

Urban Exceptions 1,601-1,700

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1601 (By-law 2018-171)	R5B[1601] H(18)	<ul style="list-style-type: none"> - artist studio - daycare - instructional facility - light industrial uses - office - personal business service - service and repair shop - restaurant – full service - restaurant – take out - retail store - storefront industry - training centre 		<ul style="list-style-type: none"> - light industrial uses and storefront industry must be wholly or in part within a completely enclosed building - light industrial uses and storefront industry are not or must not become obnoxious, offensive or dangerous by reason of the presence or emission of odour, dust, smoke, noise, gas, fumes, vibrations, radiation, refuse matter or water carried waste - any operation, except employee or customer parking carried on outside a building, must be completely enclosed by an opaque or translucent screen with a minimum height of 2.4 m - such exterior operations must not be carried on within the required front yard setback - at any given time, only one of the following permitted uses, limited to a gross floor area of 290 m², may exist on the property: <ul style="list-style-type: none"> - restaurant - full service - restaurant – take out - a minimum of three non-residential units is required - the parking requirement for permitted uses, within the building that existed at 492 Rochester Street on March 26, 2008 is 8 parking spaces, with the exception of restaurant – full service and restaurant - take-out. The establishment of a restaurant or any expansion of the existing building or construction of a new building will necessitate parking as required by the standard provisions of the Zoning By-law
1602 (By-law 2008-310)	R4N[1602]		<ul style="list-style-type: none"> all uses except for: <ul style="list-style-type: none"> - bed and breakfast - detached house - diplomatic mission - park - retirement home - retirement home, converted - rooming house - rooming house, converted 	<ul style="list-style-type: none"> - the lot line abutting Hunt Club is the front lot line - minimum lot area for a retirement home of 9400m² - minimum lot width for a retirement home of 115 m - minimum front yard setback of 15 m - minimum interior side yard setback of 6.5m - minimum rear yard setback of 7.5 m - maximum building height of 10.5 m - landscaped buffer of 3 m - parking for retirement home: 0.4 spaces per dwelling unit - maximum projection of a canopy into a required front yard: 9.5 m - all land zoned R4N[1602] is one lot for purposes of compliance to the zoning by-law - the holding symbol may only be removed following submission to and approval by the City of a site plan

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				control application
1603 (By-law 2016-249) (By-law 2009-392) (By-law 2009-184)	TM6[1603] H(19) TM6[1603] H(37)			<ul style="list-style-type: none"> - no parking is required for permitted commercial uses - the parking rate for apartment dwelling, low rise and apartment dwelling, mid-high rise and dwelling units is 0.25 spaces per unit - amenity area must be provided for each dwelling unit at the rate of 5.0m² per dwelling unit, one half of which must be provided as uncovered outdoor amenity area - no maximum yard setback for any part of a building over the second storey - no floor space index applies
1604	AM[1604]		<ul style="list-style-type: none"> - drive-through facility - restaurant 	<ul style="list-style-type: none"> - minimum yard setback between lot line abutting Merivale Road and building: 0 m - minimum front yard of 2.5 m - minimum parking space rate for non-residential: 1 space per 10 m²
1605	I1A[1605]		<ul style="list-style-type: none"> -all uses except: - residential care facility 	<ul style="list-style-type: none"> - no frontage on a public highway is required - minimum yard setback abutting a residential zone: 6 m - minimum yard setback abutting any other zone: 1 m
1606 (By-law 2009-390)	DR[1606]	<ul style="list-style-type: none"> - waste processing and transfer facility limited to construction and demolition waste 		<ul style="list-style-type: none"> - a waste processing and transfer facility is permitted for a temporary period effective November 25, 2009 and expiring on November 25, 2011 and is subject to the following: - the processing of liquid, hazardous or toxic materials is not permitted - flood or erosion control facilities are permitted - the storage, processing or sorting of materials is not permitted within 250 metres of Navan Road - no permanent structures are permitted - temporary office trailer accessory to the main use is permitted - minimum yard setback for temporary office trailer: 6 m from any lot line - minimum four (4) parking spaces or 1 space per 20m² of gross floor area of office space, whichever is greater, must be provided - 15 m minimum setback for any development from top of bank of the "Ottawa Front Municipal Drain" - a fully sight obscuring landscaped buffer of 1.8 m in height required between any parking area and any residential zone or use - a fully sight obscuring landscaped buffer of 1.8 m in height required along the side lot lines for a distance of 150 m from the front lot line - following expiration of the temporary zoning, the lands will revert to the

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				underlying DR zone
1607	AM[1607] H(21)-h			<ul style="list-style-type: none"> - maximum gross leasable floor area (glfa): 40 000 m² - gross leasable floor area cannot exceed 23 255 m² until such time as a minimum of 1 858 m² of glfa of office use is provided in the zone - office uses required as part of a development in the zone must occupy a separate office building or buildings, or the floor or floors immediately above the ground floor of a commercial mixed-use building - the maximum gross leasable floor area for the zone may be increased to 50 000 m² when: <ul style="list-style-type: none"> (a) the gross leasable floor area of office use in the zone, and (b) the gross leasable floor area of office and industrial uses in the abutting IG[1608] H(21)-h zone, together are equal to or greater than 7 432 m² - minimum parking required for a shopping centre: 3.4 spaces per 100 m² - minimum width of driveway or aisle: 6.5 m - garden centre or similar seasonal facility not permitted in a yard abutting a public street - a driveway providing access to a parking lot in the AM[1607] H(21)-h zone may pass through other zones - all land zoned AM[1607] H(21)-h is considered one lot for the purposes of determining zone provisions despite the lawful division of a lot pursuant to the Planning Act, the Condominium Act or any other similar legislation - the following conditions must be satisfied prior to removal of the holding -h symbol: <ul style="list-style-type: none"> (a) a connection to the sanitary sewer within the Vanguard Drive public road allowance is provided; (b) the sanitary sewers within Vanguard Drive and Tenth Line Road south of Vanguard Drive are constructed to the Tenth Line Road sanitary pumping station and are put into service; and (c) when the first two conditions of holding are satisfied, development in the AM[1607] H(21)-h zone or adjacent IG[1608] H(21)-h zone may proceed provided the combined total gross floor area in both zones does not exceed 23 225m². However, prior to any further development in excess of the combined total gross floor area of 23 225 m² in either zone, the following condition of holding must be satisfied,

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				at which time the holding -h symbol may be removed: (i)The City must approve a Transportation Impact Study the recommendations of which are to be implemented as a condition of development. Such study must address the increased trip generation and its effect on the surrounding road network during the year that any additional development in either zone is proposed and five years following the build-out of development in both zones.
1608 <i>(Subject to By-law 2017-275)</i> (By-law 2009-164)	IG[1608] H(21)-h		<i>all uses except:</i> - animal hospital - artist studio - bank machine - day care - instructional facility - light industrial uses - medical facility - office - park - parking garage - parking lot - personal service business - place of assembly - printing plant - production studio - research and development centre - service and repair shop - technology industry - training centre - warehouse -recreational and athletic facility limited to a fitness club	- a driveway providing access to a parking lot in the IG[1608] H(21)-h zone may pass through other zones - maximum lot coverage: 40% - the following conditions must be satisfied prior to removal of the holding (h) symbol: (a) a connection to the sanitary sewer within the Vanguard Drive public road allowance is provided; (b) the sanitary sewers within Vanguard Drive and Tenth Line Road south of Vanguard Drive are constructed to the Tenth Line Road sanitary pumping station and are put into service; and (c) when the first two conditions of holding are satisfied, development in the IG[1608] H(21)-h zone or adjacent AM[1607] H(21)-h zone may proceed provided the combined total gross floor area in both zones does not exceed 23 225 m ² . However, prior to any further development in excess of the combined total gross floor area of 23 225 m ² in either zone, the following condition of holding must be satisfied, at which time the holding (h) symbol may be removed: (i) The City must approve a Transportation Impact Study the recommendations of which are to be implemented as a condition of development. Such study must address the increased trip generation and its effect on the surrounding road network during the year that any additional development in either zone is proposed and five years following the build-out of development in both zones.
1609 (By-law 2020-291)	R4M[1609]			- minimum width of driveway accessing loading space: 3 m - parking area may not be located closer than 2 m to the lot line abutting St. Denis Street - minimum rear yard setback: 4.5 m - minimum front yard setback: 0 m

