

# Urban Exceptions 1,101-1,200 (Section 239)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1101	R4O[1101] R5O[1101]			<ul style="list-style-type: none"> <li>- parking spaces must be located a minimum distance of 3 m from the Charlevoix Street street line</li> <li>- parking spaces may be located in the required front yard</li> <li>- maximum number of driveways permitted along Charlevoix Street is 6</li> <li>- minimum distance between driveways, measured along the Charlevoix Street street line must be 3.5 m</li> <li>- front yard setback must be a minimum of 4.5 m</li> <li>- northwest interior side yard setback must be a minimum of 3 m</li> <li>- southeast interior side yard setback must be a minimum of 1.5 m</li> <li>- rear yard setback must be a minimum of 4.5 m</li> <li>- maximum encroachment of steps/porches into any yard is 4.5 m</li> <li>- maximum encroachment of patios into the rear yard is 4.5 m</li> </ul>
1102	R5E[1102] H (22)			<ul style="list-style-type: none"> <li>- parking spaces must be located a minimum distance of 2 m from the Charlevoix/Landry Street street line</li> <li>- parking spaces must be located a minimum distance of 0.1 m from the southeast interior side lot line</li> <li>- parking spaces must be located a minimum distance of 0.6 m from the Vanier Parkway street line</li> <li>- parking spaces may be located in the required front yard</li> <li>- minimum front yard setback 4.2 m</li> <li>- northwest interior side yard setback must be a minimum of 3.8 m</li> <li>- minimum rear yard setback 6 m</li> <li>- maximum encroachment of patios/balconies into any yard 2 m</li> <li>- a podium/steps having a maximum height of 1 m may be located in any yard</li> <li>- minimum of 14% of the lands, excluding the podium, must be landscaped area</li> <li>- maximum height of any building 21 m</li> </ul>
1103	R4O[1103]			<ul style="list-style-type: none"> <li>- minimum front (Selkirk Street) yard setback 3.5 m</li> <li>- minimum distance between a driveway and the intersection of street lot lines 3.8 m</li> <li>- minimum distance between driveways 0.7 m</li> <li>- maximum height of any building 0 m</li> <li>- minimum rear (north) yard 4.0 m</li> <li>- maximum number of driveways 9</li> </ul>
1104	R5D[1104] H(25)			<ul style="list-style-type: none"> <li>- parking spaces must be located a minimum distance of 0.3 m from the Jeanne Mance Street street lot line</li> <li>- parking spaces may be located in the required front yard</li> <li>- parking spaces must be located a minimum distance of 5.5 m from the Cyr Avenue street lot line</li> <li>- minimum front (south) yard setback 1.7 m</li> </ul>

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				<ul style="list-style-type: none"> <li>- minimum interior side (west) yard setback 3.4 m</li> <li>- minimum rear (north) yard setback 1.5 m</li> <li>- maximum encroachment of stairs into the corner side (east) yard 3 m</li> </ul>
1105	R4E[1105]	<ul style="list-style-type: none"> <li>- dwelling unit</li> <li>- medical facility</li> </ul>		<ul style="list-style-type: none"> <li>- maximum gross floor area of an office must not exceed 145 m<sup>2</sup></li> <li>- parking spaces must be located a minimum distance of 0.9 m from the Cantin Street street lot line</li> <li>- parking spaces may be located in the required corner side yard</li> <li>- minimum front (south) yard setback 5.2 m</li> <li>- maximum encroachment of stairs into the front (south) yard 1.3 m</li> <li>- parking spaces must be located a minimum distance of 4.4 m from the Montreal Road street lot line</li> <li>- parking spaces may be located in the required front (south) yard.</li> </ul>
1106 (By-law 2017-302)	R5E[1106] H(48)	<ul style="list-style-type: none"> <li>- day care</li> <li>- medical facility</li> <li>- bank</li> <li>- office limited to a doctor, dentist, lawyer, architect, engineer, accountant or chiropractor</li> <li>- payday loan establishment</li> </ul>		<ul style="list-style-type: none"> <li>- maximum gross floor area of any one commercial use may not exceed 186 m<sup>2</sup></li> </ul>
1107	R4E[1107]	<ul style="list-style-type: none"> <li>- retail food store</li> <li>- community health and resource centre limited to a food bank</li> </ul>		<ul style="list-style-type: none"> <li>- a maximum of two residential dwelling units permitted</li> <li>- maximum gross floor area of a retail food store or a food bank may not exceed 193 m<sup>2</sup></li> <li>- parking spaces must be located a minimum distance of 3 m from the Marier Avenue street lot line</li> <li>- parking spaces may be located in the required front yard</li> <li>- 1 parking space for each residential dwelling unit</li> <li>- 1 parking space for each 40 m<sup>2</sup> of food bank gross floor area</li> <li>- a minimum of 27% of the lands must be of landscaped area</li> <li>- minimum rear yard setback 3 m in relation to a building containing a retail food store or a food bank</li> </ul>
