

## Urban Exceptions 501-600 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
501	R1GG [501] H(8.7) S 179			- eave projection to westerly side lot line permitted as per Schedule 179
502	R1S [502]			- minimum front yard setback of 4.5 m - minimum rear yard setback of 1.2 m
503	R1O [503]			- enclosed patio permitted to project to within 4.8 m of front lot line
504	R1MM [504]	- medical facility		- medical facility to be located on ground floor - maximum of 3 physicians permitted in a medical facility - minimum lot area 385 m <sup>2</sup> - rear yard setback minimum is 25% of the lot depth, which must comprise at least 25% of the lot area, but need not exceed 7.5 m.
505	R1O [505]			- maximum of 3 dwelling units permitted - maximum 2 side-by-side parking spaces in front yard permitted - minimum 1 parking space permitted in a carport
506	R1GG [506]			- minimum front yard setback of 4.6 m - maximum projection of addition into front yard of 7.9 m - maximum permitted lot coverage of 75%
507	R1O [507]			- minimum southerly side yard setback of 7.6 m
508 (By-law 2017-302) (By-law 2015-45)	R1S[508]	- day care, office, personal service business limited to a beauty salon/spa providing manicuring, pedicuring and accredited massage therapy services and a dwelling unit provided that they are located within the building existing on March 27, 2007		- a minimum of 3.758 metres of the yard abutting Brookline Avenue must be landscaped, which landscaping may include a fence - a minimum rear yard setback abutting Brookline Avenue of 3.758 metres is required - no minimum westerly side yard setback - vehicular access from Brookline Avenue is prohibited
509	R1O [509]			- despite the definition of "building" noted in Section 54, a retaining wall may be constructed along the Baseline Road property line and is not considered to be a building or structure - no minimum side yard setback required for a private garage - no minimum rear yard setback required
510	R1O [510]			- minimum front yard setback of 3.6 m
511	R1O [511]	-medical facility		- a medical facility is permitted provided: - it does not exceed 200 m <sup>2</sup> in gross floor area - the minimum side yard setback abutting a residential

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				<p>zone is 1.2 m</p> <ul style="list-style-type: none"> <li>- no side yard setback is required abutting a commercial zone</li> <li>- the parking lot is located a minimum distance of 0.3 m from a lot line abutting a residential zone</li> <li>- the minimum width of a parking aisle is 6 m</li> <li>- required parking for the medical facility may be located on the abutting AMF(0.65) zone</li> </ul>
512	R1TT[512]			<ul style="list-style-type: none"> <li>- minimum front yard setback of 4.9 m</li> </ul>
513 (By-law 2010-237)	R1K [513]			<ul style="list-style-type: none"> <li>- minimum side yard setback of 1 m from northerly lot line</li> <li>- minimum front yard setback of 4 m</li> <li>- a required parking space may be provided in the front yard if it does not exceed 2.4 m in width and 4.5 m in depth, and is located 3.1 m from the southerly property line</li> <li>- minimum lot area 473m<sup>2</sup></li> <li>- rear yard setback minimum is 25% of the lot depth, which must comprise at least 25% of the lot area, but need not exceed 7.5 m.</li> <li>-no person may park a passenger vehicle in a rear yard, unless such parking is in a legally provided garage with direct access from the public street to the garage</li> </ul>
514 (By-law 2010-237)	R1TT[514]			<ul style="list-style-type: none"> <li>- minimum front yard setback of 4.5 m</li> <li>- maximum building height 8 m</li> <li>- minimum corner side yard setback 4.5 m</li> <li>- for an interior lot, the total minimum interior side yard setback is 3 m, with no yard less than 1.2 m wide</li> <li>- for a corner lot, each interior side yard setback must be at least 10% of the lot width</li> <li>- front yard parking area - permitted subject to Section 109 (5) to (10), and as per the following provisions: <ul style="list-style-type: none"> <li>- 5.8 m in width, 4.7 m in depth, located 0.9 m from the northerly property line and 0 m from the easterly property line</li> </ul> </li> <li>-no person may park a passenger vehicle in a rear yard, unless such parking is in a legally provided garage with direct access from the public street to the garage</li> </ul>