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				- maximum building height of apartment dwelling, low rise: 12.8 m
1610	Reserved for future use			
1611	Reserved for future use			
1612 (By-law 2009-302) (OMB Order PL080959 issued on May 15, 2009)	IL6[1612] H(30)-h	- restaurant, fast food - restaurant, take out - retail store without any limitations on the type of products offered for sale -automobile dealership	- drive-through facility	- automobile-related retail stores cannot exceed a floor area equal to 25% of the area of the lot - minimum yard setback from lot line abutting Highway 417: 14.0m - the following zone requirements apply to retail store: (a) minimum lot area: 0.81h (b) maximum lot coverage: 45% (c) minimum lot width: 45 m (d) minimum front yard setback: 3 m (e) minimum corner side yard setback: 3 m - minimum width of landscaped buffer between a parking lot and lot line abutting Highway 417, Terry Fox Drive and Silver Seven Road: 6 m - minimum width of landscaped buffer between a parking lot and lot line abutting the lot line that coincides with the boundary between Lots 1 and 2, Concession 2 in the Geographic Township of March: 4.5m - minimum parking rate for retail and shopping centre: 1 space per 20 m ² - maximum aggregate gross floor area of 8 175 m ² for all retail stores and service commercial uses - maximum height for retail store is limited to 11m - retail store and shopping centre are not permitted until the 'h' symbol is removed by City Council following: (1) City approval of the detailed design for the roadway modifications described in Exhibit 61 to the Ontario Municipal Board hearing regarding 15 Frank Nighbor Place and 737 and 777 Silver Seven Road, File numbers PL051066, PL060317 and PL060318 (2) conveyance to the City of all necessary road widenings to accommodate the roadway modifications noted above (3) the Owners of 15 Frank Nighbor Place, 20 Frank Nighbor Place, 720 Silver Seven Road, 737 Silver Seven Road and 777 Silver Seven Road entering into a registered cost sharing agreement to construct the roadway modifications noted above and a copy being provided to the City. (4) provision to the City of an implementation plan including a construction schedule for the roadway modifications noted above (5) provision of a performance deposit

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				to the City for the roadway modifications noted above
1613	GM[1613] H(36) F(3.1)			- minimum width of landscaped buffer may be reduced from 3 m to 1 m for a length of 35 m - parking spaces for commercial uses may be a minimum of 2.4 m wide - the projection of a loading bay structure into a required rear yard is permitted
1614	GM4[1614] F(3.0)	- parking lot		- parking lot only permitted as an ancillary use to the permitted uses at 601 Bank St., until: i) the uses existing at 601 Bank St. on February 27, 2008 cease to exist; or ii) the lands zoned GM4[1614] F(3.0) are developed
1615	R5B[1615] S235			- maximum building heights as per Schedule 235 - clause 110(1)(a) does not apply - minimum yard setbacks as per Schedule 235 - despite Table 102 the minimum number of required visitor parking spaces for phases II and III together is 12 - despite clause 106(1)(b), 20 of the required parking spaces for phases II and III may have a reduced minimum length of 2.6 m - despite Section 107 the minimum required width of a driveway is 3.5 m - the height restrictions set out in Schedule 235 do not apply to balconies in Areas C, D and F.
1616 (By-law 2017-148)	O1[1616]		- urban agriculture	
1617	R2G[1617]			- minimum front yard setback is 4.9 m - minimum side yard setback is 1.2 m - minimum rear yard setback is 4.9 m - the minimum area the rear yard must occupy is 125m ²
1618	R1L[1618] R1Q[1618]			- maximum lot coverage: 40% - end note 4 does not apply to maximum rear yard setback
1619	TM[1619]S236			- all uses located on the ground floor abutting a public street must have direct pedestrian access to the public street - despite the Heritage Overlay provisions of 60(1), (2), (3)(a)(b)(c)(d) and (4) the following applies: (i) the maximum front yard setback: 2 m (ii) despite (i) above when an outdoor commercial patio accessory to a restaurant use is located in a front yard, the maximum front yard setback is 3 m for a maximum length of 6 m (iii) despite (i) above, the maximum front yard setback is permitted to be 4 m for a length of no more than 11.0m

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				along the frontage, provided that the maximum front yard setback is 1.1 m for at least 16 m of the frontage - for a building over 19m in height the minimum front yard setback is 1 m - for a building containing a minimum of 35 dwelling units and which provides a minimum of 65% of the gross floor area as residential units, the maximum building heights are as shown on Schedule 236
1620 (By-law 2015-45)	AM[1620]S121	- warehouse		- minimum parking requirement for the area of a warehouse providing self-storage units is 8 spaces - minimum of 2 loading spaces required - all storage must be located within the principal building
1621	GM23[1621] H(22)			- development may occur on a lot not having frontage on a public street
1622	RI5 [1622]			- minimum lot width: 15 m
1623 (By-law 2008-453)	R1AA[1623]	- office, limited to an embassy - residential care facility		- minimum landscaped buffer for diplomatic mission and office uses abutting: (i) a street: 3 m (ii) a residential zone: 5 m - the following provisions apply to a residential care facility: i) minimum rear yard setback: 7.5 m; ii) minimum interior side yard setback: 7.5 m; iii) maximum floor area, which means the total area of all floors, whether located above or below grade, measured from the interior of the outside walls: 1,520 m ² iv) maximum number of residents: 26; v) the perimeter of all outdoor amenity areas must be screened from view by an opaque screen with a minimum height of 2.13 metres, except where they abut the building; vi) an opaque screen with a minimum height of 2.13 metres must be located along all lot lines abutting a residential zone; vii) a landscaped buffer, a minimum of 3 metres in width, is required along all lot lines abutting a residential zone; viii) notwithstanding subsection 109(3), parking may be located in the provided front yard.
1624 (By-law 2009-295)	IL2[1624]H(21)-h IH[1624]H(21)-h			- the h symbol will not be removed until such time as: (i) it can be demonstrated that lands can be serviced for all municipal services, including roads, water and sanitary and storm sewers, and (ii) a Community Design Plan for the Mixed Use Centre is approved,
1625 (By-law 2008-283)	R4Z[1625]	- office - medical facility - retail store	- detached dwelling - duplex dwelling	- minimum front yard setback: 2.0 m - minimum rear yard setback: 7.5 - minimum lot coverage: 35%

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		- service and repair shop	- linked-detached dwelling - semi-detached dwelling	- minimum required parking: 1 space per dwelling unit
1626 (By-law 2015-45) (By-law 2008-283)	Reserved for future use			
1627 (By-law 2012-334) (By-law 2008-462) (By-law 2008-283)	R3YY[1627]			<p>A. General:</p> <ul style="list-style-type: none"> - where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6m from the back edge of the sidewalk - the front wall of an attached garage may not be located more than 2m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch - minimum density is 29 units per net hectare - the minimum distance between a driveway and an intersection of two street lines is 6m measured at the street line - the minimum distance between a driveway for a townhouse dwelling on a public lane and an intersection of two street lines is 3.5m measured at the street line - outdoor amenity areas is permitted on top of garages in townhouse dwellings located on rear lanes - more than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home provided a draft Plan of Subdivision has been approved for the lot of record <p>For detached dwellings:</p> <ul style="list-style-type: none"> - minimum lot area is 220m² - minimum lot width is 8.8m - minimum front yard setback is 3m for the principle building and attached garage - minimum combined interior side yard setback is 1.8m with a minimum of 0.6m on one side - minimum rear yard for a corner lot is 0.6m - minimum corner side yard is 2.5m - maximum lot coverage is 55% <p>For semi-detached dwellings:</p> <ul style="list-style-type: none"> - minimum lot area is 137m² - minimum lot width is 5.5m - minimum front yard setback is 3m for the principle building and attached garage - minimum corner side yard is 2.5m