1108	R4E[1108]			<ul style="list-style-type: none"> <li>- minimum rear yard setback for a semi-detached dwelling 5.5 m</li> <li>- minimum east interior side yard setback of 3 m</li> </ul>
1109 (By-law 2015-197)	R4E[1109]	<ul style="list-style-type: none"> <li>- day care</li> <li>- school</li> <li>- community centre limited to a drop-in centre</li> </ul>		<ul style="list-style-type: none"> <li>- Section 141 applies to the additional permitted uses in Column III (Additional Land Uses Permitted)</li> <li>- the maximum gross floor area in Section 141 does not apply</li> </ul>
1110	R4E[1110]			<ul style="list-style-type: none"> <li>- minimum the rear yard setback 5.8 m</li> <li>- maximum encroachment of a porch into the rear yard 1.2 m</li> <li>- minimum west interior side yard setback 1.3 m</li> <li>- maximum encroachment of a porch into the front yard 4 m</li> </ul>

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				- maximum number of residents occupying a group home 21
1111	R4E[1111]			- the following provisions apply to a detached dwelling: - minimum lot area for an interior or corner lot 273 m <sup>2</sup> - minimum lot depth 18 m - minimum lot width for a corner lot 14 m - minimum corner side yard setback 1.8 m in relation to the existing detached dwelling only - minimum front yard setback for an interior lot 5 m - minimum rear yard setback for an interior lot 6.5 m
1112	R4O[1112]			- the following apply to a duplex dwelling: - minimum rear yard setback for a shed from the rear lot line of 0.4 m in relation to the existing storage shed and from the - minimum north interior side lot line of yard 0.3 m in relation to the existing storage shed - a minimum of one parking space is required in relation to the existing duplex dwelling
1113 (By-law 2015-197)	R4E[1113]	- restaurant, take-out -catering establishment		- with respect to the existing building, the following provisions apply: i) maximum lot coverage 55% ii) minimum front (Marier Avenue) yard setback 1.2 m iii) minimum corner side yard setback 0.3 m iv) minimum interior side yard setback 2.9 m v) minimum rear yard setback 3 m vi) minimum of 27% of the lot must be landscaped area vii) no parking spaces are required for a take-out restaurant of 110 m <sup>2</sup> or less
1114 (By-law 2012-334) (By-law 2010-307) (OMB Order #1254 issued May 4, 2007)	R5D[1114]			General - the lands zoned R5D[1114] shall be considered as one lot for the purposes of applying the provisions of the zoning by-law, notwithstanding the future division of the land For apartment dwelling, low rise: - minimum front yard setback along Landry Street is 3.6 metres; - maximum permitted height: 13.5 metres; -maximum permitted number of storeys above grade: 3; - minimum yard setback fronting onto private streets or a parking lot is 2.5 metres; - minimum interior side yard setback of 5.5 metres is required for apartment dwelling, low-rise; -minimum rear yard setback of 5.5 metres is required for an apartment dwelling, low-rise; - a maximum of 60 dwelling units may be provided in an apartment dwelling, low-rise; - the minimum distance between two apartment dwellings, low rise on the same lot is 11.5 metres; -the minimum distance between a parking lot and public streets is 1.8 metres; - the minimum parking requirement for apartment dwelling, low rise is 1.1 parking spaces per dwelling unit. For townhouse dwellings on a private street:

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				<ul style="list-style-type: none"> <li>- minimum required rear yard setback is 6.0 metres;</li> <li>- minimum required lot depth of 26 metres;</li> <li>- minimum required interior side yard setback of 1.5 metres;</li> <li>- minimum required corner side yard setback of 2.5 metres;</li> <li>- minimum distance between a townhouse dwelling and an apartment dwelling in the adjacent R5D[1452] zone is 20 metres.</li> </ul>
1115 (By-law 2008-462)	R4E[1115]			<p>the following provisions apply to a duplex dwelling:</p> <ul style="list-style-type: none"> <li>- the required front yard setback is 0.9 m in relation to the existing building</li> <li>- the setback for 2 parking spaces from a required street line must be 3.5 m</li> <li>- the subject property is considered a separate lot for zoning purposes</li> <li>-Section 125 (d) does not apply</li> </ul>
1116 (By-law 2020-291)	R4E[1116]			<ul style="list-style-type: none"> <li>- required number of parking spaces is 2</li> </ul>
