dwelling mid rise: 20 m -the lands zoned TM7[1841], R4M[1848] and R5B[1846] are considered one lot for zoning purposes -the lot line abutting Main Street is deemed the front lot line -minimum rear yard setback: 3 m -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1847 (By-law 2011-308)	R3P[1847]-h		- all uses except existing uses until the holding symbol is removed	-the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] /O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1848 (By-law 2011-308)	R4M[1848]-h		- all uses except existing uses until the holding symbol is removed	-the lands zoned TM7[1841], R4M[1848] and R5B[1846] are considered one lot for zoning purposes -the lot line abutting Main Street is deemed the front lot line -minimum rear yard setback: 3 m -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1849 (By-law 2014-292) (By-law 2011-308)	R5B[1849]-h		- all uses except existing uses until the holding symbol is removed	-required minimum separation distances between buildings are: (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m -maximum permitted height of an apartment dwelling mid rise: 20 m -the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered

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				<ul style="list-style-type: none"> <li>one lot for zoning purposes</li> <li>-the holding symbol may not be removed until such time as an application for Site Plan Control has been approved</li> </ul>
1850 (By-law 2015-59) (By-law 2011-308)	TM7[1850]-h	<ul style="list-style-type: none"> <li>-correctional facility</li> <li>-court house</li> <li>-emergency service</li> <li>-hospital</li> <li>-parking lot</li> <li>-post secondary educational institution</li> <li>-shelter, <i>see Part 5, Section 134</i></li> <li>-sports arena</li> </ul>	<ul style="list-style-type: none"> <li>- all uses except existing uses until the holding symbol is removed</li> </ul>	<ul style="list-style-type: none"> <li>-minimum permitted building height: 15 m</li> <li>-minimum permitted number of storeys: 4</li> <li>-a parking garage is only permitted below grade</li> <li>-office uses are not permitted on the ground floor</li> <li>-the lands zoned I2A[1416] F(1.5), GM[1851] H(20), and TM7[1850] are considered one lot for zoning purposes</li> <li>-the holding symbol may not be removed until such time as an application for Site Plan Control has been approved</li> <li>-despite Table 197(c), the front yard setback is a minimum of 2 metres, subject to subsections 197(4)</li> </ul>
1851 (By-law 2019-41) (By-law 2011-308)	GM7[1851] H(20)-h	<ul style="list-style-type: none"> <li>-correctional facility</li> <li>-court house</li> <li>-hospital</li> <li>-museum</li> <li>-park</li> <li>-parking garage</li> <li>-parking lot</li> <li>-post secondary educational institution</li> <li>-school</li> <li>-shelter</li> <li>-sports arena</li> </ul>	<ul style="list-style-type: none"> <li>- all uses except existing uses until the holding symbol is removed</li> <li>-animal care establishment</li> <li>-animal hospital</li> <li>-drive through facility</li> <li>-funeral home</li> <li>-personal brewing facility</li> <li>-service and repair shop</li> <li>-technology industry</li> </ul>	<ul style="list-style-type: none"> <li>-maximum permitted number of storeys: 6</li> <li>-a building must be a mixed-use building unless the building contains only additional permitted land uses</li> <li>-except for additionally permitted uses, all non-residential uses may only be located on the ground floor and 2<sup>nd</sup> storey</li> <li>-cumulative total of all non-residential uses other than additional permitted uses may not exceed 30% of the gross floor area of a mixed-use building</li> <li>-Table 187(g) does not apply</li> <li>-the lands zoned I2A[1416] F(1.5), GM[1851] H(20), and TM7[1850] are considered one lot for zoning purposes</li> <li>-the holding symbol may not be removed until such time as an application for Site Plan Control has been approved</li> </ul>
1852 (By-law 2014-292) (By-law 2011-308)	R5B[1852]-h		<ul style="list-style-type: none"> <li>- all uses except existing uses until the holding symbol is removed</li> </ul>	<ul style="list-style-type: none"> <li>-required minimum separation distances between buildings are:               <ul style="list-style-type: none"> <li>(i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m</li> <li>(ii) in all other cases: 3 m</li> </ul> </li> <li>-maximum permitted height of an apartment dwelling mid rise: 20 m</li> <li>-the lands zoned TM7[1840], GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes</li> <li>-the holding symbol may not be removed until such time as an</li> </ul>

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		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				application for Site Plan Control has been approved
1853 (By-law 2014-292) (By-law 2011-308)	R5B[1853]-h/ O1[1853]-h		- all uses except existing uses until the holding symbol is removed	-the uses permitted are either those permitted in the O1 zone, subject to the O1 zone requirements; or those permitted in the R5B zone, subject to the requirements of the R5B zone -required minimum separation distances between buildings in the R5B zone are: (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m -maximum permitted height of an apartment dwelling mid rise: 20 m -the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1854 (By-law 2014-292) (By-law 2011-308)	R5B[1854]-h O1[1854]-h		- all uses except existing uses until the holding symbol is removed	-the uses permitted are either those permitted in the O1 zone, subject to the O1 zone requirements; or those permitted in the R5B zone, subject to the requirements of the R5B zone -maximum permitted height of an apartment dwelling mid rise: 28 m -required minimum separation distances between buildings in the R5B zone are: (i) where the height of abutting buildings is less than or equal to 14.5 m: 1.2 m (ii) in all other cases: 3 m -the lands zoned TM7[1840],GM[1842] H(20), R5B[1843], GM[1844] H(20), O1[1845], R3P[1847], R5B[1849], R5B[1852], R5B[1853]/ O1[1853], R5B[1854] / O1[1854] are considered one lot for zoning purposes -the holding symbol may not be removed until such time as an application for Site Plan Control has been approved
1855 (By-law 2011-274)	R5B[1855] H(22)			-Despite Table 65, Row 3, Column II, ornamental elements may project up to 1.2 metres into a required yard -Despite Table 65, Row 4, a canopy may project as close as 0 metres to a lot line -minimum westerly interior side yard setback: 2.3 m -minimum easterly interior side yard setback for an apartment dwelling mid-high rise: (i) 2.5 metres for the first 15 metres

