

Urban Exceptions 601-700 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
601	R3S [601]			<ul style="list-style-type: none"> - right of way deemed to be a public street for the determination of yard setbacks - no yard setbacks required in this zone - buildings must be located a minimum of 6 m from Tweedsmuir Avenue - 1.2 m landscaped area required along all lot lines abutting an R3R zone
602	R2G [602]	- three unit dwelling		- the minimum parking requirement for a three unit dwelling is 2 spaces
603	R1O[603] R3F [603]			<ul style="list-style-type: none"> - the minimum side yard setback required is 1.2 m - the minimum rear yard setback required is 7.5 m
604	R3Q [604]		<ul style="list-style-type: none"> - home-based day care - planned unit development - retirement home, converted - group home 	
605	R3L [605]			- minimum lot area of 185 m ² and a minimum lot width of 8.8 m permitted for detached dwelling
606	R3A [606]			<ul style="list-style-type: none"> - maximum of 35 multiple attached dwellings permitted - minimum front yard setback on a corner or through corner lot is 3.6 m - minimum rear yard setback on a corner or through corner lot is 1.2 m - minimum corner side yard setback is 3.6 m

607	R3V [607]			<ul style="list-style-type: none"> - minimum required front yard setback: 5 m - minimum required corner side yard setback: 4.5 m - minimum side yard setback of 1.2 m - minimum required rear yard setback of 25% of lot depth, maximum of 6 m - minimum required rear yard setback 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, semidetached, and duplex dwellings - minimum driveway length for multiple attached dwellings in planned unit developments of 5.7 m - in the case of individual dwelling units of multiple attached dwellings and individual dwelling units of a planned unit development 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 yard setback of 7 m for a lot abutting a O1C zone - minimum side yard setback of 0.9 m for an attached garage of a detached dwelling - minimum lot width for multiple attached dwellings is 5.4 m
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608	R2F [608] S 210	- three unit dwelling		<ul style="list-style-type: none"> - for three unit dwelling: - minimum lot area: 460 m² - minimum lot width: 15 m - parking must be in accordance with Schedule 210
609	R3R [609]			<ul style="list-style-type: none"> - detached dwelling requires the following: - a minimum front yard setback of 4.1 m - a minimum southerly side yard setback of 0.4 m - a minimum lot area of 234 m²

610	R3P [610]		- planned unit development	- a westerly side yard setback of at least 0.6 m is required
611	R2F [611]	- three unit dwelling		<ul style="list-style-type: none"> - a minimum of 2 parking spaces required for a three unit dwelling - minimum lot width of 15 m and minimum lot area of 464 m² is required for a three unit dwelling

612	R3O [612]			<ul style="list-style-type: none"> - non-required parking spaces need not be greater than 2.4 m in width - parking spaces located in a driveway leading to a required parking space must not be located one beside the other - a front yard setback of at least 4.5 m is required where that front yard abuts a street - a front yard setback of at least 5 m is required where that front yard abuts a private way - the number of dwelling units in this zone must not exceed 55 units
613	R3B [613]			<ul style="list-style-type: none"> - minimum front yard setback of 5 m must be provided between the face of the garage and the front lot line and a minimum front yard setback of 3 m is required for the rest of the building
614	R3M [614] S 218	- apartment dwelling, lowrise		<ul style="list-style-type: none"> - apartment dwelling, low rise only permitted to locate within area "A" of Schedule 218 - the minimum lot width for a severed multiple attached dwelling is 5.4 m for a maximum of four multiple attached dwelling units - the minimum front yard setback is 5.5 m - the minimum lot area for a severed multiple attached dwelling is 165 m² for a maximum of four multiple attached dwelling units within area "B" of Schedule 218 - the maximum number of units in an apartment dwelling, low-rise is 21 - the minimum required landscape buffer between a parking lot and a street is 2 m - the minimum width of an interior side yard for an apartment dwelling, low-rise is 4.5 m - maximum building height for an apartment dwelling, lowrise is 11 m - parking for an apartment dwelling, low-rise is permitted within a required front yard and a required corner side yard within area "C" of Schedule 218 - the minimum front yard setback for a severed multiple attached dwelling is 4.5 m - the minimum driveway length leading to a required parking space for a severed multiple attached dwelling is 5 m - the minimum rear yard setback for a severed multiple attached dwelling is 4.5 m

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				<ul style="list-style-type: none"> - the minimum lot area for a severed multiple attached dwelling is 135 m² within area "D" of Schedule 218 - the minimum front yard setback is 5.5 m within areas A, B, and C of Schedule 218; Section 63 also applies to multiple attached dwelling and apartment dwelling, lowrise