1117	R4E[1117]	<ul style="list-style-type: none"> <li>- restaurant, take-out</li> <li>- convenience store</li> </ul>		<ul style="list-style-type: none"> <li>- with respect to the existing building, the following provisions apply:</li> <li>i) front yard setback 0 m</li> <li>ii) interior side yard setback 3.4 m</li> <li>iii) corner side yard setback 0.3 m</li> <li>iv) parking space requirement 1 space in relation to the uses permitted</li> </ul>
1118	R4O[1118]			<ul style="list-style-type: none"> <li>- the following apply to a duplex or semi-detached dwelling:</li> <li>i) minimum lot width 9.8 m</li> <li>ii) minimum lot area 299 m<sup>2</sup></li> <li>iii) minimum northern interior side yard setback must be 0 m in relation to the duplex dwelling</li> <li>iv) the unobstructed vehicular passageway must be 2.8 m wide</li> <li>v) the vehicular passageway behind one of the two parking spaces required for the duplex dwelling must be 4.8 m wide</li> </ul>
1119	R5D[1119] H(25)	<ul style="list-style-type: none"> <li>- day care</li> </ul>		<ul style="list-style-type: none"> <li>- the unobstructed yard setback must be 3.5 m in relation to the western side of any new building and 3 m in relation to the eastern side</li> <li>- the parking space requirement for a retirement home is 1space/6.25 beds</li> <li>- the northern corner side yard setback must be 3.6 m in relation to the existing building except that a 10 m portion may be reduced to a 0.8 m side yard commencing from the most easterly wall</li> <li>- the southern interior side yard setback must be 1 m in relation to the existing building only</li> <li>- the front yard setback must be 0.2 m in relation to the existing building and the balconies (either enclosed or unenclosed)</li> <li>- Section 163 (1)(d) does not apply</li> </ul>
1120 (By-law 2020-291)	R4E[1120]			<ul style="list-style-type: none"> <li>- the required number of parking spaces may be reduced by one</li> </ul>
1121	R4O[1121]	<ul style="list-style-type: none"> <li>- parking lot</li> </ul>		<ul style="list-style-type: none"> <li>- parking spaces be permitted within the 3 m</li> </ul>

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				northern and southern side yards setback - an opaque fence along the southern interior lot line will be permitted to start 13 m from the Altha Avenue street line - the unobstructed yard requirement is 4.5 m in relation to the habitable room windows at the rear of the building only
1122 (By-law 2020-291)	R4E[1122]			- minimum front yard setback 3 m - minimum interior side yard setback 2.9 m - parking is permitted up to 3.6 m from the corner side lot line and up to 3 m from the front lot line - the required number of parking spaces may be reduced by one
1123 (By-law 2020-291)	R4E[1123]			- minimum front yard set back 6m - minimum rear yard set back 6 m - parking permitted: up to 1.2 m from the north interior lot line; up to 0 m from the south interior lot line; and up to 6 m from the front lot line - minimum north interior side yard setback 1.2 m - parking space requirements may be reduced by 2 spaces
1124 (By-law 2020-291)	R4E[1124]			- a third dwelling unit may be added with a 10 m lot width
1125 (By-law 2020-291)	R4O[1125]			- minimum northern interior side yard setback 1 m in relation to a 4 storey building only - building height 10.5 m for uses other than apartment dwelling, low rise
1126 (By-law 2020-291)	R4E[1126]			- minimum south interior side yard 1.7 m - minimum front yard setback 5.1 m - a porch may encroach into the required front yard a maximum of 2.9 m
1127 (By-law 2015-191)	R4E[1127]			- a dwelling unit in the basement is permitted - minimum setback from a street of a parking space located in the corner side yard 2.2 m - a parking space is permitted in the corner side yard
1128	R4E[1128]			- for a corner lot, minimum lot width 10 m - minimum lot depth 20 m - minimum lot area 160 m <sup>2</sup> for an interior lot and 200 m <sup>2</sup> minimum for a corner lot - minimum front yard setback for a building situated on an interior lot of 2.2 m - minimum front yard setback for an attached or detached garage situated on an interior lot 2.8 m and for a corner lot 4 m minimum - minimum interior side yard setback 0.6 m, provided that where there are two interior side yards on the same lot, one of them must be 0.9 m minimum - minimum corner side yard 2.2 m - minimum distance between a driveway on Maple Street and an intersection of street lines must be 6 m - minimum parking setback from Cyr Avenue 2.8 m and from Maple Street 4 m minimum
1129	R4E[1129]			- minimum lot depth 26.5 m - minimum lot area 240 m <sup>2</sup> - minimum interior side yard setback: 0.4 m on one side and 2.2 m on the other side