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				<p>from the front lot line; and  (ii) for the remainder:  (A) 2.5 metres for the first two storeys above grade; and,  (B) 7.8 metres above the second storey  -maximum number of storeys: seven  -minimum width of a driveway providing access to an underground parking garage: 4.45 m  -minimum width of an aisle providing access to a parking space in an underground parking garage: 6 m</p>
1856 (By-law 2014-292) (By-law 2011-307)	R4N[1856] S270			<p>- the maximum building height and number of storeys for an apartment dwelling, mid rise and apartment dwelling, high rise are as set out on Schedule 270  -the minimum yard setbacks are as set out in Schedule 270  -the minimum width of a driveway providing access to a parking garage: 6.2 metres  -minimum aisle width providing access to parking spaces in a parking garage: 6.2 metres;  - minimum visitor parking rate for an apartment building, mid rise and apartment dwelling, high rise: none for the first 12 dwelling units and 0.083 spaces per unit thereafter</p>
1857 (By-law 2011-273)	IL2[1857] H(14)	-detached dwelling		<p>-a detached dwelling is permitted on any lot that existed prior to December 14, 1999  -the following provisions apply to a detached dwelling:  (i) minimum front yard setback: 5 m  (ii) minimum rear yard setback: 7 m  (iii) minimum interior side yard setback: 1.2 m  (iv) maximum building height: 11 m</p>
1858 (By-law 2015-191) (By-law 2011-273)	R1C[1858]		-secondary dwelling unit -bed and breakfast	<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  -gross floor area, means the total area of each floor, measured from the exterior of the 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, basement; and,  (iii) attic, where the height above the floor area of the attic is a minimum of 2.3 metres over at least 75% of the floor area with a clear height of 2.1 meters of any point over the floor area  -maximum 13.34 units per hectare  -maximum 0.4 floor space index  -maximum width of a vehicular access at a lot line is 3.05 metres</p>

I Exception Number	II Applicable Zones	Exception Provisions		
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				<p>-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 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>-minimum rear yard setback: 8 m</p> <p>-minimum lot area: 580 m<sup>2</sup></p> <p>-minimum lot width: 20 m</p>
<p>1859 (By-law 2015-371) (By-law 2012-334) (By-law 2011-271)</p>	<p>R3YY[1859] S268</p>			<p>General:</p> <p>-the minimum front yard setback of areas not specifically identified on schedule 268 is 3.25 metres</p> <p>-where a driveway leading to an attached garage abuts a sidewalk the vehicular entrance to the attached garage must be setback a minimum of 6 metres from the nearest edge of the sidewalk</p> <p>-the vehicular entrance of an attached garage may not be located more than 2 metres closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch</p> <p>-minimum density is 29 units per hectare</p> <p>-despite clause 59(1)(b), access to a lot may be provided by means of a public lane a minimum of 8.5 metres in width instead of by a public street</p> <p>-when access to a lot is provided by a public lane a minimum of 8.5 metres wide, and that lot also abuts a park, that lot line abutting the park is deemed the front lot line and the public lane shall be considered an improved public street for the purposes of section 69</p> <p>-despite section 65:</p> <p>(i) except for a cantilevered foundation, not part of a foundation for a permitted projection is permitted within a front yard;</p> <p>(ii) an air conditioner condenser may be located in the front yard of a townhouse dwelling containing dwelling units attached back to back;</p> <p>(iii) eaves, eaves-troughs, gutters, chimneys, chimney boxes, fireplace boxes, and ornamental elements such as sills, belt courses, cornices, parapets and pilasters may project:</p> <p>(a) 1 metre into the required front and corner side yard and as close as 0 metres to a lot line; and,</p> <p>(b) 1 metre into the interior side yard,</p>