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				<ul style="list-style-type: none"> - minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m - maximum lot coverage is 65% - maximum building height is 12m <p>For back-to-back and/or townhouse dwellings:</p> <ul style="list-style-type: none"> - minimum lot area is 81m² - minimum lot width is 4m - minimum front yard setback is 3m for the principle building and attached garage - minimum front yard setback is 3m for the principle building and attached garage - minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m - minimum corner side yard is 2.5m - minimum interior side yard setback is 1.5m and 0m on the common lot line of attached buildings - maximum building height is 14m <p>B – General:</p> <ul style="list-style-type: none"> - when access to a lot is provided by a public rear lane a minimum of 8.5m wide, and that lot also abuts a public park, the public park frontage shall be considered to be a “frontage on a public street” for interpretation of the provisions of this zoning by-law - a sill, belt course, cornices, eaves, gutters, chimneys, chimney box, fireplace box, overhangs or pilasters may project 1m into the required front and corner side yard and 1m, but no closer than 0.2m, into the interior side yard - balconies may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard - open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard, and 1m into a rear yard - a deck may project 2m, but no closer than 1m from the property line, into a front and corner side yard; in a rear and interior side yard a deck may project to within 0.3m of a lot line and an additional 0.3m setback from every 0.3m or portion thereof that is constructed above finished grade - steps attached to a porch may project 2.5m, but no closer than 0.5m from property line and no closer than 0m from a property line abutting a sight triangle, into a front and corner

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				<p>side yard</p> <ul style="list-style-type: none"> - air conditioning units may project 1m into a corner and interior side yard and 2m into a rear yard, but no closer than 0.2m to the property line - corner sight triangles shall have the following distances: <ul style="list-style-type: none"> • 10 metre triangles when involving arterial roads • 5 metres when involving only local roads • 3 metres when involving a public lane - 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 an outside employee - no more than 60% of the area of any front yard or corner side yard may be used as a driveway or parking space - exterior parking spaces will have a minimum length of 5.5m and a minimum width of 2.7m - blocks of townhouse dwellings that are attached along the rear and side walls shall be limited to sixteen attached dwelling units within each block - 0.0 metre setback required from the lot line at a corner lot line
1628 (By-law 2008-283)	GM[1628]		<ul style="list-style-type: none"> - funeral parlour - drive through facility - place of worship - technology industry - research and development industry 	<ul style="list-style-type: none"> - maximum building height is 24m/6 storeys - there is no maximum FSI restriction - mixed-use buildings shall not have a minimum front or corner side yard setback requirement - no minimum landscaped areas, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped
1629 (By-law 2016-290) (By-law 2008-326) (By-law 2008-254)	LC[1629]	<ul style="list-style-type: none"> -office -medical facility -personal service business 		<ul style="list-style-type: none"> -minimum width of the landscaped area abutting the northern property line: 10.2m - minimum distance from a non-residential zone of an outdoor refuse collection area: 0.6m - maximum number of parking spaces for a medical facility: 20 - shared parking and driveway between the LC[1629] zone and the abutting R1WW zone is permitted provided that the minimum width of the driveway is 6.7 metres
1630 (By-law 2008-256)	R1FF[1630]	-parking lot		<ul style="list-style-type: none"> - solely and specifically for the purposes of calculating minimum lot area, maximum lot coverage and minimum rear yard requirements for lands zoned R1FF[1630], the owner of the lots on Plan 375 may utilize a

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				portion of the lane not exceeding 1.6 m in depth measured perpendicularly from and running along the entire length of the rear lot line but not extending beyond the points of intersection with both of the side lot lines
1631 (By-law 2012-334) OMB Orders, File #PL081069, issued April 1 and 28, 2009	R3K[1631]	- Planned Unit Development - detached dwelling - semi-detached dwelling - duplex - three unit dwelling - townhouse dwelling containing three dwelling units		- maximum number of dwelling units: 9 - minimum lot width: 36 metres - minimum lot area: 2800 square metres - minimum front yard: 6.0 metres - minimum interior side yard, north side: 3.0 metres - minimum interior side yard, south side: 1.4 metres - despite any other provisions of this by-law, where a site plan agreement pursuant to the Planning Act is registered against a block or lot, where the development of the said block or lot is in conformity with this by-law and where the block or lot is legally divided into parts, each part of the block or lot shall be deemed to comply with this by-law provided all terms and conditions of the site plan agreement are complied with
1632 By-law 2009-164) (By-law 2008-255)	TM[1632]S243			- the lot line abutting Bank Street shall be considered the front lot line - Part 2, Section 60, regarding a Heritage overlay, does not apply - minimum front yard setbacks do not apply where they conflict with the requirement of a corner sight triangle - the minimum front yard setbacks do not apply where they conflict with the requirement of a corner sight triangle - minimum side yard setbacks abutting a street: a) for 1 storey or a 6.7m high building: 1.3m b) for 2-8 storeys or 12.7m-28.5m high buildings: 0.0m c) for 9 storeys or a 31.8m high building: 3.0m - minimum front yard setbacks: a) for 1-8 storeys or 6.7m-28.5m buildings: 0.0m b) for 9 storeys or a 31.8m high building: 4.5m - minimum rear yard setbacks: a) for 1-6 storeys or 6.7m-22.0m high buildings: 0.0m b) for 7-8 storeys or 25.0m-28.5m high buildings: 5.9m c) for 9 storeys or a 31.8m high building: 7.5m - required parking: a) minimum of 175 parking spaces must be provided for the entire building b) of the 175 parking spaces, a minimum of 40 parking spaces must

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				<p>be provided for all ground floor commercial uses</p> <p>c) of the 40 parking spaces provided for the commercial uses, 15 parking spaces must be designated visitor parking</p> <p>- Part 4, Sections 5, 8, 9, 10, 11 and 12 do not apply with respect to bicycle storage</p> <p>- minimum width of a loading space: 3.0m</p> <p>- minimum length of a loading space: 10.0m</p> <p>- Part 10, Table 197(i)(j), regarding landscaped area, does not apply</p> <p>- ground floor commercial uses may occupy a maximum length of 39.0m of the frontage on Gladstone Avenue measured from Bank Street</p> <p>- ground floor commercial uses may occupy a maximum length of 24.0m of the frontage on McLeod Street measured from Bank Street</p> <p>- dwelling units are permitted on the ground floor along McLeod Street</p> <p>- maximum permitted building heights are as shown on Schedule 243</p>
1633 (By-law 2008-342)	R4M[1633]			- all yard setbacks are 4.5m, except where in the case of a yard adjacent to a stacked dwelling that abuts a zone that does not permit stacked dwelling then the setback is 1.2m
1634 (By-law 2008-283)	IL[1634]H(14)	-truck washing facility		-a truck washing facility is not subject to clause 203(2)(c)
1635 (By-law 2012-334) (By-law 2008-283)	R4T[1635]			<p>- minimum required front yard setback: 2.54m</p> <p>- minimum required south side yard setback: 0.23m</p> <p>- minimum driveway width: 2.7m</p> <p>- outdoor commercial patio permitted in a yard abutting a Residential zone</p> <p>- 1.4m high screening, separating an outdoor commercial patio from a Residential zone, is required</p> <p>- no minimum distance from the front lot line to the patio</p> <p>- restaurant use limited to the ground floor and basement of residential use building</p> <p>- maximum of 67m² of gross floor area permitted for restaurant</p> <p>- minimum of one dwelling unit required</p>
1636 (By-law 2012-334) (By-law 2008-462) (By-law 2008-283)	GM[1636]			- minimum front yard setback for a townhouse dwelling: 3 metres
1637	R1W[1637]	- the existing four-		- once the uses of the existing building

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(By-law 2008-351) OMB File #PL081374, issued March 17, 2009)		unit residential building as approved under Site Plan D07-12- 06-0259		are interrupted or terminated, or the building is demolished, the zoning provisions of the R1W zone will take effect - reconstruction will be allowed only if there was accidental or unintentional damage or destruction, and the reconstruction must comply with the approved Site Plan D07-12-06-0259
1638 (By-law 2020-291) (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)	R4A[1638]	-retirement home	-detached dwelling -duplex dwelling -linked-detached dwelling -townhouse dwelling -park -retirement home, converted -rooming house, converted -secondary dwelling unit -semi-detached dwelling -three-unit dwelling -urban agriculture	The provisions for apartment dwelling – low rise and stacked dwelling are: - minimum lot width: 30m - minimum lot area: 4046m ² - minimum front yard setback: 3.0m - minimum side yard setback: 3.0m - minimum building separation distance: 4.5m - minimum rear yard setback: 7.5m - maximum building height: 13m or 4 storeys - minimum number of parking spaces required is: 1.5 spaces per unit
1639 (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)	R3G[1639]		-detached dwelling -duplex dwelling -linked-detached dwelling -park -retirement home, converted -semi-detached dwelling -three-unit dwelling -urban agriculture	The provisions for townhouse dwellings are: - minimum distance between the main elevation of garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 6.0m per dwelling unit - minimum lot area: 150m ² per dwelling unit - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.5m - minimum corner side yard setback: 3.0m - building separation distance: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5 m to the property line - maximum of 6 units per building
1640 (By-law 2020-291) (By-law 2014-329) (By-law 2010-312) (By-law 2008-290)	R4A[1640]			The provisions for apartment dwelling, low rise and stacked dwelling are: - minimum lot width: 30m - minimum lot area: 4046m ² - minimum front yard setback: 3.0m - minimum side yard setback: 3.0m - minimum building separation distance: 4.5m - minimum rear yard setback: 7.5m