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				<ul style="list-style-type: none"> <li>- minimum rear yard setback 7.1</li> <li>- minimum width of a parking space and vehicular passageway 2.4 m</li> </ul>
1130 (By-law 2020-291) (By-law 2015-191)	R4E[1130]			<ul style="list-style-type: none"> <li>- a dwelling unit in the basement is permitted</li> <li>- an outside staircase is permitted in the north side yard</li> <li>- parking spaces must be located at a minimum of 7.7 m measured perpendicularly from the most westerly rear wall of the building</li> <li>- a landscaped open space area of 7.6 m minimum of depth by 6 m minimum of width must be provided adjacent to the most westerly rear wall of the building or its extension</li> </ul>
1131	R4E[1131]			<ul style="list-style-type: none"> <li>- the building existing on June 18, 1991 may be enlarged by a maximum of 49 m<sup>2</sup></li> <li>- the total floor area of the building after the enlargement referred to herein shall cannot exceed 192 m<sup>2</sup></li> <li>- the enlargement must be used for a garage for a motor vehicle</li> <li>- a 0.4 m roof and eaves encroachment will be allowed into the front and the corner side yard for the existing building and its extension</li> <li>- the corner side yard must be a minimum of 2.9 m for the existing building and 1.4 m minimum for the most southerly 4.5 m of the building as extended</li> <li>- minimum front yard setback for the existing building 2.7 m</li> <li>- minimum rear yard setback for the building as extended 6.4 m</li> <li>- minimum interior side yard setback for the building as extended 0.3 m</li> <li>- in the event the building is demolished or destroyed, any new building must comply with all the provisions of the zone in which it is located</li> </ul>
1132 (By-law 2020-291)	R4E[1132]			<ul style="list-style-type: none"> <li>- for a detached dwelling: <ul style="list-style-type: none"> <li>i) minimum front yard setback 1.5 m</li> <li>ii) minimum rear yard setback 3 m</li> <li>iii) minimum setback between a parking space and Ste-Monique Street 3 m</li> <li>iv) one of the two interior side yards must be a minimum of 4.5 m</li> </ul> </li> <li>- for a semi-detached dwelling: <ul style="list-style-type: none"> <li>i) minimum front yard setback 1.3 m</li> <li>ii) minimum rear yard setback 0.6 m</li> <li>iii) parking space setback is not required</li> <li>iv) maximum building height 10 m except for an apartment dwelling, low rise</li> </ul> </li> </ul>
1133 (By-law 2020-291)	R4E[1133]			<ul style="list-style-type: none"> <li>- minimum area for one dwelling unit 36 m<sup>2</sup></li> </ul>
1134	R4E[1134]			<ul style="list-style-type: none"> <li>- the building existing on June 16, 1992 may be enlarged by a maximum of 3 m<sup>2</sup> and a staircase is permitted at the back of the addition</li> <li>- the enlargement shall must be that used for a restaurant</li> <li>- minimum setback between Barrette Street and the staircase 6 m</li> <li>- minimum setback between the rear lot line</li> </ul>

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				and the staircase 2 m - a screened garbage container must be available on site
1135 (By-law 2020-291)	R4E[1135]			- minimum east and west interior side yards 1.2 m
1136 (By-law 2020-291) (By-law 2015-191)	R4E[1136]			- a dwelling unit in a basement is permitted - parking space requirement reduced to 0.33 space per dwelling unit
1137	R4E[1137]			- minimum southerly interior side yard setback for the existing building and any addition thereto must be 0.6 m plus the sum of: (i) 0.7 m per storey over the second storey; and (ii) 0.2 m per metre of building length in excess of 21 m parallel to the interior side lot line, provided that where access to parking is provided in an interior side yard, the minimum width of the said interior side yard must be the greater of 3 m or the above combination of building height and length
1138 (By-law 2020-291)	R4E[1138]			- for a duplex dwelling: i) minimum lot width 10.2 m ii) minimum lot depth 19.2 m iii) minimum lot area 197m <sup>2</sup> iv) minimum front yard setback 3 m v) minimum rear yard setback 5 m vi) maximum proportion of a front yard that is a vehicular passageway 51% vii) minimum proportion of a front yard which is landscaped with soft landscaping materials 43% - the subject property is considered a separate lot for zoning purposes
1139 (By-law 2020-291) (By-law 2014-189)	R4E[1139]			- minimum width of a parking space 2.5 m - minimum area of a parking space 15 m <sup>2</sup> - parking setback from any street line does not apply- the parking space requirement for the fourth dwelling unit is eliminated - minimum of 18% of the front yard must be landscaped with soft landscaping materials