615	R3M[615] S 220	- apartment dwelling, lowrise - retirement home - school		- Section 63 applies with all necessary modifications to multiple attached dwelling, apartment dwelling, low-rise, retirement home and school - the uses permitted by Column III must be located within Area A shown on Schedule 220 - up to 10 parking spaces for the uses permitted by Column III may be in the front yard - an apartment dwelling, low-rise must not have more than 40 dwelling units - the height of an apartment dwelling, low-rise or a retirement home must not exceed 7 m - the gross floor area used for apartment dwelling, low-rise and retirement home or either must not exceed 3,530 m ² - in Area B on Schedule 220 i) minimum yard setbacks must be provided as shown shaded thereon ii) at least 20% of the lot must be used for landscaped open space iii) the width of the minimum separation required between a parking lot and a public street or a residential zone maybe reduced to 1 m iv) a loading space is not required
616	R3O [616] S 222			- the lot width for severed land within a planned unit development is at least 5.6 m - the setback of one dwelling unit within a planned unit development from a private way may be at least 1.7 m - that part of a private way that is a cul-de-sac that provides access to no more than 5 severed lots must be at least 5 m wide - an aisle for visitor parking spaces must be at least 6 m wide - a driveway need not be wider than 6 m - yard setbacks as per Schedule 222
617	R2L[617]			- the west interior side yard must be a minimum of 1.2 m for a duplex having two garages or carports attached to or within the building
618	R1Y[618] R3D[618]			- minimum lot width 9 m - minimum lot area 270 m ² - minimum rear yard setback for 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
619	R3P [619]			- the minimum setback distance from a private roadway is 1 m - the minimum front yard setback from Scotia Place is 2.4 m - the minimum interior side yard depth abutting a required rear yard of an abutting lot in an R3P zone is 1.2 m - the minimum setback distance from the rear boundary of severed land within a planned unit development is 1.2 m - the minimum corner side yard depth along Bellwood

				Avenue and Willard Street is 0.3 m
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				<ul style="list-style-type: none"> - a chimney, an eave or an eaves trough projecting from a principal building into the required side yard to the property line is permitted only in the case of the corner side yard - a canopy or an open balcony projecting a maximum of 2.4 m from a principal building into a required yard is permitted - an open unenclosed stoop or unenclosed landing projecting from a principal building that does not extend above the ground floor of the principal building and does not extend into any yard more than 2.4 m is permitted - the maximum building height is 11.8 m
620	R3O [620] S 151			<ul style="list-style-type: none"> - minimum yard setbacks for a multiple attached dwelling as shown on Schedule 151 - stairs for a multiple attached dwelling must be set back at least 0.5 m from a front lot line
621 (By-law 2009-164)	R4I [621]		-apartment dwelling, low rise	<ul style="list-style-type: none"> - the minimum required lot area for a planned unit development is 928 m² - the minimum required driveway width is 3 m - despite Section 110, the minimum required landscaped area between a parking lot and a lot line may be reduced to 0 m if a 1.4 m high opaque screen is provided.
622	R3P [622]			<ul style="list-style-type: none"> - the minimum easterly side yard setback for accessory building is 0.5 m - a permitted projection can extend into the easterly side yard provided it does not project any closer than 0.11 m to the lot line - the minimum lot area for a detached dwelling is 458 m²
623 (By-law 2009-302)	multiple			- front yard parking permitted subject to Section 109 (5) to (10)

624	R3Q [624]			<ul style="list-style-type: none"> - the following provisions apply for a multiple attached dwelling use: - minimum lot area of 95 m² per unit - minimum lot width of 4.5 m per unit - the minimum setback from Main Street is 0 m - the minimum setback from Evelyn Avenue is 3 m - the minimum setback from the lot line abutting the property to the east is 1.2 m - the minimum setback from the lot line abutting the property to the north is: 1.2 m for the first 4 m from Main Street, then 3 m for the next 24 m, and 2.6 m for any part of the lot greater than 28 m from Main Street - in the case of the end dwelling unit closest to Main Street one or more of the uses listed in Section 197 may be located on the ground floor and may be located on the second and third floors, but must have an entrance door facing Main Street - no parking is required for commercial use - nothing prohibits access, parking or service space related to residential uses on the second and third floors from locating on the ground floor of the end unit
625	R1K [625]			<ul style="list-style-type: none"> - minimum front yard setback of 3.6 m - 100% of northerly side yard to be landscaped area - minimum lot area 473 m² - rear yard setback minimum is 25% of the lot depth,