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"> - maximum building height: 13m or 4 storeys - minimum number of parking spaces required is: 1.0 spaces per unit -maximum number of dwelling units permitted in a stacked dwelling: 16 -minimum rear yard setback for Planned Unit Development: 5.5m
1641 (By-law 2017-148) (By-law 2014-292) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)	R5A[1641]		<ul style="list-style-type: none"> -bed and breakfast -diplomatic mission - townhouse dwelling -park -retirement home, converted -rooming house, converted -secondary dwelling unit -stacked dwelling -three-unit dwelling -urban agriculture 	<p>The provisions for apartment dwelling, mid rise are:</p> <ul style="list-style-type: none"> - minimum lot width: 30m - minimum lot area: 2000m² - maximum density 150 units per hectare - minimum front yard setback: 4.0m - minimum side yard setback: 4.0m - minimum building separation distance: 4.5m - minimum rear yard setback: 7.5m - maximum building height: 24m or 8 storeys - minimum number of parking spaces required is: 1.0 spaces per unit <p>(i) Endnote 1 does not apply.</p>
1642 (By-law 2016-249) (By-law 2016-131) (By-law 2015-307) (By-law 2010-312) (By-law 2008-290)	MC[1642]		<ul style="list-style-type: none"> broadcasting studio - cinema - courthouse - diplomatic mission - drive-through facility - emergency service - hospital - hotel - research and development centre sports arena 	<ul style="list-style-type: none"> - minimum lot width: 30m - minimum lot area: 2000m² - minimum front yard setback: 3.0m - minimum side yard setback: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 24m or 8 storeys -minimum density 300 units per hectare -maximum density 400 units per hectare -minimum building height: 6 storeys -maximum permitted cumulative gross floor area of non-residential uses is 2787 m² which may be distributed among the following zones: MC[1642], MC[1646], R4A[1760] and MC[2343] <p>-Despite the property being located in Area C on Schedule 1A the minimum parking rates for non-residential uses in Area B of Table 101 apply.</p> <p>-Notwithstanding the previous provision the following non-residential uses have the following minimum parking rates, where permitted:</p> <p>Instructional Facility: 1.7 parking spaces per 100 square metres of gross floor area;</p> <p>Office: 1.2 parking spaces per 100 square metres of gross floor area;</p> <p>Medical Facility: 2.6 parking spaces per 100 square metres of gross floor area;</p> <p>Personal Service Business: 1.7 parking spaces per 100 square metres of gross floor area;</p>

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>Restaurant: 2.1 parking spaces for the first 50 square metres of gross floor area plus 5 parking spaces per 100 square metres of gross floor area over 50 square metres of gross floor area; Retail Store: 1.7 spaces per 100 square metres of gross floor area.</p> <p>-The maximum number of surface parking spaces for all non-residential uses must not exceed a limit of four spaces per 100 metres of gross floor area.</p> <p>-Residential visitor parking spaces may be used as provided and required parking for retail store, restaurant and personal service business uses located on the same lot.</p>
<p>1643 (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)</p>	R3G[1643]		<p>-detached dwelling -duplex dwelling unit -linked detached dwelling -park -retirement home, converted -three-unit dwelling -urban agriculture</p>	<p>The provisions for townhouse dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 6.0m per dwelling unit - minimum lot area: 150m² per dwelling unit - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.5m - minimum corner side yard setback: 3.0m - building separation distance: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5 m to the property line - maximum of 6 units per building <p>The provisions for semi-detached dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 14.0m per building - minimum lot area: 380m² - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.2m - minimum corner side yard setback: 3.0m - building separation distance: 2.4m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long

I Exception Number	II Applicable Zones	Exception Provisions		
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				as the steps attached come no closer than 0.5 m to the property line
1644 (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2012-212) (By-law 2010-312) (By-law 2008-290)	R3Y[1644]		-park -retirement home, converted - townhouse dwelling three-unit dwelling -urban agriculture	<p>The provisions for detached dwellings with rear detached garage are:</p> <ul style="list-style-type: none"> -an additional dwelling unit is permitted above a detached garage -minimum lot width: 12.0m -minimum lot area: 300m² -maximum lot coverage: 60% -minimum front yard setback: 3.0m -minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway -minimum corner side yard setback: 3.0m -minimum rear yard setback: 8.0m -maximum building height: 11m <p>Provisions for garage accessory to detached dwelling</p> <ul style="list-style-type: none"> -maximum size of garage: 6.5m deep x 7.0m wide -minimum yard setback from rear lane or private road: 0.6m -minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage -minimum corner side yard setback: 3.0m <p>Provisions for additional dwelling unit above garage</p> <ul style="list-style-type: none"> -maximum building height: 8.0m <p>general provisions</p> <ul style="list-style-type: none"> -unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5 m to the property line -maximum driveway width: 3.5m -all garages must be setback at least 1.2m from the main dwelling <p>The provisions for semi-detached dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m -minimum lot width: 6.5 m -minimum lot area: 380m² -maximum lot coverage: 55% -minimum front yard setback for dwelling: 3.0m -minimum front yard setback for garage: 4.0m -minimum corner side yard setback: 3.0m -minimum rear yard setback: 6.0m -maximum building height: 11.0 -unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line <p>The provisions for all other detached dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m

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"> - minimum lot width: 9.0m - minimum lot area: 240m² - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 0.6m on one side and 1.2m on other side - minimum corner side yard setback: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line The provisions for semi-detached dwellings with rear detached garage are: <ul style="list-style-type: none"> - a secondary dwelling unit is permitted above a detached garage - minimum lot width: 9.0m per dwelling unit - minimum lot area: 270m² per dwelling unit - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.0m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m Provisions for garage accessory to semi-detached dwelling <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0.6m - minimum separation distance between garage and dwelling is 1.2m Provisions for secondary dwelling unit above garage <ul style="list-style-type: none"> - maximum building height: 8.0m general provisions <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - stairs leading to a dwelling unit above a garage may project 1.0m into a corner side yard - maximum driveway width: 3.5m
1645 (By-law 2020-291) (By-law	R4A[1645]	-retirement home	-detached dwelling -duplex dwelling -linked-detached	<ul style="list-style-type: none"> The provisions for apartment dwelling, low rise and stacked dwelling are: <ul style="list-style-type: none"> - minimum lot width: 30m - minimum lot area: 4046m²

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)			dwelling - townhouse dwelling -park -retirement home, converted -rooming house, converted -secondary dwelling unit -semi-detached dwelling -three-unit dwelling -urban agriculture	- minimum front yard setback: 3.0m - minimum side yard setback: 3.0m -minimum building separation distance: 3m - minimum rear yard setback: 7.5m - maximum building height: 13m or 4 storeys - minimum number of parking spaces required is: 1.0 spaces per unit -maximum of 12 units per stacked dwelling building
1646 (By-law 2020-299) (By-law 2016-249) (By-law 2016-131) (By-law 2015-307) (By-law 2014-292) (By-law 2010-312) (By-law 2008-290)	MC[1646]		- apartment dwelling, mid rise -apartment dwelling, high rise - broadcasting studio - cinema - courthouse - diplomatic mission - drive-through facility - emergency service - hospital - hotel - research and development centre sports arena	- minimum lot width: 30m - minimum lot area: 3000m ² - minimum front yard setback: 3.0m - minimum side yard setback: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 13m or 4 storeys -maximum density 140 units per hectare -minimum front yard setback: 0m fronting Street 18 on approved Draft Plan dated October 9, 2009 -minimum building separation distance: 4.5m -maximum of 12 units per stacked dwelling building -maximum permitted cumulative gross floor area of non-residential uses is 2787m ² which may be distributed among the following zones: MC[1642], MC[1646], R4A[1760] and MC[2343] -Despite the property being located in Area C on Schedule 1A the minimum parking rates for non-residential uses in Area B of Table 101 apply. -Notwithstanding the previous provision the following non-residential uses have the following minimum parking rates, where permitted: Instructional Facility: 1.7 parking spaces per 100 square metres of gross floor area; Office: 1.2 parking spaces per 100 square metres of gross floor area; Medical Facility: 2.6 parking spaces per 100 square metres of gross floor area; Personal Service Business: 1.7 parking spaces per 100 square metres of gross floor area; Restaurant: 2.1 parking spaces for the first 50 square metres of gross floor area plus 5 parking spaces per 100 square metres of gross floor area over 50 square metres of gross floor area; Retail Store: 1.7 spaces per 100 square metres of gross floor area.