515 (By-law 2009-302)	R1S [515]			<ul style="list-style-type: none"> <li>- minimum required setback of 6 m from any lot line abutting an EP zone</li> <li>-minimum required rear yard setback is 6m</li> <li>- minimum front yard setback of 5 m</li> <li>- maximum front yard setback of 5.5 m</li> </ul>
516	R1O [516]			<ul style="list-style-type: none"> <li>-minimum setback of 10.5 m from western most boundary of zone</li> <li>-100% of 10.5 m setback must be landscaped area</li> </ul>
517 (By-law 2012-334)	R1TT [517]			<ul style="list-style-type: none"> <li>- minimum front yard setback of 4.2 m</li> <li>- maximum building height 8 m</li> <li>- minimum corner side yard setback of 3 m for detached dwellings and semi-detached dwellings</li> <li>- minimum interior side yard setback of 1.2 m for detached dwellings and semi-detached dwellings</li> <li>- if a detached dwelling is less than 4.5 m in height, the minimum side yard setback abutting the southerly boundary of this zone must be 1.8 m</li> <li>- if a detached dwelling is greater than or equal to 4.5 m in height, the minimum side yard setback abutting the</li> </ul>

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				southerly boundary of this zone must be 3 m - if a semi-detached dwelling is less than 6 m in height, the minimum side yard setback abutting the southerly boundary of this zone must be 3 m - if a semi-detached dwelling is greater than or equal to 6 m in height, the minimum side yard setback abutting the southerly boundary of this zone must be 4.5 m - minimum side yard setback for townhouse dwellings and planned unit developments is 6 m if there is no window in the wall or 10.5 m if there is a window in the wall abutting the southerly boundary of this zone - minimum rear yard setback of 7 m for detached dwellings - minimum rear yard setback of 9 m for semi-detached dwellings - minimum rear yard setback of 10.5 m for townhouse dwellings and planned unit developments - minimum yard abutting Riverside Drive must be 10.5 m
518	R1G [518] H(9) S 194	- planned unit development		In a planned unit development, - maximum of 6 detached dwellings permitted - minimum lot area of 4,322 m <sup>2</sup> - yard setbacks as shown on Schedule 194
519	R1O [519]			- storage shed may project to within 0.4 m of the rear lot line - two front yard parking permitted subject to Section 109 (5) to (10), and each a maximum width of 2.2 m and a maximum depth of 3.3 m located in the northwest corner of the lot detached dwelling
520 (By-law 2021-405)	Reserved for Future Use			
521 (By-law 2020-299)	R1Y [521]			- minimum yard setback for lots abutting an R3B zone: 7.5 m - minimum lot width of 9 m - minimum lot area 270 m <sup>2</sup> - minimum interior side yard setback of 1.2 m for any yard abutting a public pathway or public lane
522	R1Y [522]	- planned unit development		- group home limited to 12 residents - minimum rear yard setback of 7.5 m required where such rear yard abuts in whole or in part a lot existing on August 16, 1978 - minimum side yard setback of 2.5 m required where such side yard abuts in whole or in part a lot existing on August 16, 1978 - front yard parking permitted provided: - maximum of 2 spaces per lot - maximum combined width of the two parking spaces of 5.2 m - parking spaces must be side-by-side - parking spaces must be surfaced with hard material - minimum of 40% of front yard must be landscaped area - in the case of detached dwellings, driveways must not be closer than 0.6 m from an adjoining lot
523	R1Y [523]			- minimum side or rear yard setback of 7.5 m, where such side or rear yard abuts in whole or in part a lot existing on April 6, 1983, or where such side or rear yard abuts a park