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		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>but no closer than 0.2 metres to the lot line.</p> <p>(iv) a deck may project 2 metres into a rear and interior side yard, but no closer than:</p> <p>(a) 0.3 metres of a rear and interior side lot line if below 0.3 metres in height; and,</p> <p>(b) an additional 0.3 metres setback from a rear and interior side lot line for each additional 0.3 metre high portion of the deck</p> <p>(v) steps attached to a porch may project 2.5 metres, but no closer than 0.5 metres to a lot line;</p> <p>(vi) air conditioning condensers may project 1 metre into a corner and interior side yard and 2 metres into a rear yard, but no closer than 0.2 metres to a lot line</p> <p>-despite section 57, the size of the required corner sight triangle will be as per the approved plan of subdivision</p> <p>-in the case of a home based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves a non-resident employee</p> <p>-no more than 60% of the area of any front yard or corner side yard may be used as a driveway</p> <p>-despite section 136, a townhouse dwelling may contain a maximum of 16 dwelling units, however no more than eight dwelling units may be provided in a single row</p> <p>-no visitor parking is required for a townhouse dwelling on a lot that abuts a public lane</p> <p>Detached dwellings:</p> <p>-minimum lot area: 220 m<sup>2</sup></p> <p>-minimum front yard setback is as per Schedule 268</p> <p>-minimum rear yard setback on a corner lot: 0.6 m</p> <p>-minimum corner side yard setback: 2.5 m</p> <p>-maximum lot coverage: 55%</p> <p>Semi-detached dwellings:</p> <p>-minimum lot area: 137 m<sup>2</sup></p> <p>-minimum lot width: 5.5 m</p> <p>-minimum front yard setback is as per Schedule 268</p> <p>-minimum corner side yard setback: 2.5 m</p> <p>-maximum lot coverage: 65%</p> <p>Townhouse dwellings:</p> <p>-minimum lot area: 81 m<sup>2</sup></p> <p>-minimum lot width: 4 m</p> <p>-minimum front yard setback is as per Schedule 268</p> <p>-minimum setback from a lot line abutting a public lane: 0 m</p>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				-minimum rear yard setback where dwelling units area attached back to back: 0 m -minimum corner side yard setback: 2.5 m -minimum interior side yard setback: 1.5 m -maximum building height: 14 m
1860 (By-law 2011-270)	R3VV[1860]			-minimum front yard setback: 5.5 m -minimum net density: 27 dwelling units per hectare -maximum net density: 60 dwelling units per hectare
1861 (By-law 2011-272)	R4Z[1861]		-detached dwelling -linked-detached dwelling -semi-detached dwelling -duplex dwelling	-minimum density: 21 units per hectare -minimum front yard setback: 2.5 m -minimum rear yard setback: 7 m -minimum interior side yard setback: 4 m -the lands zoned R4Z[1861] and O1[1862] are to be considered one lot for zoning purposes
1862 (By-law 2011-272)	O1[1862]			-no buildings, decks, sheds, garages, workshops, septic systems, wells, play structures, swimming pools, change houses, pump houses are permitted within the O1[1862] zone -the lands zoned R4Z[1861] and O1[1862] are to be considered one lot for zoning purposes
1863 (By-law 2011-279)	R1Z[1863]			-minimum front yard setback: 5 m -maximum distance the front wall of a private garage attached to a detached dwelling may extend beyond the building front wall, building sidewall, covered porch or veranda: 2.7 m -maximum building height for lots with a lot width of 14.05 metres minimum: 12 metres
1864 (By-law 2012-334) (By-law 2011-279)	R3Z[1864]			-minimum front yard setback: 5 m -maximum distance the front wall of a private garage attached to a townhouse dwelling may extend beyond the building front wall, building sidewall, covered porch or veranda: 2.7 m
1865 (By-law 2011-276)	O1[1865] H12.2 S94	-amusement centre limited to a pool hall -artist studio -bar -light industrial use, limited to beer brewing -museum -nightclub -parking garage -parking lot -personal service business -recreational and athletic facility -restaurant, full service		-no minimum lot area, minimum lot width or setbacks are required -Section 69(1) does not apply -light industrial use, limited to beer brewing is only permitted if there is an associated restaurant and/or bar located on the property



I Exception Number	II Applicable Zones	Exception Provisions		
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		-restaurant, take-out -retail store		
1866 (By-law 2018-250) (By-law 2011-339)	R5C[1866] H25			-minimum rear yard setback: 3.0 metres -minimum interior side yard setback for any part of a building located further than 21 m from the front lot line: 3.0 metres -minimum number of parking spaces required: 1.0 spaces per dwelling unit - The portion of the building containing a parking garage with a height no more than 1.5 metres may be set back a minimum of 0.3 metres from a lot line. -The portion of the building containing a parking garage with a height no more than 1.5 metres may be set back a minimum of 0.3 metres from a lot line. - minimum number of visitor parking spaces required for an apartment building, low rise: 0.1 spaces per dwelling unit - Despite table 65(6)(a)(ii), a deck with a height no more than 1.5 metres may project up to 0.3 metres from the lot line. - minimum 12% of the lot must be soft landscaping.
1867 (By-law 2011-304)	LC6[1867]-h		-drive through facility -gas bar	-a retail use limited to a maximum of 90 square metres gross floor area is permitted on private sewerage when the holding symbol is removed from the property -the holding symbol can only be removed when the Ottawa Septic System Office approves the septic system for the retail use -all permitted uses, except a retail use limited to a maximum of 90 square metres gross floor area, must be connected to full municipal services -outdoor display is prohibited -despite Table 110, minimum required width of a landscaped buffer for a parking lot abutting a residential use or zone: 3.0 m -all uses must provide direct access to Innes Road -an opaque screen a minimum height of 3.0 metres is to be provided along the east property line -an opaque screen a minimum height of 2.5 metres measured from the average grade of the property and Tooney Drive adjacent to the subject site is to be provided along the north property line
1868 (By-law 2011-303)	I1[1868]	-existing detached dwelling -home-based business	all of the uses in 169(1) except daycare	-day care is limited to a maximum gross floor area of 600 m <sup>2</sup> -home based business is subject to Section 127