1140	R4E[1140]			- minimum interior side yard requirement 1.4 m in relation to the existing building
1141 (By-law 2020-291)	R4E[1141]			- minimum distance between Lavergne Street and a parking space 2 m - minimum of 28% of the lot must consist of landscaped area
1142 (By-law 2015-191)	R4E[1142]			- maximum permitted density 89 units /ha - a dwelling unit is permitted in a basement - tandem parking is permitted for 2 parking spaces - the setback of 2 parking spaces from the Deschamps Street line may be 0 m - minimum width of 2 parking spaces may be 2.4 m
1143 (By-law 2020-291)	R4E[1143]			- minimum lot width 9.4 m - minimum lot area for a duplex 280 m <sup>2</sup>
1144 (By-law 2015-191)	R4E[1144]			- maximum permitted density 81 units /ha - the parking requirement in relation to the existing building may be reduced by 1 space

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				- a minimum of 42 % of the front yard may be landscaped with soft landscaping - a third dwelling unit is permitted in the basement
1145	R4E[1145]			- maximum permitted density 95 units /ha - the parking requirement for an apartment dwelling, low rise containing a maximum of 6 units is 0.66 parking space per dwelling unit
1146 (By-law 2015-191) (By-law 2014-189)	R4E[1146]			- two dwelling units are permitted in the basement of a converted dwelling
1147 (By-law 2015-43)	Reserved for Future Use			
1148 (By-law 2020-291) (By-law 2015-191)	R4E[1148]			- parking requirement in relation to existing building reduced by one space - minimum 42% of front yard must be landscaped with soft landscaping - third dwelling unit permitted in basement
1149 (By-law 2015-190) (OMB Order, File #PL080959, issued September 18, 2009)	IP6[1149] H(12)	- animal care establishment - animal hospital - bar - convenience store - drive through facility - instructional facility - post office - personal service business - recreational and athletic facility - restaurant, full service - restaurant, take out - retail store - retail food store		- minimum rear yard setback 3.8 metres - Section 205 (2) (b) and (c) does not apply - minimum lot width is 40 m - maximum lot coverage is 40%
1150 (By-law 2020-291) (By-law 2012-349)	R4Z[1150]			- minimum corner side yard setback 2.5 m - minimum interior side yard setback 5.5 m - maximum lot coverage 55% - the minimum required parking spaces is calculated at a rate of 1 space per unit
1151	R4Z[1151]			- minimum front yard setback 3 m
1152	R4Z[1152]			- minimum front yard setback 3 m - minimum building spacing 3 m - maximum lot coverage 35% - number of rear yards per lot 0
1153	R4Z[1153]			- minimum front yard setback 4.5 m - minimum side yard setback 7.5 m - required parking spaces must be provided at the rate of 1.25 spaces per residential unit, of which 0.2 spaces/unit will be assigned as visitor spaces
1154 (By-law 2020-291)	R4Z[1154]			- maximum lot coverage of 30% - minimum building spacing of 3.1 m - minimum front yard setback of 4.5 m - minimum side yard setback of 7.5 m - required parking spaces will be provided at the minimum rate of 1.25 spaces per residential unit of which 0.2 spaces per unit will be assigned as visitor parking spaces



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1155	R5A[1155]			<ul style="list-style-type: none"> <li>- maximum permitted density 76 units/ha</li> <li>- minimum lot area 3800 m<sup>2</sup></li> <li>- maximum lot coverage 35%</li> <li>- maximum building height 13 m</li> <li>- minimum front yard setback 3 m</li> <li>- minimum rear yard setback 2.5 m</li> <li>- minimum side yard setback 4.5 m where these lands abut lands zoned O1</li> <li>- the minimum parking requirement is calculated at the rate of 1.45 parking spaces per dwelling unit of which 0.2 spaces per visitor must be designated and posted as visitor parking</li> </ul>
1156	R5A[1156]	- the uses permitted in the LC zone are permitted and must take the form of a shopping centre which should include a convenience store		<ul style="list-style-type: none"> <li>- the non residential uses are subject to the following provisions:</li> <li>i) minimum lot area 929 m<sup>2</sup></li> <li>ii) minimum lot width 30 m</li> <li>iii) maximum lot coverage 30%</li> <li>iv) maximum building height main building 9.2 m</li> <li>v) minimum front yard setback 6 m *</li> <li>vi) minimum rear yard setback 6 m *</li> <li>vii) minimum side yard setback 3 m *</li> <li>* in cases where a LC zone abuts lands which are zoned residential, the yards that so abuts must be a minimum of 1.4 times the building height or the zone provisions for the yard that so abuts, whichever is the greater</li> <li>* in cases where a LC zone is separated by a street from lands which are zoned residential, the front yard for that part of the land so separated by a street, must be a minimum of 1.4 times the building height less one-half the width of the street, or the zone requirement for the front yard whichever is the greater</li> <li>- maximum gross leasable floor area 1,859 m<sup>2</sup></li> </ul>