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				- maximum building height 8 m
524	R1G [524]			- group home limited to 12 residents - minimum rear yard setback abutting O1C zone of 25 m - no accessory building may be located within the required rear yard setback
525	R1G [525]			- group home limited to 12 residents - minimum rear yard setback of 1.2 m on an interior lot - minimum side yard setback abutting O1C zone of 25 m - no accessory building shall be located within the required side yard setback O1C zone
526	R1GG [526]	- planned unit development of detached dwellings		
527	R1TT [527]			- minimum required front yard setback: 4.5 m - combined minimum total side yard setback for both sides: 2.4 m - in the case of a detached dwelling with attached garage, the garage portion may have minimum side yard setback of 0.9 m - maximum building height 8 m
528	R1TT [528] S 212			- the number of dwelling units permitted in the zone must not exceed 86 - a minimum lot width of 10 m is required - a minimum lot area of 270 m <sup>2</sup> is required - habitable buildings are prohibited in that area of the lots shown in shading on Schedule 212 - side yard setback 0.3 m - despite the regulations for accessory building contained in Section 55 a minimum setback from a lane of 0.6 m must be provided for an accessory building. [OMB Order #429 - 01/03/21]
529	R1O [529]	- duplex		
530	R1P [530]			- a minimum of a 0.3 m side yard setback must be provided on a side yard abutting an O1C zone - a minimum of a 4.5 m front yard setback must be provided
531	R1S [531]			- minimum front yard setback of 4 m is required - minimum rear yard setback of 6 m is required
532	R1Y [532]	- planned unit development		- minimum rear yard setback for an interior lot is 6 m - minimum rear yard setback for a corner lot is 3 m - minimum interior side yard setback is 1.2 m for any yard abutting a public pathway or a public lane.
533	R2F [533] R2F [533] S 190			- no front yard setback required - eaves may project to front lot line
534	R2F [534]			-minimum front yard setback of 5.1 m
535	R2G [535]			- front yard parking permitted subject to Section 109 (5) to (10) and it must abut northerly lot line

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536	R2G [536] S 188, 189 R2G [536]			- front yard parking spaces permitted subject to Section 109 (5) to (10) and provided: - maximum 2 spaces permitted for each semi-detached dwelling - located as per Schedules 188 and 189 - in the case where only 1 front yard parking space is being provided, the one parking space must be in Area A for those properties shown on Schedule 188, and may be located anywhere within the shaded area for those properties shown on Schedule 189
537	R2F [537]	- parking lot - parking garage		Parking lot or parking garage: - is limited to location on northerly 13.4 m of lot - must be associated with AM1 zone to north
538 (By-law 2010-237)	R2 F [538]			- minimum lot width of 30 m and lot area of 560 m <sup>2</sup> is required for a detached dwelling or duplex dwelling - minimum lot width of 15 m and lot area of 280 m <sup>2</sup> is required for a detached dwelling or semi-detached dwelling -no person may park a passenger vehicle in a rear yard on a lot abutting Pinewood Crescent, unless such parking is in a legally provided garage with direct access from the public street to the garage
539	R2I [539]			- minimum front yard setback of 3 m - minimum corner side yard setback of 3 m - minimum interior side yard setback of 0.6 m - minimum rear yard setback on corner lots of 3 m - minimum rear yard setback of 12 m for lots having rear yards abutting Hunt Club Road - minimum rear yard setback on interior lots of 25% of the lot depth or 7.5 m, whichever is the greater
540 (By-law 2014-189) (By-law 2012-334)	R2I [540]			- minimum setback from Albion and Pebble Roads of 21 m for townhouse dwellings - minimum front yard setback from Pebble Road of 4.6 m for detached dwellings and semi-detached dwellings