I Exception Number	II Applicable Zones	Exception Provisions		
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		-home based daycare		-home based day care is subject to Section 129 -a landscaped buffer a minimum height of 1.5 metres is required along the west and south property lines -an opaque screen a minimum height of 1.8 metres is required along the east property line The provisions of Table 170A apply with the exception of: -minimum side yard setback for the west property line: 1.0 m -minimum side yard setback for the east property line: 7.1 m
1869 (By-law 2016-222) (By-law 2014-292) (By-law 2011-306)	R5Z[1869] S269		All uses except: -apartment dwelling, low rise -apartment dwelling, mid rise -apartment dwelling, high rise -dwelling unit -home-based business -home-based daycare -park -retirement home -stacked dwelling	- minimum front yard setback for apartment dwelling, mid rise and apartment dwelling, high rise: 6 m -minimum front yard setback for apartment dwelling, low rise: 3 m - minimum corner side yard setback for apartment dwelling, mid rise and apartment dwelling, high rise: 6 m -minimum corner side yard setback apartment dwelling, low rise: 3 m -minimum density 80 units per hectare -building heights are as per Schedule 269 -in this zone minimum density means the minimum number of principal dwelling units that must exist for each net hectare of land or part thereof included in the zone
1870 (By-law 2011-306)	R5Z[1870] S269			-minimum density 38 units per hectare -building heights are as per Schedule 269 -in this zone minimum density means the minimum number of principal dwelling units that must exist for each gross hectare of land or part thereof included in the zone
1871 (By-law 2011-302)	R3Z[1871]			-minimum setback from Page Road: 8.5 m -maximum setback from Page Road: 16 m -minimum setback from Trailsedge Way: 4.5 m -minimum setback from the eastern lot line: 4.5 m -minimum setback from the northern lot line: 6 m -Endnote 8 of Table 160B applies -an opaque screen at least 1.8 metres high must be provided along the lot line abutting 2687 Page Road
1872	Reserved for future use			
1873 (By-law 2015-190) (By-law 2011-348)	IL[1873]	-retail store, limited to a business supply store	-animal care establishment -animal hospital -automobile dealership -automobile	-minimum lot area: 1500 m <sup>2</sup> -minimum northerly interior side yard setback: 1.5 m -minimum front yard setback: 3 m -minimum rear yard setback: 2 m -minimum width of landscaped 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>rental establishment</li> <li>-broadcasting studio</li> <li>-day care</li> <li>-heavy equipment and vehicle sales, rental and servicing</li> <li>-parking garage</li> <li>-parking lot</li> <li>-place of assembly</li> <li>-production studio</li> <li>-truck transport terminal</li> <li>-animal care establishment</li> <li>-amusement centre</li> <li>-amusement park</li> <li>-automobile service station</li> <li>-car wash</li> <li>-gas bar</li> </ul>	<ul style="list-style-type: none"> <li>abutting a street: 0.8m</li> <li>-minimum distance between outdoor refuse collection area in a parking lot and a rear lot line: 0.4 m</li> <li>-a retail store, limited to a business supply store and permitted uses listed in subsection 203(2) not otherwise prohibited under Column IV are only permitted subject to: <ul style="list-style-type: none"> <li>(i) clause 203(2)(a) and (c);</li> <li>(ii) being located within a building containing one or more of the uses listed un subsection 203(1); and,</li> <li>(iii) the total cumulative gross floor area for these uses not exceeding 25% of the lot area</li> </ul> </li> </ul>
1874 (By-law 2011-343)	R4S[1874]	-office limited to a chancellery for an embassy		-an office limited to a chancellery for an embassy is limited to being located in a building existing as of September 28, 2011
1875 (By-law 2011-342)	GM[1875] S271	-bus station	-drive-through facility	<ul style="list-style-type: none"> <li>-for all uses, the ground floor area of the wall facing a public street must contain the principal entrances to each unit and in the case of a corner lot, the principal entrance may be at an angle at the corner of the building facing a street intersection,</li> <li>-for each non-residential unit on the ground floor, the ground floor area of the wall facing a public street must have at least 50% of its façade comprised of windows and its main entrance and, in the case of a corner lot, the principal entrance may be at an angle at the corner of the building facing a street intersection</li> <li>-office uses are not permitted on the ground floor except in Area E as set out on Schedule 271</li> <li>-Table 187 Rows (c) through (h) inclusive do not apply and all minimum required setbacks and maximum permitted building heights are as set out on Schedule 271</li> <li>-minimum visitor parking space rate for a dwelling unit within a building also containing non-residential uses: none for the first 12 dwelling units and 0.083 spaces per unit thereafter</li> <li>-notwithstanding the above, a bus station must comply with the provisions of Table 210, Column 1 of</li> </ul>