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				<ul style="list-style-type: none"> which must comprise at least 25% of the lot area, but need not exceed 7.5 m. - front yard parking permitted subject to Section 109 (5) to (10)
626	R1N [626]			<ul style="list-style-type: none"> - the minimum lot area of an interior lot is 365 m² - the minimum lot frontage of an interior lot is 10 m
627	R1M [627] R1N[627]			<ul style="list-style-type: none"> - the maximum number of residents occupying a group home (excluding staff and receiving family) is 15 of which no more than 9 shall be adults.
628	R1N [628]			<ul style="list-style-type: none"> - the minimum lot frontage is 15 m - the minimum lot area is 400 m²

629	R1E[629]			<ul style="list-style-type: none"> - minimum lot frontage 30 m - interior minimum side yard is 1.2 m one side; 2.4 m other side, except that the the 2.4 m may be reduced to 0.9 m where a private garage is attached to the side of the building - maximum lot coverage is 25%. - where a lot is not connected to a piped municipal water supply, maximum lot coverage is 15%
630	R1E [630]			- additional dwelling unit on private services is limited to four bedrooms in total, until such time as the property is serviced by sanitary sewers
631	R1F [631]			- group home is permitted with a maximum of 15 residents, exclusive of staff
632 (By-law 2023-25) (By-law 2022-292)	R2E [632]			- solely and specifically for the purposes of calculating minimum lot area, maximum lot coverage and minimum rear yard requirements for lands described herein, the owner of the lots on Plan 375 may utilize a 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
633 (By-law 2011-273)	R1FF [633]			<ul style="list-style-type: none"> - minimum lot width 15 m - maximum building height of building main 11m - minimum front yard setback 4.5 m - minimum rear yard setback 7.5 m - minimum side yard setback 1.2 m
634	R1FF [634]			- minimum rear yard setback 9 m
635 <i>(Subject to By-law 2011-216)</i>	R1V[635]			- minimum rear yard setback 3 m
636	R1FF [636]			<ul style="list-style-type: none"> (a) maximum number of residential dwelling units: 25 (b) for lots immediately abutting lands zoned R1E: <ul style="list-style-type: none"> i) maximum number of lots abutting the R1E zone is seven ii) minimum lot frontage 15 m iii) minimum lot depth 40 m iv) 10 m landscaped buffer required adjacent to any rear and side lot line abutting an R1E zone
637	R1WW[637]			- minimum lot area is 555 m ²

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638	R1E [638]			<ul style="list-style-type: none"> - minimum lot area 650 m² - maximum lot coverage 40% - maximum building height 10.7 m - minimum front yard setback 6.5 m - minimum side yard setback (one side and other side) 2 m - minimum rear yard setback 7.5 m
639	R1E [639]			<ul style="list-style-type: none"> - maximum lot coverage 40% - minimum rear yard setback 7.5 m
640	R1E [640]			- main building, accessory building, including an additional dwelling unit limited to four bedrooms in total, until such time as this property is serviced by sanitary sewers

641	R2M [641]			- all vehicular access, for other than existing dwelling units must be from a street other than Prince of Wales Drive
642	R2M [642]			<ul style="list-style-type: none"> - one detached dwelling per lot - minimum lot area 300 m² - minimum lot frontage 10 m - maximum lot coverage 50% - minimum front yard setback main building 3 m - minimum front yard setback private garage 4.5 m - minimum side yard setback 0.9 m - minimum rear yard setback two or more storey dwelling - 7.5 m, one storey dwelling 6 m - minimum front yard setback for a main building applies to both frontages for a corner lot - minimum front yard setback with respect to garage may be reduced to 3 m where the garage is at the same or greater distance from the front lot line as the main building, further, despite the provisions of Section 65, the following additional obstructions are permitted: <ul style="list-style-type: none"> l) a 0.6 m obstruction of the minimum front yard is permitted with respect to second storey space - further, the provisions of the R3Z subzone with regard to special provisions for driveways, parking space(s) and garages apply -further, despite provisions of this by-law to the contrary, on those lots on the south side of Stoneway Drive the following special provision apply: <ul style="list-style-type: none"> i) for a minimum of 20% of the dwelling units, the maximum projection of the front wall of a garage maybe no greater than 2.5 m closer to the front lot line than that part of the main building which is closest to the front lot line - further, despite provisions of this by-law to the contrary, on those lots on the north side of Stoneway Drive the following special provisions apply: <ul style="list-style-type: none"> i) for a minimum of 50% of the dwelling units, the maximum projection of the front wall of a garage may be no greater than 2.5 m (closer to the front lot line than that part of the main building which is closest to the front lot line.