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> -The maximum number of surface parking spaces for all non-residential uses must not exceed a limit of four spaces per 100 metres of gross floor area. -Residential visitor parking spaces may be used as provided and required parking for retail store, restaurant and personal service business uses located on the same lot. -Where a lot abuts Via Modugno Avenue it is to be considered the front lot line.
1647 (By-law 2020-289) (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)	R3Z[1647]		<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked detached dwelling -park -retirement home, converted -semi-detached dwelling -urban agriculture 	<p>The provisions for townhouse dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 6.0m per dwelling unit - minimum lot area: 150m² per dwelling unit - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.5m - minimum corner side yard setback: 3.0m - building separation distance: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum of 6 units per building <p>The provisions for townhouse dwellings with attached garage are:</p> <ul style="list-style-type: none"> - minimum lot width: 5.5m per dwelling unit - minimum lot area: 110m² per dwelling unit - maximum lot coverage: 65% - minimum front yard setback: 3.0m - minimum interior side yard setback: 1.5m - building separation distance: 3.0m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m <p>Provisions for attached garage accessory to townhouse dwelling</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m

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"> - minimum rear yard setback: n/a General provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum of 6 units per building - a deck is permitted on the garage roof - the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply
1648 (By-law 2020-289) (By-law 2017-148) (By-law 2014-189) (By-law 2013-224) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)	R3Z[1648]	dwelling unit above garage	<ul style="list-style-type: none"> -park -retirement home, converted -urban agriculture 	The provisions for detached dwellings are: <ul style="list-style-type: none"> -an additional dwelling unit is permitted above a detached garage -minimum lot width: 9.0m -minimum lot area: 250m² -maximum lot coverage: 65% -minimum front yard setback: 3.0m -minimum interior side yard setback: 0.6m on one side, 1.2m on other side -minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m - building separation distance: 1.8m - a detached dwelling on a corner lot where there is only one interior side yard, the minimum interior side yard setback is 0.6m Provisions for garage accessory to detached dwelling - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a Provisions for additional dwelling unit above garage - maximum building height: 8.0m Provisions for breezeway connecting detached dwelling and garage - maximum width: 3.0 m - maximum building height: 1 storey - minimum side yard setback: 0.6m on one side, 1.2m on other side General provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - stairs leading to a dwelling unit above a garage may project 1.0m into a corner side yard - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - all garages must be setback at least

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>6.0m from the rear wall of the main dwelling, this does not include the connecting breezeway</p> <ul style="list-style-type: none"> -despite endnote 11, the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply -endnote 8 does not apply -a deck is permitted on the garage roof <p>The provisions for semi- detached dwellings are:</p> <ul style="list-style-type: none"> -an additional dwelling unit is permitted above a detached garage -minimum lot width: 6.0m per dwelling unit -minimum lot area: 170m² per dwelling unit -maximum lot coverage: 65% -minimum front yard setback: 3.0m -minimum interior side yard setback: 0.0m on one side, 1.2m on other side -building separation distance: 2.4m -minimum corner side yard setback: 3.0m -minimum rear yard setback: 0m -maximum building height: 11m -semi-detached dwellings are exempt from the provisions of endnote 5 within the R3 – Residential Third Density zone provisions <p>Provisions for garage accessory to semi-detached dwelling</p> <ul style="list-style-type: none"> -maximum size of garage: 6.5m deep x 7.0m wide -minimum yard setback from rear lane or private road: 0.6m -minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage -minimum corner side yard setback: 3.0m -minimum rear yard setback: n/a <p>Provisions for additional dwelling unit above garage</p> <ul style="list-style-type: none"> -maximum building height: 8.0m -the dwelling unit above garage is exempt from lot width and lot area provisions <p>Provisions for breezeway connecting semi-detached dwelling and garage</p> <ul style="list-style-type: none"> -if there is a breezeway incorporated then the minimum lot width is: 8.0m per dwelling -maximum width: 3.0 m -maximum building height: 1 storey -minimum side yard setback: 0.0m on one side, 1.2m on other side <p>General provisions</p> <ul style="list-style-type: none"> -unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line -stairs leading to a dwelling unit above a garage may project 1.0m into

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>a corner side yard</p> <ul style="list-style-type: none"> - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - all garages must be setback at least 6.0m from the rear wall of the main dwelling, this does not include the connecting breezeway - a deck is permitted on the garage roof - endnote 3 does not apply <p>The provisions for townhouse dwellings with detached garage are:</p> <ul style="list-style-type: none"> - minimum lot width: 5.0m per dwelling unit - minimum lot area: 140m² per dwelling unit - maximum lot coverage: 65% - minimum front yard setback: 3.0m - minimum interior side yard setback: 1.5m - building separation distance: 3.0m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m <p>Provisions for detached garage accessory to townhouse dwelling</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a <p>General provisions</p> <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - all garages must be setback at least 6.0m from the rear wall of the main dwelling - maximum units per building: 8 units - a deck is permitted on the garage roof - despite endnote 5, the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply <p>The provisions for townhouse dwellings with attached garage are:</p> <ul style="list-style-type: none"> - minimum lot width: 5m per dwelling unit - minimum lot area: 110m² per dwelling unit - maximum lot coverage: 65%

I Exception Number	II Applicable Zones	Exception Provisions		
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				<ul style="list-style-type: none"> - minimum front yard setback: 3.0m - minimum interior side yard setback: 1.5m - building separation distance: 3.0m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m Provisions for attached garage accessory to and located at the rear of a townhosue dwelling - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a General provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - maximum units per building 8 units - a deck is permitted on the garage roof - the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply
1649 (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)	R3U[1649]		<ul style="list-style-type: none"> -park -retirement home, converted -urban agriculture 	The provisions for detached dwellings with rear detached garage are: <ul style="list-style-type: none"> -an additional dwelling unit is permitted above a detached garage -dwelling unit above the garage is permitted - minimum lot width: 12.0m - minimum lot area: 300m² - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m Provisions for garage accessory to detached dwelling - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m Provisions for additional dwelling unit above garage

I Exception Number	II Applicable Zones	Exception Provisions		
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				<ul style="list-style-type: none"> - maximum building height: 8.0m General provision: - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m - minimum separation distance between garage and dwelling is 1.2m The provisions for detached dwellings with rear attached garage are: - dwelling unit above garage permitted - minimum lot width: 12.0m - minimum lot area: 300m² - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 5.5m - maximum building height: 11m Provisions for garage accessory to detached dwelling - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 1.2m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 5.5m Provisions for dwelling unit above garage - maximum building height: 8.0m general provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m The provisions for semi-detached dwellings with rear detached garage are: - an additional dwelling unit is permitted above a detached garage - dwelling unit above the garage is permitted - minimum lot width: 9.0m per dwelling unit - minimum lot area: 270m² per dwelling unit - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.0m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m Provisions for garage accessory to semi-detached dwelling

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"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0.6m - minimum separation distance between garage and dwelling is 1.2m <p>Provisions for secondary dwelling unit above garage</p> <ul style="list-style-type: none"> - maximum building height: 8.0m <p>general provisions</p> <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m <p>The provisions for detached dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 9.0m - minimum lot area: 240m² - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 0.6m on one side and 1.2m on other side - minimum corner side yard setback: 3.0m - building separation distance: 1.8m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line <p>The provisions for semi-detached dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 14.0m per building - minimum lot area: 380m² - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.2m - minimum corner side yard setback: 3.0m - building separation distance: 2.4m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long