I Exception Number	II Applicable Zones	Exception Provisions		
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				the T2 zone
1876 (By-law 2011-341)	TM[1876]	-three unit dwelling -hotel -place of assembly		-lots 603 m <sup>2</sup> in area or greater must be developed as a mixed use, where the gross floor area dedicated to commercial uses must not exceed the gross floor area dedicated to residential use -the following uses are limited to locations above the ground floor: place of assembly instructional facility recreational and athletic facility - despite Section 54, restaurant, full-service means a restaurant that sells, serves and prepares on-site food and beverages to patrons seated at tables, for consumption on the premises. -clause 197(1)(c) does not apply -minimum front yard setback: 0.75 m -minimum corner side yard setback: 0.09m -minimum interior side yard setback: 0.20m -minimum rear yard setback: 0.20m -no minimum required landscape area abutting a residential zone required -no parking is required -despite Section 65 – Table 65 6(b) balconies higher than 0.6 m above adjacent grade may project up to 0.2 m from any lot line
1877 (By-law 2011-340)	I1A[1877] H(9)	-artist studio		-artist studio only permitted at 306 Cyr Avenue
1878 (By-law 2011-336)	R4Z[1878]			-minimum interior side yard setback: 3 metres -minimum required parking: 1 space per dwelling unit plus 0.2 space per dwelling unit for visitor parking
1879 (By-law 2012-334) (By-law 2011-336)	R3Q[1879]			-minimum lot width: 4.3 metres -for the yard abutting Mancini Way of a townhouse dwelling unit a maximum of 65 per cent of the area of the yard or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, the remainder of which, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping
1880 (By-law 2011-357)	R3XX[1880]			-minimum lot area: 135 m <sup>2</sup> -minimum lot width per dwelling unit: 4.5 m -minimum front yard setback: 5 m -minimum rear yard setback: 6 m -no portion of a private garage or carport can be located closer to the street lot line than the closer of: a) a building front wall or side wall, or b) a covered porch or veranda that is at least 2.5 m wide
1881 (By-law	GM9[1881] S272			-despite Section 64, the following applies:

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2014-292) (By-law 2011-375)				<p>a) mechanical and service equipment or penthouse, elevator or stairway penthouses may not project above 17.12 m</p> <p>b) a parapet may not project above 15.75 m</p> <p>c) rooftop terraces are only permitted within Area B on Schedule 272 provided they are set back 1.8 m from the easterly edge of the building. The most easterly limit of the rooftop terrace must have a 1.5 m high opaque or translucent barrier</p> <p>- the minimum yard setbacks and maximum building heights for an apartment dwelling, mid rise and apartment dwelling high rise area as per Schedule 272</p> <p>-despite Section 110, the minimum width of a landscape buffer between a parking lot and the north lot line may be reduced from 1.5 metres to 0 metres when there is a solid screen provided, having a minimum height of 1.8 metres, along the northerly property line.</p> <p>- a driveway providing access to a parking lot, parking space or parking garage must have a minimum width of 6.0 metres for a double traffic lane.</p>
1882 (By-law 2011-386)	I1A[1882]	-dwelling unit -library		<p>-minimum easterly interior side yard setback: 0.35 metres</p> <p>-despite the definition of library, a library includes a private library and archives</p>
1883 (By-law 2011-387)	R3L[1883]			-minimum rear yard setback: 6.0 metres
1884 (By-law 2011-391)	R3Z[1884]			<p>-minimum rear yard setback: 5 m</p> <p>-Table 160 B, Endnote 11 applies</p>
1885 (By-law 2012-334) (By-law 2011-390)	R3YY[1885]			<p>-the following provisions apply to a detached dwelling:</p> <p>(i) minimum front yard setback: 3.75 m</p> <p>(ii) minimum corner side yard setback: 2.5 m</p> <p>-the following provisions apply to a semi- detached dwelling:</p> <p>(i) minimum lot width: 6.5 m</p> <p>(ii) minimum lot area: 170 m<sup>2</sup></p> <p>(iii) minimum front yard setback: 3.75 m</p> <p>(iv) minimum corner side yard setback: 2.5 m</p> <p>-the following provisions apply to a townhouse dwelling:</p> <p>(i) minimum lot width: 5.7 m</p> <p>(ii) minimum lot area: 120 m<sup>2</sup></p> <p>(iii) minimum front yard setback: 3.75 m</p> <p>(iv) minimum corner side yard setback: 2.5 m</p>
1886	R3YY[1886]			-the following provisions apply to a