541	R4T [541] R2F[541]	-parking lot		- the provisions of Exception 480 apply, and - a parking lot is only permitted as an accessory use for the funeral home located at 515 Cooper Street [OMB Order #1836 - 00/12/13]
542	R2F [542]	- parking lot - parking garage		- parking lot and parking garage restricted to rear yard; provided for use at 940 Montreal Road
543	R2F [543]			- maximum of 3 dwelling units permitted
544	R2F [544]			- minimum yard setback from Pinecrest Road is 6 m -access to Pinecrest Road is not permitted
545	R2R [545]			- minimum front yard setback of 4.5 m - minimum easterly side yard setback of 0.6 m - eaves may project to front lot line
546 (By-law 2014-189)	R2F [546] S 162			

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547	R2U [547]			- a front yard setback of at least 6 m is required - a driveway width of at least 2.6 m is required
548	R2U [548]			- a front yard setback of at least 5.5 m is required - a driveway width of at least 2.6 m is required
549	R2U [549]			- exception 553 applies - up to 25% of the lots in this zone may have a reduced front yard requirement of at least 3 m, subject to those lots being used for one storey detached dwellings only - the 3 m reduced front yard requirement does not apply to lots located on the north side of Staten Way
550	R2G [550]			- minimum 0.6 m. northerly side yard setback - grade of a driveway serving the detached or semi-detached dwelling must not exceed 2% for the first 3 m from the lot line, and 8% thereafter
551	R2G [551]			- minimum 0.6 m southerly side yard setback - grade of a driveway serving the detached or semi-detached dwelling must not exceed 2% for the first 3 m from the lot line, and 8% thereafter
552 (By-law 2014-189)	R2F [552]			- parking, driveway and turning aisle must be provided in accordance with Schedule 205
553	R2U [553]			- a front yard setback of at least 4.5 m is required - a side yard setback of at least 2.4 m is required where that side yard abuts a street - a rear yard setback of at least 6 m is required where that rear yard abuts an EP zone - a driveway width of at least 2.6 m is required
554	R2S [554] S 208	- driveway - planned unit development of uses permitted in R2 zone		- despite Section 55, accessory buildings may only be located in hatched area shown on Schedule 208 - accessory buildings may not be closer than 1.2 m from another building - aggregate area of accessory buildings not to exceed 50% of area of yard in which they are located - despite Section 59, land may be developed, severed or used where that land abuts driveway that serves as private way - despite Section 109, parking may only be located in area shown hatched on Schedule 208 - despite section 100, aisle leading to driveway not required - despite Section 107, where number of parking spaces is from 20 to 50, minimum required driveway width is 6 m and driveway limited to private way - despite any other provision of by-law principal use buildings may only be located within area shown hatched on Schedule 208 and a minimum separation distance of 2.4 m must be provided between principal use buildings
555 (By-law 2014-189)	R2F [555]	- limited to 4 dwelling units		
556	R2G [556]	- three unit dwelling		

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557	R1K[557] R2J[557]			- minimum lot area 470 m <sup>2</sup> - minimum rear yard setback is 25% of the lot depth, which must comprise at least 25% of the lot area, but need not exceed 7.5 m - for a corner lot, each interior side yard setback must be at least 10% of the lot width
558	R2F [558] R2K[558]	- three unit dwelling		
559	R2G [559]	- three unit dwelling		- the minimum parking requirement for a three unit dwelling is reduced from 3 spaces to 2
560	R3A [560]			- minimum rear yard setback of 6 m on an interior lot
561	R3A [561]			- minimum front yard setback of 1.9 m - minimum corner side yard setback of 4 m
562	R3B [562]		- home based daycare	- no visitor parking permitted - visitor parking requirements of Section 102 do not apply