1157	R5A[1157]			- no maximum building height applies
1158	R5A[1158] H(34)	- snow disposal facility – interim use		<ul style="list-style-type: none"> <li>- maximum permitted density 160 u/ha</li> <li>- a snow disposal facility is permitted provided that snow is brought to the land from a site not more than 300 m driving distance</li> </ul>
1159	R5A[1159]			<ul style="list-style-type: none"> <li>- minimum front yard setback 8 m</li> <li>- minimum rear yard setback 4.5 m</li> <li>- maximum building height main building 48 m</li> <li>- minimum side yard setback for underground garage 7 m</li> <li>- maximum number of dwelling units 115 units</li> </ul>
1160 (By-law 2012-132) (By-law 2009-164)	R5A[1160] H(34)	- the uses listed in the LC zone		<ul style="list-style-type: none"> <li>- the uses listed in the LC zone limited to a maximum gross leasable area of 929 m<sup>2</sup></li> <li>- minimum side yard setback for non-residential uses 4 m</li> <li>- maximum permitted density 125 units /ha</li> <li>- the maximum density applies to both the R5A[1160] H(34) zone and the R5A[1923] H(34) zone as if it were one zone or property</li> </ul>
1161	R5A[1161]			- maximum permitted density 55 units /ha
1162	R5A[1162] H(34)			- minimum side yard setback 3.5 m
1163 (By-law 2012-334)	R5A[1163] H(34)			<ul style="list-style-type: none"> <li>- maximum permitted density 67 units /ha</li> <li>- maximum building height 25 m</li> <li>- minimum side yard setback for townhouse dwelling 3.5 m</li> </ul>
1164	R5A[1164] H(34)	snow disposal facility		- see also R5A[1160] H(34) for shared density

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(By-law 2009-164)	R3Z[1164] H(34)			provision
1165	R4N[1165]	- medical facility - dwelling unit		- medical facility may not exceed 100 m <sup>2</sup> in gross floor area, and is limited to ground floor locations only
1166	R3Z[1166]			- minimum lot area 3,289 m <sup>2</sup>
1167 (By-law 2021-218)	Reserved for future use			
1168	R1FF[1168]			- minimum lot width 22.8 m - maximum lot coverage 45% - minimum rear yard setback 7.5 m
1169 (By-law 2013-274)	R5B[1169] S 224	-office -medical facility -retail store		-no loading space is required -minimum width of a driveway is 6m -minimum parking aisle width is 6m -building heights and setbacks as per Schedule 224 -at least 21% of the site must be landscaped area - a maximum of three separate medical facility/retail/office uses may only be located on the ground floor -the gross floor area for the medical facility/retail store/office uses must not exceed 500 square metres
1170	R1HH[1170]	- all uses in the R1HH zone, or place of worship		- minimum lot area for place of worship and residential uses 2,000 m <sup>2</sup> - minimum lot width 30 m - minimum front yard setback 6 m - minimum interior side yard setback 3 m - minimum corner side yard setback 6 m - minimum rear yard setback 6 m - building spacing 3 m - maximum lot coverage 35% - maximum building height 9 m or as shown on zoning map - maximum number of storeys 2 ½
1171	R1HH[1171]	- all uses in the R1HH zone, or -place of worship or -apartment dwelling, low-rise -park		-place of worship, apartment, low rise and park are subject to the provisions of exception [1170] except minimum lot area as follows: i) place of worship 3,750 m <sup>2</sup> ii) apartment dwelling, low rise and park 5,500 m <sup>2</sup> - maximum lot coverage apartment dwelling, low rise 40%
1172	R1HH[1172]	all uses in the R1HH zone or, - place of worship or - apartment dwelling, low-rise - park		- place of worship, apartment, low rise and park are subject to the provisions of exception [1170] except minimum lot area as follows: i) place of worship 3,200 m <sup>2</sup> ii) apartment dwelling, low rise and park 5,650 m <sup>2</sup> - maximum lot coverage apartment dwelling, low-rise 40%
1173	R1HH[1173]	-all uses in the R1HH zone, or - apartment dwelling, low rise - park		- apartment dwelling, low-rise permitted subject to the provisions of exception [1170], except minimum lot area 5,500 m <sup>2</sup> - maximum lot coverage apartment dwelling, low-rise 40%
1174	R1HH[1174]	- all uses in the R1HH zone, or - apartment dwelling, low rise		- apartment dwelling, low rise and park are permitted subject to the provisions of exception [1170], except minimum lot area 4,900 m <sup>2</sup>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
		- park		