643	R3Z [643]			<ul style="list-style-type: none"> - minimum front yard setback 13 m - minimum rear yard setback 1.5 m - in the cases where a garage is detached from the main building, the minimum front yard setback of 13 m may be replaced by a minimum front yard setback of not less than 4.5 m in respect to the detached garage only - multiple attached dwelling minimum lot width of 5 m
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644	R3Z [644]			<ul style="list-style-type: none"> - maximum number of dwelling units 7 - multiple attached dwelling minimum lot width of 5 m
645	R3Z [645]			<ul style="list-style-type: none"> - minimum front yard setback 13 m - minimum rear yard setback 4.5 m - in the case where a garage is detached from the main building, the minimum front yard setback of 13 m may be replaced by a minimum front yard setback of not less than 4.5 m in respect to the detached garage only - multiple attached dwelling minimum lot width of 5 m
646	R3Z [646]			<ul style="list-style-type: none"> - maximum number of dwelling units 7 - a total of 7 parking spaces signed for visitor parking must be provided within the required front yard.

647	R3Z [647]-h R3Z [647]			<ul style="list-style-type: none"> - mixed-use buildings are also permitted, - vehicular access to a mixed-use building is prohibited from Deerfox Drive, - the second and third storey of a mixed-use building must be used for apartment uses, and the first storey must be used for one of the following uses: i) office ii) medical facility iii) personal service business establishment iv) retail business, limited to a craft store. Retail sales is limited to those goods and articles which are produced within the building - despite Section 101, the required parking provisions for uses named above must be calculated at the rate of 1 space per each 40.8 m² of gross floor area - the minimum front yard for a mixed-use building from the lot lines abutting Strandherd and Claridge Drives is 3.1 m; - the minimum rear yard for a mixed-use building from the lot line abutting Deerfox Drive is 9.0 m; - the minimum rear yard required for a multiple attached dwelling is 6.0 m per dwelling unit; - the minimum side yard required for a multiple attached dwelling is 1.2 m per building; - the minimum lot area per dwelling unit of a multiple attached dwelling is 144 m²; - despite anything to the contrary in this By-law, the lands zoned R3Z[647] are considered one lot for zoning purposes, notwithstanding the lawful division of a lot pursuant to the Planning Act, as amended, the Condominium Act, as amended, or any similar legislation; - the holding symbol (h) may be removed under the following conditions: <ul style="list-style-type: none"> (i) the provision of services to the property from central systems for water supply and sewage treatment to the satisfaction of the City, (ii) the owner entering into a site plan control agreement with the City, which addresses the relevant development details. - despite the permitted uses no person shall use any building or structure or land for any purpose other than that for which it was used on May 23rd 1996 being the date of passing of By-law 047-96 until such time as the holding symbol (h) is removed
648	R3Z [648]			<ul style="list-style-type: none"> - minimum lot frontage 5 m per dwelling unit - minimum front yard setback 3 m - maximum number of dwelling units 10

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649	R3Z [649]			<ul style="list-style-type: none"> - multiple attached dwelling minimum lot width of 5 m - one lot for zoning purposes - the foregoing does not apply if the severed lots comply with the provisions of the subzone