I Exception Number	II Applicable Zones	Exception Provisions		
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(By-law 2012-334) (By-law 2011-390)				<p>townhouse dwelling:</p> <p>(i) Campeau Drive is deemed the front lot line</p> <p>(ii) minimum lot width: 4 m</p> <p>(iii) minimum lot area: 95 m<sup>2</sup></p> <p>(iv) minimum front yard setback: 2 m</p> <p>(v) minimum corner side yard setback: 2.5 m</p> <p>(vi) minimum rear yard setback: 4.7 m</p> <p>(vii) Section 135 does not apply</p> <p>-despite section 65 and except for a cantilevered foundation, no part of a foundation for a permitted projection is permitted within a front yard;</p> <p>-where a lot contains a townhouse dwelling and a parking space is accessed from a driveway within the rear yard, a maximum of 65 per cent of the area of the rear yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping</p> <p>-despite clause 59(1)(b), access to a lot may be provided by means of a rear lane a minimum of 8.5 metres in width instead of by a public street.</p>
1887 (By-law 2016-249) (By-law 2011-390)	R4Z[1887]			<p>-despite Section 101, Table 101 the required parking rate for a stacked dwelling is 1 per unit.</p> <p>-despite Section 65 and except for a cantilevered foundation, no part of a foundation for a permitted projection is permitted within a front yard;</p>
1888 (By-law 2011-389)	R5B[1888] H(59.3)	<p>-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station</p> <p>-place of assembly limited to a club</p> <p>-retail store limited to a drug store, florist shop, news stand</p> <p>-restaurant</p>		<p>-additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of residential use building</p> <p>-minimum interior side yard setback from the lot line abutting 340 Gloucester Street: 0 m</p> <p>-minimum lot width: 20 m</p>
1889 (OMB Order, File #PL120048 issued June 27, 2012) (By-law 2011-413)	AM[1889] S273, 274		<p>-all uses except existing uses until the holding symbol is removed</p> <p>-nightclub</p> <p>-automobile dealership</p> <p>-automobile rental establishment</p> <p>-automobile service station</p>	<p>-maximum floor space index: 3.4</p> <p>-All lands within the AM[1889] S273, 274 zone are to be considered as one lot for zoning purposes when applying the provisions of the AM[1889] S273, 274 zone.</p> <p>-Despite the definition of floor space Index, floor space index shall be calculated as the ratio of the gross floor area of all buildings located on the lands zoned AM[1889] S273, 274 to the total area of all lands zoned AM[1889] S273, 274.</p>

I Exception Number	II Applicable Zones	Exception Provisions		
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				<p>-maximum total number of surface parking spaces permitted over all the lands zoned AM[1889] S 273, 274: 170</p> <p>-Table 185 (c) through (f) inclusive does not apply and minimum setbacks and maximum building heights are as set out on Schedule 273</p> <p>-outdoor storage is prohibited</p> <p>-Subsections 111 (8) to (11) inclusive do not apply.</p> <p>-Table 111B does not apply</p> <p>-Despite clause 107(1)(a), driveways or ramps providing access to a parking lot or parking garage must have a minimum width of 6.0 m</p> <p>-Despite Section 100(1)(c), parking for a use may be located anywhere within the AM[1889] S273, 274 zone.</p> <p>-the holding symbol may only be removed where:</p> <p>(i) A Site Plan for the overall development that reflects the development concept shown on Schedule 274 has been approved and where phased development is proposed, the details for the Phase to be developed have received approval through a formal site plan approval process either as part of the initial site plan for the entire development or through a revised site plan application where each phase reflects a development program that is consistent with and will provide for implementation of the development concept shown on Schedule 274. An excavation permit may be issued prior to the lifting of the holding provision for any phase of development provided that a complete site plan application for that phase of development has been submitted.</p> <p>(ii) Where a development proposal is submitted as part of any site plan application for any development of the lands zoned AM[1889] S273, 274 that provides for a residential unit count in excess of 800 units for the entirety of the lands zoned AM[1889] S273, 274 that provides for a residential unit count in excess of 800 units for the entirety of the lands zoned AM[1889] S273, 274, such a site plan will only be approved to allow such a development proposal where a traffic impact assessment has been completed and accepted by the City that demonstrates that the area transportation system will be able to accommodate the traffic generated by the additional dwelling units proposed failing which the development for which site plan approval is being sought will require modification to</p>

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				<p>provide for the entirety of the lands zoned AM[1889] S273, 274 not having a residential unit count exceeding 800 units.</p> <p>(iii) Details related to all required site accesses have been confirmed and approved by the General Manager, Planning and Growth Management for both interim, where phased development is proposed, and end state conditions with particular attention to the site access points from the north leg of Central Park Drive. These details will identify any roadway modifications that may be required as part of the overall development program and for interim/phased developments and will include measures that may not require immediate implementation but that may be required to address potential areas of concern that may be identified through monitoring after completion of each phase of development and for the end state development. The details shall also include the details of the monitoring to be undertaken. Conditions related to measures to be implemented as part of each development phase, those that will be deferred pending monitoring after completion to determine the need for the measures, details related to implementation of measures to be implemented as part of a development and that may be required after monitoring, and the posting of any required securities and the monitoring details and schedule will be included as conditions for site plan approval relative to the development phase that the site access is required for.</p>
<p>1890 (By-law 2012-334) (By-law 2011-439)</p>	<p>R3YY[1890] S264</p>		<p>All uses except: -detached dwelling - townhouse dwelling -home based business -park</p>	<p>detached dwellings: -minimum lot area: 220 m<sup>2</sup> -minimum lot width: 9.0 m -minimum front yard setback: as per schedule 264 -minimum corner side yard setback: 2.5m townhouse dwellings: -minimum lot area: 81 m<sup>2</sup> -minimum lot width: 6.0 m -minimum front yard setback: as per schedule 264 -minimum rear yard setback when units are attached back to back as well as side to side: no setback required -minimum corner side yard setback: 2.5 metres -parking requirement for home based business in a townhouse dwelling or semi-detached dwelling: one parking space required only when an on-site,</p>