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				<p>as the steps attached come no closer than 0.5m to the property line</p> <p>The provisions for townhouse dwellings are:</p> <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 6.0m per dwelling unit - minimum lot area: 150m² per dwelling unit - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.5m - minimum corner side yard setback: 3.0m - building separation distance: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum of 6 units per building
<p>1650 (By-law 2017-148) (By-law 2014-189) (By-law 2012-334) (By-law 2010-312) (By-law 2008-290)</p>	R3U[1650]	- dwelling unit above garage	<ul style="list-style-type: none"> - townhouse dwelling -park -retirement home, converted -three-unit dwelling -urban agriculture 	<p>The provisions for detached dwellings with rear detached garage are:</p> <ul style="list-style-type: none"> - minimum lot width: 12.0m - minimum lot area: 300m² - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m <p>Provisions for garage accessory to detached dwelling</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - maximum building height: 8.0m <p>General provisions</p> <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m - all garages must be setback at least 1.2m from the main dwelling <p>The provisions for detached dwellings with rear attached garage are:</p> <ul style="list-style-type: none"> - minimum lot width: 12.0m - minimum lot area: 300m²

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				<ul style="list-style-type: none"> - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 5.5m - maximum building height: 11m Provisions for garage accessory to detached dwelling - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 1.2m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 5.5m - maximum building height: 8.0m General provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m The provisions for semi-detached dwellings with rear detached garage are: <ul style="list-style-type: none"> - minimum lot width: 9.0m per dwelling unit - minimum lot area: 270m² per dwelling unit - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.0m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m Provisions for garage accessory to semi-detached dwelling - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0.6m - minimum separation distance between garage and dwelling is 1.2m - maximum building height: 8.0m general provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m The provisions for detached dwellings are: <ul style="list-style-type: none"> -minimum lot width: 12m

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				<ul style="list-style-type: none"> -minimum lot area: 300 m² -minimum front yard setback: 3m -minimum interior side yard setback: 0.6m -minimum corner side yard setback: 3m -maximum lot coverage: 60% -minimum rear yard setback: 6m -maximum building height: 11 m -minimum front yard – attached single car garage: 6m from main elevation of dwelling -minimum front yard – attached two car garage: 3m from main elevation of dwelling for first garage, and 6m from main elevation for second garage -unenclosed covered porch may project 2 m into front yard as long as the steps attached come no closer than .5 m to the property line The provisions for semi-detached dwellings are: <ul style="list-style-type: none"> -minimum lot width: 9m -minimum lot area: 270m² -maximum lot coverage: 60% -minimum front yard setback: 3m -minimum interior side yard setback: 0.6m -minimum corner side yard setback: 3m -minimum rear yard setback: 6m -maximum building height: 11m -minimum front yard – attached single car garage : 6m from main elevation of dwelling -unenclosed covered porch may project 2m into front yard as long as the steps attached come no closer than 0.5m to the property line
1651 (By-law 2011-101) (By-law 2008-283)	MD[1651]S58	- parking lot		a parking lot is permitted for a temporary period commencing May 28, 2011 and expiring on May28, 2014
1652 (By-law 2020-291) (By-law 2008-319)	R4Z[1652]			<ul style="list-style-type: none"> - minimum front yard setback: 5.0m - minimum side yard setback: 4.5m - minimum rear yard setback: 6.0m - minimum separation area between buildings: 4.25m - required parking rate: 1.2 spaces per unit - balconies can project up to 1.5 metres into a required yard
1653 (By-law 2016-249) (By-law 2010-214) (By-law 2008-316)	TM3[1653] H(42)			<ul style="list-style-type: none"> -minimum corner side yard setback: 0 m -minimum interior side yard setback: 0.6 m -minimum rear yard setback: 0.6 m -minimum width of landscaped area abutting a residential zone: 0.6 m -maximum building height within 7.5 metres of a rear or interior side lot line that abuts an R1, R2, R3 or R4 zone: 11 m

I Exception Number	II Applicable Zones	Exception Provisions		
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1654 (By-law 2008-342)	R3X[1654]			- balconies, porches or verandahs above the floor height of the 1st storey may project into a required yard a distance of 3.0m but no closer than 0.6m to a lot line
1655 (By-law 2008-321)	R1UU[1655]			-minimum lot width: 9.0m - minimum front yard setback: 4.5m
1656 (By-law 2019-41) (By-law 2017-148) (By-law 2008-325)	LC[1656]		- animal care establishment - animal hospital - bank - bank machine - community health and social services centre - convenience store - day care - instructional facility - municipal service centre -personal brewing facility - personal service business - recreational and athletic facility - restaurant - retail food store - retail store - service and repair shop -urban agriculture	
1657 (By-law 2014-292) (By-law 2008-338)	R5B[1657]		- all conditional uses	- minimum lot width: 30m - minimum lot area: 13 600m ² - maximum building height, apartment dwelling, mid rise and apartment dwelling, high rise: 44m - minimum front yard setback: 18.0m - minimum rear yard setback: 3.0m - minimum northerly interior side yard setback: 0.0m - minimum southerly interior side yard setback: 2.0m - minimum of 50 visitor parking spaces must be provided for a planned unit development
1658 (By-law 2008-338)	AM[1658]	- warehouse		- minimum front yard setback for warehouse: 75.0m from St. Laurent Blvd. - minimum rear yard setback for warehouse: 20.0m - despite subsection 163(9) landscaped area must be provided for warehouse use as follows: (i) minimum width of rear yard landscaped area: 3.5m (ii) minimum width of side yard landscaped area abutting north lot line: 0.0m

I Exception Number	II Applicable Zones	Exception Provisions		
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				(iii) minimum width of side yard landscaped area abutting south lot line: 2.5m - minimum width of landscaped area, all other cases: 2.0m - maximum height: 50m - minimum parking rate for restaurant: 6 spaces per 100m ² of gross floor area
1659 (OMB File PL080155, PL080446 issued August 29, 2008)	LC5[1659] H(10.5)			-the minimum lot area is 10,000m ² -the minimum lot width is 65 m -the minimum rear yard setback is 6m -the minimum side yard setback is 5m -the minimum external side yard setback is 4.5m -the minimum parking rate is 1.28 spaces per unit, 15% of which must be reserved for visitors -despite section 109(2)(b) parking is permitted in a required corner side yard -despite Table 110 – Landscaped Buffer in a Parking Lot is not required -required bicycle parking will be entirely provided as exterior parking -despite Section 189(4), garbage storage may be permitted external to a building -despite Table 131- Provisions for Planned Unit Development, the minimum setback for any wall of a residential use building to a private way is 1.7m
1660 (By-law 2008-337)	R3XX[1660]	place of assembly		place of assembly is subject to the following requirements: - minimum lot width: 9.0m - minimum lot area: 240m ² - minimum front yard setback: 4.0m - minimum side yard setback: 1.5m - minimum rear yard setback: 25% of the lot depth, not to exceed 7.5m - maximum lot coverage: 55% - maximum building height: 11m - a place of assembly use will not require any parking
1661 (By-law 2008-326)	O1L[1661]			- marine facility includes the sale of marine fuels and the servicing of marine vehicles and equipment; restaurant accessory to the marine facility, and the retailing of products accessory to the marine facility
1662 (By-law 2012-268) (By-law 2008-326)	IG5[1662]	-automobile dealership - snow disposal facility - retail store where products are displayed and stored for sale upon the premises		- any single retail store permitted under Column III (Additional Land Uses Permitted) may occupy a minimum gross floor area of 140 square metres and a maximum gross floor area of 7500 square metres, and may not include the sale of food or pharmaceutical products -maximum gross floor area of an automobile dealership: 2,000 m ² -clause 199(2)(c) does not apply to an automobile service station when contained in the same building as an