650	R3Z [650]			<ul style="list-style-type: none"> - maximum dwelling units 20 - no maximum lot coverage - minimum front yard setback 3 m - minimum rear yard setback 5 m - minimum side yard setback 3 m - one lot for zoning purposes - multiple attached dwelling minimum lot width of 5 m
651	R3Z [651]			<ul style="list-style-type: none"> - maximum dwelling units 37 - minimum lot area 15,923 m² - minimum lot frontage 18 m - no maximum lot coverage - maximum building height-main building 7.7 m - minimum building setback from private street 5.5 m - minimum building setback from individual rear property lines: south property line 7 m, remainder of property 6 m - minimum building setback from individual side property lines 1 m - one lot for zoning purposes - multiple attached dwelling minimum lot width of 5 m
652	R3Z [652]			<ul style="list-style-type: none"> - for lots which are partially located within both the EP and the R3Z zone, all calculations of density, lot area, lot coverage, front yard setback, rear yard setback, side yard setback include that portion of the lot which is zoned EP. However, no buildings or structures are permitted within the limits of the EP zone except in accordance with the provisions of this zone - multiple attached dwelling minimum lot width of 5 m
653	R3Z [653] S 153			<ul style="list-style-type: none"> - Table 160A does not apply and development must conform to the requirements as noted and shown on Schedule 153 - the land R3Z [653] is considered one lot for the purposes of determining zoning requirements despite the lawful severance of a lot pursuant to the Planning Act of Condominium Act.
654	R3Z [654]	- apartment dwelling, low rise		<ul style="list-style-type: none"> - multiple attached dwelling minimum lot width of 5 m - an apartment dwelling, low rise is subject to the provisions of subzone R4Z
655	R3Z [655]			<ul style="list-style-type: none"> - one lot for zoning purposes - the foregoing does not apply if the severed lots comply with Section 131 or if minor variances are granted respecting the provisions of Section 131 pertaining to lots and any other applicable R3Z[655] requirements - the following additional obstructions are permitted: 0.6 m obstruction of the minimum front yard or minimum rear yard with respect to second storey space - maximum lot coverage is 55%
656	R3Z [656]			<ul style="list-style-type: none"> - maximum density 8 dwelling units - maximum lot coverage - no maximum - minimum front yard setback 3 m - minimum rear yard setback 1.2 m - minimum side yard setback, one side 1.2 m

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				<ul style="list-style-type: none"> - minimum side yard setback, other side 10.2 m - one lot for zoning purposes - decks are permitted to encroach into the required front yard along the northerly property line and into the required side yard along the westerly property line by 2 m - multiple attached dwelling minimum lot width of 5 m
657	R3Z [657]			<ul style="list-style-type: none"> - minimum side yard setback 3.5 m - maximum building height 11 m - maximum lot coverage 55% - minimum side yard setback to be provided with respect to side yard abutting walkway blocks only - multiple attached dwelling minimum lot width of 5 m
658	R3Z [658]			<ul style="list-style-type: none"> - maximum building height 11 m - maximum lot coverage 55% - minimum side yard setback 3 m abutting walkway blocks only - multiple attached dwelling minimum lot width of 5 m
659	R3Z [659]			<ul style="list-style-type: none"> - one lot for zoning purposes - the foregoing does not apply if the severed lots comply with Section 131 or if minor variances are granted respecting the provisions of Section 131 pertaining to lots and any other applicable requirements
660	R3Z [660]			<ul style="list-style-type: none"> - one lot for zoning purposes - the foregoing does not apply if the severed lots comply with Section 131 or if minor variances are granted respecting the provisions of Section 131 pertaining to lots and any other applicable requirements
661 (By-law 2008-326)	R1Z [661]		- all uses other than detached dwelling	<ul style="list-style-type: none"> - maximum lot coverage 55% - minimum rear yard setback 5 m - minimum side yard setback on one side: 1.2m - minimum side yard setback on garage side: 0.6m - maximum front yard and rear yard eaves 1 m - maximum side yard projection for eaves: 0.6 m - maximum front yard and rear yard bay windows 1 m - maximum side yard projection for bay windows: 0.6 m - despite the encroachment provision above, no eave or bay window is to be within 0.3 m of any property line
662	R3Z [662]			<ul style="list-style-type: none"> - lots with a frontage of 10.5 m or less is not restricted to a single car garage having a maximum width of 4.8 m, further, double car garages may be permitted - the maximum projection of the front wall of a garage may not be located more than 2.5 m closer to the front lot line than the front wall (first or second storey) of the main building

663	R3Z [663]			<ul style="list-style-type: none"> - the maximum projection of the front wall of a garage may not be located more than 2.5 m closer to the front lot line than the front wall (first or second storey) of the main building or: - the front wall of a garage may not be located more than 2.5 m closer to the front lot line than at least one of the following: <ul style="list-style-type: none"> i) the front wall of the first storey of the main building ii) a covered porch or platform with or without a second floor projection above it - whichever feature, i) or ii), is closest to the front wall of
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				the garage, must have a minimum width of 2.5 m
664	R1Z [664]		- all uses other than detached dwelling	- maximum building height, accessory building 5 m
665	R3Z [665]	- snow disposal facility, interim use		- the snow disposal facility is permitted prior to and after the removal of the holding symbol
666	R3Z [666]			- minimum front yard setback 2 m - minimum rear yard setback 3 m