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				<p>non-resident employee is involved</p> <p>-an attached garage must be a minimum of 6.0 metres from a sidewalk that was provided as part of a plan of subdivision</p> <p>-despite Section 57, the size of the required corner sight triangle will be as per the approved plan of subdivision.</p> <p>-despite the permitted projections in Table 65 the following is permitted:</p> <ol style="list-style-type: none"> <li>1. ornamental elements such as cornices, eaves, eave-troughs and gutters, all may project a maximum of 1.0 metre into a required yard but must be at least 0.2 metres away from any side lot line.</li> <li>2. steps may project into a required front or corner side yard a maximum of 2.5 metres but must be at least 0.5 metres away from a lot line</li> <li>3. an air conditioner condenser may be located in a front yard when units are attached back to back.</li> </ol>
1891 (By-law 2011-407)	R4T[1891] S275 H(12.5)	<ul style="list-style-type: none"> <li>-catering establishment</li> <li>-community health and resource centre</li> <li>-day care</li> <li>-instructional facility</li> <li>-medical facility</li> <li>-personal service business</li> <li>-service and repair shop</li> <li>-retail store</li> <li>-retail food store</li> <li>-dwelling units</li> </ul>	-drive-through facility, for ordering and pick-up of food	<ul style="list-style-type: none"> <li>-commercial uses are permitted, provided they: <ul style="list-style-type: none"> <li>(i) are restricted to locations on the floor level that is at or nearest grade</li> <li>(ii) are located in a building containing dwelling units</li> <li>(iii) do not exceed a cumulative total gross floor area of 93 m<sup>2</sup></li> </ul> </li> <li>-minimum and maximum yard setbacks are as per schedule 275</li> <li>-convenience store is permitted in a mixed use development</li> <li>-no visitor parking is required</li> <li>-no parking is required for permitted non-residential uses</li> <li>-a minimum of 35 metres of the frontage along Rochester Street, measured at the building setback, must be occupied by a combination of building face and projecting building features, of which a minimum of 30 metres must be occupied by a building face</li> <li>-7% of the lot area must be provided as landscaped area for any development</li> <li>-all non-residential uses must have the main customer entrance facing either Rochester or Balsam Street and must be located within 10 metres of Rochester Street</li> <li>-despite Table 137 a minimum of 5.0 sq. m. of amenity area is required per dwelling unit,</li> <li>-total maximum accumulated width of all driveways connecting directly to Rochester Street 7.5 m.</li> <li>-maximum of two driveway connections to Rochester Street are allowed</li> <li>-all outdoor amenity areas must be a</li> </ul>

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				<p>minimum of 1.0 metres from a property line other than a property line adjacent to a street unless screened by a translucent or opaque screen having a minimum height of 1.5 metres</p> <p>-In either a PUD or a mixed use development the following also applies:</p> <p>-width of a driveway or private way: 3.0 m</p> <p>-setback of wall to a private way, driveway or aisle: 0.0 m</p> <p>-setback of garage or carport to a private way, driveway or aisle: 0.0 m</p> <p>-minimum width of 2.2 m. for driveway or aisle providing direct access to a garage or carport</p> <p>-separation distance between buildings: 1.2 m</p> <p>- 131 (1)(c) also applies to the severance of a development parcel in a mixed use development</p>
<p>1892 (By-law 2018-155) (By-law 2012-334) (By-law 2011-425)</p>	R4F[1892] H(13.5)			<p>-minimum rear yard setback for a planned unit development: 2.8 metres</p> <p>-minimum lot area for a townhouse dwelling: 165 square metres</p> <p>-minimum rear yard setback for a townhouse dwelling: 6.0 metres</p> <p>-minimum interior side yard setback for a townhouse dwelling: 1.5 metres</p> <p>-maximum size of an accessory building: 250 square metres</p> <p>-despite anything to the contrary, the maximum height of an accessory building: 4.2 m</p> <p>-despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 10, and no more than five are permitted in a single row</p>
<p>1893 (By-law 2011-428)</p>	R4T[1893]	-parking lot		<p>-parking lot is permitted only as an ancillary use to a place of worship located at 201 Lebreton Street North</p> <p>-maximum permitted number of parking spaces: 6</p> <p>-minimum length of a parking space is 4.0 m</p> <p>-minimum width of a parking space is 2.5 m</p> <p>-minimum width of an aisle or a driveway leading to or providing access to a parking space is 4.0 m</p> <p>-no parking is permitted within 8.4 metres of the rear lot line</p> <p>-the area within 8.4 metres of the rear lot line must be landscaped and 90% of the area must be soft landscaping</p> <p>-all parking spaces and aisles must be separated from the northerly 8.4 metres of the lot by an opaque screen having a minimum height of 1.5 metres that is continuous from the easterly property line extending not</p>