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				<p>automobile dealership</p> <p>-maximum total cumulative gross floor area of an automobile dealership and automobile service station when contained in the same building: 2,000 m²</p> <p>-maximum building setback for an automobile dealership from the lot lines abutting West Hunt Club and Laser Street: 15 m</p>
1663 (By-law 2014-189) (By-law 2008-326)	GM1[1663] F(1.5) H(13.5) GM2[1663] F(1.5) H(13.5)	- detached dwelling - semi-detached dwelling - three-unit dwelling		
1664 (By-law 2008-326)	IL[1664]	- hotel		
1665 (By-law 2017-302) (By-law 2008-326)	MC[1665] F(2.0) H(18) IL1[1665]	- bank -payday loan establishment		- office uses defined as being accessory to that of the primary use in a building will not be bound by the gross floor area restriction for offices of 5,500m ² - an attendant booth to an accessory parking lot is permitted in all yards
1666 (By-law 2018-206) (By-law 2014-189) (OMB Order #PL070604, issued August 6, 2008)	R4T[1666]	- office - dwelling unit		- maximum gross floor area of an office is 160 square metres - office must be located within a building listed on the City's Heritage References List as a Category One heritage building - no parking required - minimum floor area of a dwelling unit is 35 square metres - office use is permitted conditional upon the maintenance of a dwelling unit within a building listed on the City's Heritage References List as a Category One heritage building
1667 (By-law 2009-164) (By-law 2008-341)	R5S[1667] S77 R5N[1667] S74 R4T[1667]S77	- community health and resource centre		
1668 (By-law 2008-322)	R3A[1668] H(8.0)			- maximum of nine units are permitted - minimum rear yard setback: 6.1m - minimum interior side yard setback from the east lot line: 6.1m except for the rear 25m of the east lot line the yard setback is 4.3m - minimum interior side yard setback from the west lot line: 1.2m
1669 (By-law 2008-324)	TM[1669] S237			- all yard setbacks and building heights must be in accordance with Schedule 237 - a minimum of 78 parking spaces for commercial uses must be provided
1670 (By-law 2012-334) (By-law 2008-347)	IG6[1670]	- apartment dwelling - detached dwelling - semi-detached dwelling		(a) on any land zoned IG6[1670] that is subject to a holding (h) symbol identified on the Zoning Map, the holding symbol may only be removed when the following conditions have

I Exception Number	II Applicable Zones	Exception Provisions		
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		- townhouse dwelling - stacked dwelling		been fulfilled: - road access to the lands must be provided; - servicing to the lands must be provided; - an Environmental Impact Statement as defined by clause 4.7.8 of the Official Plan for the City of Ottawa must be submitted to and approved by Mississippi Valley Conservation - a draft Plan of Subdivision or Site Plan must be submitted to and approved by the City of Ottawa; (b) where the land use is for low to moderate impact, light industrial uses, the zone provisions of the IG6 zone apply; (c) where the land use is an apartment dwelling, a detached dwelling, a semi-detached dwelling, a townhouse dwelling or a stacked dwelling, the zone provisions of the R5N zone apply; (d) no minimum frontage is required for a lot on a public street or highway, provided that the lot abuts a private right-of-way for a minimum of 6.0 metres
1671 (By-law 2011-183)				
1672 (By-law 2012-360) (OMB Order #PL080959, issued November 5, 2008)	GM15[1672] H(8)	- automobile rental establishment -warehouse limited to a self storage facility		-maximum building height: 17.5 metres -minimum front yard setback: 1.75 metres -maximum floor space index: 2.15 -minimum width of landscaped area abutting a street: 1.75 metres -minimum parking spaces required for the warehouse use: 9 spaces
1673 (OMB Order, File #PL090029 issued June 9, 2009) (By-law 2008-433)	GM[1673]H(15)	-storage use limited to storage of automobiles for sale		-maximum height within 20m of a residential zone: 11m -in all other cases maximum height: 15m
1674 (OMB Order, File #PL090029 issued June 9, 2009) (By-law 2008-433)	GM[1674]			-maximum height within 20m of a residential zone: 11m -in all other cases maximum height: 18m
1675 (OMB Order, File #PL090029 issued June 9, 2009) (By-law 2008-433)	TM[1675] H(24)			-minimum yard setback from lot line abutting Madison Avenue: 3.0m

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1676 (By-law 2008-371)	AM10[1676]			<ul style="list-style-type: none"> -drive-through facility is not permitted -a building may be set back a minimum of 0.0 metres from the lot line abutting Merivale Road -parking lots and parking spaces must be set back a minimum of 3.0 metres from any lot line -minimum setback of 2.5 metres from the lot line abutting Burris Lane -the minimum required length of parking spaces is 5.2 metres -ingress and egress directly to and from every parking space must be by means of a driveway, land or aisle having a minimum width of 6.7 metres -the minimum required parking space rate is 1 space per 10m² of gross floor area
1677 (By-law 2008-388)	R3Z[1677]			<ul style="list-style-type: none"> -minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk: 6.2m -maximum distance the front wall of a private garage may extend beyond the building front wall, sidewall, covered porch or veranda: 2.7m
1678 (By-law 2008-388)	R3Z[1678]			<ul style="list-style-type: none"> -minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk: 6.2m -maximum distance the front wall of a private garage may extend beyond the building front wall, sidewall, covered porch or veranda: 2.7m -required parking for and access to land zoned R4Z[1679] H(13) is permitted on land zoned R3Z[1678] until such time as the land zoned R3Z[1678] are developed.
1679 (By-law 2020-289) (By-law 2008-388)	R4Z[1679] H(13)			<ul style="list-style-type: none"> -required parking for and access to land zoned R4Z[1679] H(13) is permitted on land zoned R3Z[1678] until such time as the land zoned R3Z[1678] are developed. -maximum permitted height above finished grade of steps projecting into any required yard: 1.8m -minimum distance between a permitted projection and a lot line is 1.0m -minimum rear yard: 6.0m Despite Table 162B: <ul style="list-style-type: none"> -in the case of building walls less than or equal to 11.0 m in height, the yard setback is 1.5 m for the first 21.0 m back from a street lot line, and -in the case of building walls greater than 11.0 m in height, the yard setback is 3.0 m for the first 21.0 m back from a street lot line
1680 (By-law 2017-302) (By-law	R5F[1680] S70	<ul style="list-style-type: none"> -artist studio -bank -bank machine -convenience store 		<ul style="list-style-type: none"> -minimum front yard setback for that portion of a building over 32m in height: 7.5m -minimum corner side yard setback:

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2016-249) (By-law 2010-239) (By-law 2008-403)		-day care -payday loan establishment -personal service business -post office -retail store -restaurant		0m -minimum corner side yard setback for that portion of a building over 36m in height: 1.6m -minimum rear yard setback: 3m -minimum rear yard setback for that portion of a building over 36m in height: 7.7m -minimum interior side yard setback for that portion of a building over 25m in height: 7m -subsection 85(3) does not apply -subsection 100(1) does not apply -subsections 111(9), (10) and (11) do not apply -despite Table 102, minimum required visitor parking space rates for the balance of the dwelling units: 0.043 spaces per dwelling unit -despite Table 107(1)(a) a driveway providing access to a parking lot or parking garage must have a minimum width of 6.3m -despite clause 107(1)(c) and Table 107 an aisle providing access to a parking space in a parking lot or parking garage may have a minimum width of 3.6m -the uses in Column III (Additional Land Uses Permitted) are limited to the ground floor of a building
1681 (By-law 2018-206) (By-law 2014-189) (By-law 2008-402)	R4T[1681]	- dwelling unit - artist studio - club - instructional facility - office - personal service business - research and development centre - retail store - training centre		- Sections 100, 101 and 102 do not apply to non-residential uses in Column III (Additional Land Uses Permitted) - the non-residential uses in Column III Additional Land Uses Permitted) are only permitted in the building that existed at 340 Gladstone Avenue on October 22, 2008 - no parking is required for the non- residential uses in Column III (Additional Land Uses Permitted)
1682	Reserved for future use			
1683 (By-law 2009-84)	R1V[1683]			-minimum lot width: 11.0m -minimum front yard setback: 6.0m -minimum rear yard setback: 6.8m -maximum lot coverage: For building height at one storey: 55% For building height greater than one storey: 50%
1684 (By-law 2012-334) (By-law 2009-190) (By-law 2009-84)	R3Z[1684]			<u>Detached Dwellings:</u> -minimum front yard setback: 6.0 metres -minimum rear yard setback: 6.8 metres -minimum total interior side yard setbacks: 1.8 metres with no yard less than 0.6 metres <u>Semi-detached dwellings:</u> -minimum front yard setback: 6.0 metres