1175	GM1[1175] H(18.5)	- amusement centre - automobile service station - cinema - theatre - light industrial uses		- minimum front yard and corner side yard setback: 5 m - minimum rear yard and interior side yard setbacks- 12 metres - loading may be located in any yard - the total gross leasable floor area on these lands must not exceed 35,000 m <sup>2</sup> - minimum parking rate for retail store limited to a garden centre- 2.5 spaces per 100 m <sup>2</sup> of gross floor area - automobile service station permitted provided it is structurally integrated into, clearly associated with and secondary to a retail store limited to the sales of automobile parts and accessories
1176 (By-law 2017-302)	R1HH[1176]	- all uses in the R1HH zone, or - medical facility - office -payday loan establishment - bank - day care		- medical facility, office, (excluding an accessory restaurant), a bank or a day care are permitted subject to the provisions of exception [1170], except minimum lot area 900 m <sup>2</sup>
1177	GM21 F(2.0) H(9)			- minimum lot area is 950 m <sup>2</sup>
1178	R1HH[1178]	- all uses in the R1U zone		- residential uses subject to the provision of the R1HH or the R1U zones
1179 (By-law 2016-131) (By-law 2012-334)	R1HH[1179] - h	- all uses in the R1HH zone, or - day care - retirement home -residential care facility - park - place of worship, or - townhouse dwelling - home-based business -planned unit development		- day care, retirement home, residential care facility, park and place of worship are permitted subject to the provisions of exception [1170] - townhouse dwelling, planned unit development and home-based business are permitted subject to the removal of the holding "h" provision of Section 36 of the Planning Act, R.S.O. 1990 and subject to the provisions of exception [1170]
1180	R1HH[1180]	- all uses in the R1HH zone, or - medical facility - office		- despite the provisions of exception [1170], the maximum number of storeys is 2 - medical facility or office are permitted subject to the provisions of exception [1170], except minimum lot area 1,250 m <sup>2</sup>
1181	R1HH[1181]	- all uses in the R1HH zone, or - medical facility - office		- despite the provisions of exception [1170], the minimum lot frontage is 18 m and the maximum number of storeys is 2 - medical facility or office are permitted subject to the provisions of exception [1170] , except minimum lot area 1,250 m <sup>2</sup>
1182	R1HH[1182]	- all uses in the R1HH zone, or - medical facility - office		- despite the provisions of exception [1170], the maximum number of storeys is 2 - medical facility or office are permitted subject to the provisions of exception [1170], except minimum lot area 1,400 m <sup>2</sup>
1183	R1HH[1183]	- all uses in the R1HH zone, or - medical facility - office		- despite the provisions of exception [1170], the minimum lot width is 18 m and the maximum number of storeys is 2 - medical facility or office are permitted subject to the provisions of exception [1170], except minimum lot area 1,400 m <sup>2</sup>
1184	R1HH[1184]	all uses in the R1HH		- townhouse dwelling, home-based business,

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
(By-law 2012-334)		zone or - townhouse dwelling - home-based business - park - apartment dwelling, low rise		park and apartment dwelling, low rise permitted subject to the provisions of exception [1170], except minimum lot area 2,050 m <sup>2</sup>
1185	R2B[1185]	- all uses in the R2B zone, or - apartment dwelling, low rise - park		- apartment dwelling, low rise and park are permitted subject to the provisions of exception [1170], except minimum lot area 2,700 m <sup>2</sup>
1186	R3Z[1186]	- all uses in the R2A zone, or - all uses in the R1U zone, or - all uses in the R3Z zone		
1187	R3Z[1187]	- all uses in the R1HH zone, or - all uses in the R1U zone, or - all uses in the R3Z zone		
1188	R2A[1188]	- all the uses in the R2A zone, or - apartment dwelling, low rise - park		- apartment dwelling, low rise and park are permitted subject to the provisions of exception [1170]
1189	R4Z[1189]	- office - medical facility - retail store - personal service business		- minimum front yard setback 2 m - minimum rear yard setback 7.5 m - maximum lot coverage 35 % - minimum required parking is one space/dwelling unit
1190	R4Z [1190]			- minimum permitted density 70 units /ha, maximum 112 units /ha - maximum building height 11.5 m - minimum front yard setback 4.8 m - minimum rear yard setback 5.9 m - minimum interior side yard setback 3.2 m - minimum corner side yard setback 3.5 m - minimum building spacing 2.4 m