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				<p>less than 9.4 metres westerly</p> <p>-despite Section 110 all parking on the property must be screened from the street by a continuous opaque screen having a height of not less than 1.1 m and extending not less than 3.5 m westerly from the easterly property line</p> <p>-the provisions of Table 110(a) do not apply</p> <p>-a three-unit dwelling requires only one parking space</p>
1894 (By-law 2011-435)	AM7[1894]			<p>-minimum rear yard setback: 3 metres</p> <p>-no maximum lot coverage applies</p> <p>-minimum percentage of the lot width within 3 metres of the front lot line occupied by building walls if the lot is less than 90 metres wide: 30%</p> <p>-minimum landscape buffer along a rear lot line abutting a non-residential zone: 1.5 metres</p>
1895 (By-law 2014-419) (OMB Order, File #PL120198 issued June 14, 2012) (By-law 2011-443)	GM3[1895] H(76)			<p>-the provisions of Section 188(3)(c) do not apply</p> <p>-minimum front yard setback: 0 m</p> <p>-minimum rear yard setback:</p> <ul style="list-style-type: none"> <li>- for that part of the building 6 m or less above grade: 0.5m</li> <li>- for that part of the building higher than 6 m above grade: 7.5 m</li> </ul> <p>-minimum eastern interior side yard setback for the first 20 m back from the front lot line:</p> <ul style="list-style-type: none"> <li>- for that part of the building less than 25 m above grade: 0 m</li> <li>- for that part of the building 25 m to less than 35 m above grade: 3 m</li> <li>- for that part of the building 35 m to 76 m above grade: 8 m</li> </ul> <p>-minimum western interior side yard setback for the first 20 m back from the front lot line:</p> <ul style="list-style-type: none"> <li>- for that part of the building less than 25 m above grade: 0 m</li> <li>- for that part of the building 25 m to less than 35 m above grade: 12 m</li> <li>-for that part of the building 35 m to 76 m above grade: 10 m</li> </ul> <p>-minimum interior side yard setback in all other cases: 0 m</p> <p>-minimum communal amenity area to be provided: 20% of the required amenity area</p> <p>-minimum required number of commercial parking spaces: 1 space per 135 m<sup>2</sup> of gross floor area</p> <p>-minimum required number of resident parking spaces:</p> <ul style="list-style-type: none"> <li>- for the first 162 dwelling units in the building: 0.5 per d/u</li> <li>- for the remaining dwelling units in the building: 0.4 per d/u</li> </ul> <p>-minimum required number of visitor parking spaces:</p>

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				<ul style="list-style-type: none"> <li>- for the first 12 dwelling units: not required</li> <li>- for the remaining dwelling units in the building: 0.083 per d/u</li> <li>-despite Section 65, Table 65, row 6(b), the maximum size and extent of projection for a balcony is 2 metres and may be as close as 0 metres to the lot line</li> <li>-despite Table 187, row (g) there is no maximum floor space index</li> <li>-minimum width of landscaped area: no minimum</li> </ul>
1896 (By-law 2011-440)	R5B[1896] F(3.0)	<ul style="list-style-type: none"> <li>-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station</li> <li>-place of assembly limited to a club</li> <li>-retail store limited to a drug store, florist shop, news stand</li> <li>-restaurant</li> <li>-medical facility</li> </ul>		<ul style="list-style-type: none"> <li>-no parking spaces are required for a medical facility</li> <li>-parking for additional permitted uses may be located in tandem on a driveway leading to a required parking space</li> <li>-except for a medical facility, the total maximum number of parking spaces for all additional permitted uses is three spaces</li> <li>-minimum required width of a parking space: 2.25 m</li> <li>-no parking is permitted within the front yard</li> <li>-maximum permitted width of a driveway: 2.35 m</li> <li>-all portions of the front yard not occupied by a driveway, walkway with maximum width of 1.8 metres, and permitted projections must be landscaped with soft landscaping</li> </ul>
1897 (OMB Order, File #PL120109, issued February 18, 2014)	R5B[1897]			<ul style="list-style-type: none"> <li>- setbacks from the north property line reduced to a minimum of 0.0 metres</li> <li>- lot coverage a maximum of 60%</li> <li>- maximum height: 7 storeys, except parts of the complex may be a maximum height of 8 storeys provided that the footprint of the 7 storey portion of a building must be at least 60% of that building's footprint</li> </ul>
1898 (OMB Order, File #PL120108 issued August 29, 2012) (By-law 2011-442)	R3A[1898]			<ul style="list-style-type: none"> <li>-minimum front yard setback: 2.4 m</li> <li>-minimum corner and interior side yard setback: 1.2 m</li> <li>-minimum width of driveway providing access to a parking garage: 3.6 metres for a double traffic lane</li> <li>-the lands zoned R3A[1898] and LC[1899] H(16) are considered one lot for zoning purposes</li> <li>-despite Section 54, building height is to be calculated using the existing average grade, and not the finished level of the ground adjoining all the walls of a building</li> </ul>
1899 (OMB Order, File #PL120108 issued August 29, 2012)	LC[1899] H(16)	-community centre	-drive through facility -service and repair shop	<ul style="list-style-type: none"> <li>-minimum corner side yard setback: 0 m</li> <li>-minimum interior side yard setback: 0.5 m</li> <li>-minimum rear yard setback: 0.75 m</li> <li>-notwithstanding Table 189(h), no landscaped area is required</li> </ul>

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(By-law 2011-442)				-minimum width of driveway providing access to a parking garage: 3.6 metres for a double traffic lane -the lands zoned R3A[1898] and LC[1899] H(16) are considered one lot for zoning purposes -no parking spaces are required for office, community centre, community health and resource centre and instructional facility uses
1900 (By-law 2012-6)	R1WW[1900] R2N[1900]			-maximum principal building height: 8 metres