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				-minimum rear yard setback: 6.8 metres <u>Townhouse dwellings:</u> -minimum lot width: 5.0 metres -minimum front yard setback: 6.0 metres -minimum rear yard setback: 6.8 metres -minimum interior side yard setback: 1.5 metres
1685 (By-law 2009-87)	R5A[1685]			-minimum front yard setback: 3m -minimum corner side yard setback: 3m -minimum rear yard setback: 5m -notwithstanding subsection 111 (1) and Table 111A(b) the minimum number of required bicycle parking spaces is 40
1686 (By-law 2009-85)	I2[1686]			-despite Table 171(8), the minimum width of landscaped area is not required along the westerly lot line until such time as the private access road has been reconstructed to public road standards and dedicated as a public road
1687 (By-law 2017-148) (By-law 2009-85)	O1[1687]		-park -urban agriculture	
1688 (By-law 2009-88)	AM[1688] H(34)			The minimum interior side yard abutting a residential zone is: -4.5 metre setback for the first 9.5 metres of building height, and -11.0 metre setback for any part of a building above 9.5 metres in height.
1689 (By-law 2009-98)	GM12[1689] F(0.5) H(11)			-the Bank Street lot line shall be deemed to be the front lot line for zoning purposes
1690 (OMB Order PL080959 issued on May 15, 2009)	AM[1690]-h			-uses not permitted until the "h" symbol has been removed -the removal of the "h" symbol is conditional on: (i) the submission of a Transportation Impact Study (ii) an agreement between the City and the property owners regarding cost sharing and implementation of a schedule for the construction of road infrastructure improvements generated by the development of the lands as recommended by the Transportation Impact Study; and (iii) the submission and approval of a site plan. -minimum landscaped area: 10% -in the case of a lot with a depth greater than 100m, a minimum landscaping strip of 9m must be provided along the Nepean Creek -the utility easement along Colonnade Road North may be used for calculating minimum lot frontage, lot area, lot coverage and front yard

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				-minimum front yard setback: 6m
1691 (By-law 2009-127)	I1B[1691]			- minimum required width of landscaped buffer not abutting a street: 1.5m - minimum required width of landscaped buffer abutting a street: 0.69 m
1692 (By-law 2010-378)	I1B[1692]			-maximum building height: 21 m, limited to a place of worship -minimum front yard setback: 7.5 m -minimum interior side yard setback: i. to north lot line: 3.5 m ii. to south lot line: 5.0 m -minimum width of driveway: 6.0 m -minimum required aisle width: 6.0 m -minimum width of landscaped buffer on south side of parking lot: 5.0 m - maximum gross floor area: i. church – 300 m ² ii. parish hall – 1000 m ²
1693 (By-law 2009-163)	GM9[1693] H(18.5)	-retail store limited to a drug store		
1694 (OMB Order, File #PL080959 issued May 20, 2009)	LC7[1694]	- automobile service station - gas bar - car wash - convenience store		
1695 (By-law 2011-151) (By-law 2010-231) (OMB Order, File #PL080959 issued July 13, 2009)	AM7[1695] AM7[1695] H(35)			- 613 Hazeldean Road and 5585 Hazeldean Road are considered one lot for zoning purposes. - Despite clause 110(1)(a) and Table 110 a minimum 2.5 metre wide landscaped buffer is required between a parking lot and an interior side lot line.
1696 (By-law 2012-277) (By-law 2009-185)	MC[1696] F(2.0) MC[1696] F(2.0)-h		-where a holding symbol has been added to the zone code of the property, because the property is part of the Carp River Restoration Policy Area all permitted uses, except those that existed on July 11, 2012, are prohibited until such time as the holding symbol is removed	-a minimum 2m. wide landscaped buffer is required, in a parking lot, abutting a street -no loading spaces are required for office use with less than 12,000 square metres of gross floor area -despite Section 58(1), a maximum of 8 parking spaces may be located within the regulatory flood plain of the Carp River subject to approval by the Mississippi Valley Conservation Authority -where a holding symbol has been added to the zone code of the property, because the property is part of the Carp River Restoration Policy Area, the holding symbol can only be removed at such time as the following conditions are met: a. The Minister of the Environment will have approved the Carp River, Pool Creek and Feedmill Creek Restoration Class EA; b. The Kanata West Landowners Group, or the City, will have

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				<p>commenced Phase I of the Carp River restoration works;</p> <p>c. Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the Conservation Authorities Act for the placement and removal of fill in accordance with the Carp River Restoration Plan and the EA;</p> <p>d. Filling of the property and an as-built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and</p> <p>e. At all times, the flood storage capacity of the corridor will be maintained at or above existing conditions.</p>
<p>1697 (By-law 2014-292) (By-law 2012-334) (By-law 2009-184)</p>	<p>TM6[1697] F(3.0) H(22)-h</p>	<p>apartment dwelling, mid rise</p>		<p>-maximum permitted height for apartment dwelling, mid rise is 7 storeys,</p> <p>-no front yard setback is required for the first 6 storeys, however a minimum front yard setback of 2 metres is required above the 6th storey, and</p> <p>-where an outdoor commercial patio is located at the corner of a corner lot, the maximum front yard setback is 4 metres but only in any area directly in front of the restaurant use that the outdoor commercial patio is accessory to and only for a maximum total length of 6 metres,</p> <p>-any outdoor commercial patio is subject to Section 85,</p> <p>-an additional 3-metre interior side yard setback is required above the sixth storey where the maximum building height is more than 16 metres,</p> <p>-the minimum rear yard setback is 7.5m with an additional 3 metre rear yard setback required above the sixth storey where the maximum building height is more than 16 metres</p> <p>-dwelling units may occupy a maximum of 45% of the ground floor level, provided that no dwelling unit on the ground floor level is located within 9.5 metres of Rideau Street,</p> <p>-non-residential uses located on the ground floor of a building on a lot abutting Rideau Street must provide direct pedestrian access to the street,</p> <p>- a minimum of 18.5 m² total amenity area must be provided for each dwelling unit, of which half must be provided as uncovered outdoor amenity area,</p> <p>-the holding symbol "h" on the lands zoned TM6[1697] F(3.0) H(22)-h on the zoning map, may only be lifted when:</p> <p>(i) the combined sewer system serving the site has been improved or</p>

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				replaced to the extent necessary to facilitate the increased sewer's capacity requirements that would be generated by development of the property in accordance with the full potential of the provisions of this exception zone, and (ii) a site plan control application has been approved, including architectural elevations, for a mixed use development on the property, and the extent of the right-of-way widening on Rideau Street has been determined and the land conveyed to the City.
1698 (By-law 2014-289) (By-law 2009-188)	Reserved for future use			
1699 (By-law 2011-151) (By-law 2010-231) (By-law 2009-208)	GM[1699] H(11)-h			The following conditions must be satisfied prior to removal of the holding symbol: (a) it must be demonstrated that the Jackson Trails pumping station has sufficient capacity to accept flows from the development at 6111 Hazeldean Road to the satisfaction of the City, and (b) it must be demonstrated that sufficient capacity downstream of the Jackson Trails pumping station is available for the development at 6111 Hazeldean Road.
1700 (By-law 2016-279) (By-law 2013-176) (By-law 2012-181) (By-law 2010-315) (By-law 2009-361)	R5A[1700] S247,] 282	-bank machine - convenience store -instructional facility -medical facility - office - personal service business -recreational and athletic facility - restaurant - retail food store -retail store		-maximum number of dwelling units: 400 -maximum gross floor area permitted: 34 000 m ² -yard setbacks are as per Schedule 247 -maximum building heights as per Schedule 247 -a floor or storey of a building that accommodates amenity space such as a gym and party room but does not include dwelling units may project above the height limit to a maximum of 4.0 metres -minimum required parking for residential use: 1.0 parking space per dwelling unit -Despite Table 164B Endnote 1 the additional land uses permitted are permitted subject to: i) the maximum gross leasable floor area for each individual tenancy is 325.15 square metres, except for a medical facility which has a maximum gross leasable floor area of 242.5 square metres ii) the total maximum gross leasable floor area is 1115 m ² iii) the uses are only permitted on the ground floor of buildings that are consistent with Buildings E and F as

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				<p>shown on the concept plan noted as Schedule 282</p> <p>iv) despite clause 85(3)(a) an outdoor commercial patio is permitted anywhere within the shaded area shown on Schedule 247</p> <p>v) the minimum required parking rate for the additional land uses permitted: is 1 space per 92.9 square metres, except for a medical facility which is subject to Section 101.</p> <p>vi) parking is only permitted in Area B on Schedule 247</p>