1191 (By-law 2018-171) (By-law 2015-190)	LC5[1191]	- light industrial use - warehouse - animal care establishment - animal hospital - amusement center - drive through - instructional facility - restaurant, full service - restaurant, take out - storefront industry	- residential use buildings	- permitted uses other than light industrial use, storefront industry and a warehouse must occupy: (1) a minimum cumulative total of 40% of the ground floor area of the building; (2) 80% of the wall area of the ground floor facing Innes Road, and (3) 40% of the wall area of the ground floor facing Lanthier Drive, excluding any enclosed loading space - maximum lot coverage 50%
1192	R4Z[1192]			- an enclosed or covered walkway above grade is permitted to provide a pedestrian connection only between main buildings on adjoining lots
1193 (By-law 2012-334)	R3Z[1193] R3Y[1193] R3VV[1193]			- townhouse dwelling minimum lot width 5 m - minimum corner side yard setback 4.5 m
1194	R2S[1194]	- day care		- one side yard of 1m is allowed per interior

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
		- retirement home		lot occupied by a detached dwelling - a minimum front yard setback of 5 m is permitted where a garage extends toward the front of the lot not more than 1.2 m past the habitable portion of a detached dwelling - a minimum front yard setback of 4 m is permitted where a garage does not extend toward the front of the lot past the habitable portion of a detached dwelling (O.M. B. Order #1550 issued Nov. 18, 2003)
1195	R5B[1195] H(18) R5B[1195] H(19)			- minimum front yard setback 6 m - minimum corner side yard setback 4.5 m
1196 (By-law 2012-334)	R4P[1196]		- semi-detached dwelling - detached dwelling - three-unit dwelling - linked-detached dwelling - townhouse dwelling - duplex dwelling	- maximum building height 19 m
1197	R1AA[1197]			- minimum frontage on a public street 0 m - minimum lot width 20 m - minimum lot area 2,000 m <sup>2</sup>
1198 (By-law 2017-148) (By-law 2011-151) (By-law 2011-104) (By-law 2010-231)	AM[1198] H(22) GM[1198] H(22)		All non-residential uses except for: - animal care establishment - animal hospital - artist studio - bank - bank machine - community health and resource centre - day care -drive through facility - library - medical facility - municipal service centre - office - personal service business - post office - recreational and athletic facility - restaurant, full service - restaurant, take out - retail food store - retail store -urban agriculture	- minimum setback from Eagleson Road: 0 metres - Eagleson Road deemed as front lot line - the nearest part of at least one building must be located within 3 m of the front lot line (excluding any buildings existing September 27, 2006) - for any building or part of a building located with 50 metres of the front lot line, the nearest part of the building must be located within 3 metres of the front lot line (excluding any buildings existing September 27, 2006) - any building located at 100 or 130 Michael Cowpland Drive which contains an office must be oriented to face Michael Cowpland Drive -maximum total cumulative gross floor area for all uses: 18,500 m <sup>2</sup> -maximum total cumulative gross floor area for all uses other than office uses: 13,855 m <sup>2</sup> -maximum total cumulative gross floor area of 18,500 m <sup>2</sup> does not apply to office and residential uses that are: i) in a building containing only commercial uses on the ground floor; and ii) located above the ground floor -in Area B on Schedule 265 all uses other than office uses are not permitted unless the gross floor area of office uses already provided on the lands shown on Schedule 265 is at least 4,645 m <sup>2</sup> -except for office uses, no parking spaces for uses located on Area A may be located on Area B on Schedule 265 -except for existing drive through facilities, no queuing lane, drive through window or order board uses as part of a drive through facility may be located within 20 metres of a front lot line -minimum corner side yard setback in the GM[1198] H(22) S265 zone: 2 m -minimum width of landscaped area abutting

I Exception Number	II Applicable Zones	Exception Provisions		
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				a street in the GM[1198] H(22) S265 zone: 2m
1199 (By-law 2014-347) (By-law 2011-151) (By-law 2010-231)	GM[1199] GM15[1199]			- minimum front yard setback from Terry Fox Drive 6 metres - minimum rear yard setback 0 metres - maximum front yard setback- 3 m, however, once 30% of the width of the lot is occupied by buildings with ground level walls and active entrances within the front yard, the maximum front yard setback does not apply - maximum setback provision only apply along Eagleson Road - these lands are considered one lot for zoning purposes
1200	TM8[1200] S 229			- maximum permitted building height: area identified on Schedule 229: 25 metres other areas: as per TM Zone