563	R3M [563]			- minimum setback of 15 m required from lot line abutting Riverside Drive
564 (By-law 2021-75)	R3D [564]	-residential care facility -townhouse dwelling	- planned unit development	- residential care facility, located at 532 Melbourne Avenue limited to maximum of 26 residents - minimum of 3 parking spaces must be provided for the group home -Townhouse dwellings are subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. • Minimum interior side yard setback: 1.5 metres • Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 metres • Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 square metres
565	R3B [565]			- minimum setback of 12 m from Hunt Club Road
566	R3A [566]			- minimum 7.6 m setback along the southern boundary of this zone - minimum 6 m setback along the northern and eastern boundaries of this zone
567 (By-law 2015-45)	Reserved for Future Use			
568	R1Y [568] R3B [568]			- minimum lot width 12 m - minimum lot area 360 m <sup>2</sup> - minimum rear yard setback for an interior lot 6 m, for corner lot 3 m - minimum interior side yard setback 0.3 m, and 1.2 m for any yard abutting a public pathway or public lane
569	R3F [569]			- maximum of 5 dwelling units permitted
570	R3P [570]			- dwelling units permitted in rear yard - minimum front yard setback is 1.5 metres and the maximum front yard setback is 3 metres
571	R3A [571]	- medical facility		- medical facility permitted provided:

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				- maximum gross floor area of 114 m <sup>2</sup> - minimum of 2 parking spaces must be provided
572	R3Q [572]			- minimum driveway width of 2.7 m - minimum front yard setback is 1.5 metres and the maximum front yard setback is 3 metres
573	R3A [573] H(9)			- maximum of 2 driveways permitted from Walkley Road
574	R3A [574]			- minimum lot area of 557 m <sup>2</sup> for planned unit developments - minimum lot width of 18 m for planned unit developments, street-oriented - in the case of an interior lot of less than 929 m <sup>2</sup> , a minimum rear yard setback of 40% of the lot depth is required
575	R3P [575]		- planned unit development	- minimum parking space length of 3.8 m
576	R3A [576]			- maximum of 4 dwelling units permitted - minimum lot width of 12 m - minimum lot area of 600 m <sup>2</sup> - minimum side yard setback of 1.2 m - minimum rear yard setback of 2 m - front yard parking permitted, subject to Section 109 (5) to (10) provided aisle width not less than 6.2 m
577	R3P [577]			- 2 parking spaces required
578 (By-law 2015-59)	Reserved for Future Use			
579 (By-law 2012-334)	R3B [579]			- maximum 5 townhouse dwellings in a row - minimum front yard setback of 7.6 m - minimum driveway width of 2.2 m, maximum driveway width of 2.4 m - open, unenclosed porches, platforms or landing places, which do not extend above the level of the ground floor of the building, must not extend or project more than 1.2 m into the required front yard setback - in the case of Part of Lot 6 on Plan 116, City of Ottawa, , designated as Parts 7 and 8, on reference Plan 5R-14603, a right-of-way serving the lands designated as Parts 1, 2, 3 and 12 on reference Plan 5R-14603 is permitted if the right-of-way is 12 m wide - a detached dwelling is permitted on part of Lot 13 on Plan 116, City of Ottawa, , designated as Part 5 on reference Plan 5R-14603 - minimum lot width of 9.2 m and minimum lot area of 281 m <sup>2</sup> is required for the detached dwelling on Lot 7, Plan 116, City of Ottawa, and part of Lot 6, Plan 116 designated Parts 6 and 9 on reference Plan 5R-14603. - a detached dwelling is permitted on the parcel of land described as part of Lot 6, Plan 116 and designated as Part 7 and Part 8 on reference Plan 5R-14603
580	R3Q [580] S 163			- maximum of 3 front yard parking spaces permitted, subject to Section 109 (5) to (10) and as per Schedule 163 - minimum front yard setback is 1.5 metres and the



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				maximum front yard setback is 3 metres.
581 (By-law 2015-191)	R3A [581]	- retail store		- retail store limited to a maximum of 50% of basement floor area of a residential building, the latter of which complies with all of the provisions of this by-law - 3.5 parking space per 100 m <sup>2</sup> of floor area in excess of the first 30 m <sup>2</sup> must be provided for the retail store
582	R3C [582]			- maximum of 3 dwelling units permitted - minimum side yard setback of 2.6 m - minimum rear yard setback of 7.6 m - fire escape may project to 0.3 m of westerly side lot line - 2 front yard parking spaces permitted subject to Section 109 (5) to (10) -55% of front yard may be used for parking
583	R3M [583]	-office -dwelling unit		- office use limited to maximum 167 m <sup>2</sup> of gross floor area - dwelling unit permitted if located in a building containing an office - minimum front yard setback of 4.2 m - minimum corner side yard setback of 3.7 m - minimum side yard setback of 0.4 m - minimum rear yard setback of 7.6 m
584 (By-law 2014-189)	R3D [584]			- maximum 3 unit converted dwelling - minimum front yard setback of 5.9 m for a detached dwelling - minimum side yard setback of 1.8 m for a converted dwelling - minimum rear yard setback of 11.5 m for a converted dwelling - maximum 3 parking spaces for a converted dwelling
585	R3B [585] I1A [585]			- group home limited to 30 residents
586	R3Q [586] R1Y[586] R3A[586]			- minimum rear yard setback of 7.5 m - minimum side yard setback adjacent to northerly boundary of this zone of 2.1 m, if this side yard does not abut a wall with a window, and 5.2 m if this side yard abuts a wall with a window - no minimum side yard setback required adjacent to the southerly boundary of this zone
587	R3B [587]			- minimum front yard setback 6 m - minimum 6 m yard setback required abutting Beechwood Cemetery and abutting a wall 11 m or less in height - minimum 9 m yard setback abutting Notre Dame Cemetery, a commercial or R1 zone or a wall 11 m or less in height - yard setback abutting Beechwood Cemetery, Notre Dame Cemetery, R1 zone or a commercial zone or a wall where the wall is more than 11 m and less than 30 m in height is a minimum of 15 m, and where the wall is 30 m or more in height is a minimum setback of 20 m - despite definition of "landscaped area", all lands within 6 m of the Notre Dame Cemetery or the R1 zone must be landscaped, which for the purpose of this zone shall permit an emergency access and fire route
588	R3A [588]			- group home limited to 12 residents

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589 (By-law 2012-334)	R3J [589] S 155	- detached dwelling, semi-detached dwelling, townhouse dwelling only if located in a planned unit development or planned unit development, street-oriented		- minimum yard setbacks and landscaped areas as per Schedule 155 - minimum 50% landscaped area is required - a landscaped area, that is no less than 13.7 m in width running the entire length of the property line abutting Hunt Club Road and Albion Road South, as shown in shading on Schedule 155 must be provided and may be counted within the total 50% requirement - the turning circle of the access road, serving uses in this zone, can encroach into the landscaped area if the circumference of the circle comes no closer than 7.5 m to the property line - no part of the 13.7 m wide landscaped area can serve as a required yard setback
590 (By-law 2012-334)	R3 J [590]			- minimum required front yard setback 5 m - minimum required corner side yard setback 4.5 m - minimum required rear yard depth of 25% of lot depth, maximum of 6 m - minimum required rear yard on a corner lot of 3 m - 1 m wide landscaped area required along Johnston Road and Zaidan Drive - minimum of 30% of lot area to be provided as landscaped area for all uses other than detached, semi-detached, and duplex dwellings - minimum driveway length for townhouse dwellings in planned unit developments of 5.7 m - in the case of individual dwelling units of townhouse dwellings and individual dwelling units of planned unit developments that have separate driveways leading directly from a private road or lane to the required parking space, a separate driveway of not less than 5.7 m in length must be provided - minimum required yard setback abutting an O1C zone of 10 m
591 (By-law 2012-334)	R3V [591]			- minimum yard setbacks for townhouse dwellings: - front yard setback 6 m - front yard setback may be reduced to minimum 2.5 m for that part of the front yard within 25 m of the easterly side lot line - side yard setback 6 m - rear yard setback 3 m - minimum yard setbacks for apartments: - front yard setback 12.5 m - front yard setback may be reduced to minimum 4.3 m for that part of the front yard within 25 m of the easterly side lot line - side yard setback 7 m - rear yard setback 2.7 m
592 (By-law 2021-75)	R3R [592] S 204	-townhouse dwelling		- maximum of 3 parking spaces permitted in front yard, subject to Section 109 (5) to (10) - parking spaces to be dimensioned and located as per Schedule 204 - remainder of front yard to be landscaped -Townhouse dwellings are subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. • Minimum interior side yard setback: 1.5 metres • Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 metres • Minimum lot area for all uses except semi-detached and

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				townhouse dwelling: 300 square metres
593 (By-law 2012-334)	R3V [593]			<ul style="list-style-type: none"> <li>- at least 10 m of yard depth, measured in from the zone boundary, that separates this zone from the IH zone, must be used as landscaped area only</li> <li>- no more than 165 dwelling units are permitted</li> <li>- for every two townhouse dwelling units constructed at least one detached dwelling unit must be constructed</li> </ul>
594	R3Q [594]			<ul style="list-style-type: none"> <li>- the setback to the rear boundary of severed land within a PUD is reduced to 0</li> <li>- the interior side yard setback in a PUD that abuts a required rear yard must be at least 2 m</li> <li>- the rear yard setback abutting a required side or rear yard must be at least 5.4 m</li> <li>- the landscaped area that is required where a parking lot abuts a lot line may be reduced to 0.6 m if an opaque screen, that is at least 1.4 m high, is located in the landscaped area</li> </ul>
595	R3L [595]	- rooming house at 43-47 Aylmer Avenue		<ul style="list-style-type: none"> <li>- lands at 11-13 Barton Street may be used as non-required accessory parking for rooming house at 43-47 Aylmer Avenue</li> <li>- minimum setback from Grosvenor Avenue and Barton Street of 4.5 m</li> <li>- minimum interior side yard setback of 3.6 m</li> </ul>
596	R3Q [596]	- parking lot	- planned unit development	<ul style="list-style-type: none"> <li>- accessory to uses permitted at 297 and 305 Sunnyside Avenue, except for 2 parking spaces which are available for the residential uses located at 1092 Bank Street provided the parking lot is: <ul style="list-style-type: none"> <li>- not located in a building</li> <li>- is located on a lot with a residential use</li> <li>- contains a maximum of 11 parking spaces, of which 4 are specifically required for 297 Sunnyside Avenue</li> <li>- provides a minimum 25% landscaped area when the lot is occupied by a parking lot</li> </ul> </li> </ul>
597	R3I [597]	- office, medical facility limited to the office of a psychiatrist or a psychologist		<ul style="list-style-type: none"> <li>- commercial uses restricted to ground floor</li> <li>- each commercial use limited to a gross floor area of 104 m<sup>2</sup></li> <li>- maximum 1 use permitted to occupy the building at one time</li> <li>- minimum 2 parking spaces to be provided for each commercial use</li> <li>- parking aisle not required</li> </ul>
598 (By-law 2012-334)	R3J [598]			<ul style="list-style-type: none"> <li>- detached and duplex dwellings must have minimum lot area of 445 m<sup>2</sup> and minimum lot width of 15 m</li> <li>- semi-detached dwellings must have a minimum lot area of 222 m<sup>2</sup> and a lot width of 7.5 m</li> <li>- townhouse dwellings must comply with the following minimum sizes: <ul style="list-style-type: none"> <li>- lot area 148 m<sup>2</sup></li> <li>- lot width 5 m</li> <li>- front yard setback 7.6 m</li> <li>- side yard setback: <ul style="list-style-type: none"> <li>- 1.2 m where wall of dwellings has no windows</li> <li>- 3.6 m where wall of dwelling contains a window</li> </ul> </li> <li>- rear yard setback 6 m</li> <li>- parking spaces must be a minimum of 10 m from property line abutting Heron Road</li> </ul> </li> </ul>

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> <li>- non-required parking spaces may be reduced to 5 m in length</li> <li>- parking spaces do not require an aisle</li> </ul>
599	R3A [599]	<ul style="list-style-type: none"> <li>- instructional facility</li> <li>- day care</li> <li>- warehouse limited to the storage of furniture and office equipment, office supplies and maintenance supplies and equipment</li> </ul>		<ul style="list-style-type: none"> <li>- maximum cumulative floor area occupied by these uses: 11 900 m<sup>2</sup></li> <li>- minimum front yard setback of 4.5 m</li> <li>- no more than 140 parking spaces are required or may be provided for these uses</li> <li>- maximum of 20 of the 140 parking spaces may be located in the front yard</li> </ul>
600	R2F[600] S 190			<ul style="list-style-type: none"> <li>- minimum separation distance of 2.5 m for detached dwelling, semi-detached dwelling, planned unit development</li> <li>-yard setbacks and heights as per Schedule 190</li> </ul>