667	R1Z [667]		- all uses other than detached dwelling	- lot frontage 19.8 m
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668	R3Z [668]			<ul style="list-style-type: none"> - maximum dwelling units 13 - maximum main building height 12 m - no maximum lot coverage - minimum lot area per dwelling unit 120 m² - minimum lot frontage per dwelling unit on private or public streets 5.5 m - minimum front yard setback per dwelling unit on Guthrie Street or private street* 2 m - minimum front yard setback per dwelling unit on Monterey Drive* 1 m - minimum side yard setback per dwelling unit 0 m* - minimum rear yard setback per dwelling unit 5 m* <p>* any main building that fronts, flanks or backs on to Graham Creek, must have a 7.5 m setback from the 1:100 year flood plain (74 m contour level above sea level) and a minimum 15 m setback from the normal high water mark of Graham Creek (71.5 m contour level above sea level) to the satisfaction of the Rideau Valley Conservation Authority</p> <ul style="list-style-type: none"> - despite Section 55 or the above exception, a detached garage may be built at the rear lot line with a minimum rear yard of 0m - despite anything in this By-law to the contrary, the main building, and all permitted obstructions of yards under Section 65 must at a minimum leave a 0.5 m setback between any building, or structure, and the front lot line -the lands zoned R3Z[668] continue to be considered one lot for zoning purposes despite the lawful division of a lot pursuant to the Planning Act R.S.O. 1990 C.P. 13, as amended.
669	R3Z [669]			<ul style="list-style-type: none"> - the end units only for multiple attached dwelling are not restricted to a single car garage having a maximum width of 4.8 m, further, double car garages may be permitted and no more than 50% of the area of any required front yard as a driveway or parking space - at least 40% of any required front yard must be soft landscaping
670	R3Z [670]			<ul style="list-style-type: none"> - minimum rear yard setback 7m - minimum length of required parking space for multiple attached dwelling 3 m
671	R3Z [671]			<ul style="list-style-type: none"> - minimum rear yard setback, two storey dwelling 7 m

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672	R3Z [672] -h			<p>i) no person may use any building or structure or land for any purpose other than that for which it was used on the date it was zoned R3Z [672]-h; ii) an amendment to this by-law to remove the holding provisions is conditional upon the following:</p> <ul style="list-style-type: none"> - the provision of a subdivision or reference plan indicating an appropriate density and mixture and layout of lot sizes and unit types in conformity with the applicable Secondary Plan; - approval of site plans - it is the purpose and intent of this zone that lands so designated will ultimately be used for R3Z purposes. The removal of the holding provisions denoted by the "h" suffix will be conditional upon plans being approved which satisfy the objectives of the Secondary Plan with respect to considerations including the following: density, lot sizes, unit mix, lot and building orientation, building relationship to the street and open spaces, compatibility with adjacent development, and streetscape objectives.
673	R3Z [673]			<p>maximum lot coverage 55% - maximum building height 11 m</p> <ul style="list-style-type: none"> - a maximum projection of 2.5 m into the front, corner side or rear yard is permitted, provided it does not exceed a height greater than the horizontal distance to the affected front, corner side, or rear lot line; and a porch must not be located closer than 1m to the front, corner side or rear lot line - the following additional obstructions are permitted: 0.6 m obstruction of the minimum front yard or minimum rear yard with respect to second storey space - multiple attached dwelling minimum lot width of 5 m - the following additional obstructions are permitted: 0.6 m obstruction of the minimum front yard or minimum rear yard
674	R3Z [674]S 91			<ul style="list-style-type: none"> - the land is considered one lot for the purposes of determining zoning requirements despite the lawful severance of a lot pursuant to the Planning Act or the Condominium Act - the yard setbacks are determined as per Schedule 91 - the maximum number of dwelling units allowed is 50 - the minimum lot frontage requirement is 97 m - the spacing between main buildings is 2.4 m - the provisions of Section 65 apply to each dwelling unit and its associated lands with all necessary modifications - multiple attached dwelling minimum lot width of 5 m - maximum building height 9.2 m
675	R3Z [675]			<ul style="list-style-type: none"> - minimum front yard setback 13 m * * in the cases where a garage is detached from the main building, the minimum front yard setback of 13 m may be replaced by a minimum front yard setback of not less than 4.5 m in respect to the detached garage only - minimum rear yard setback 1.5 m - multiple attached dwelling minimum lot width of 5 m

676	R1Z [676]			- minimum lot frontage 19.8 m
677	R1HH [677]			- no severances are permitted.
678	R1L [678]			- the rear yard setback may be reduced to 6 m

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
679	R1L [679] R1N[679]			- the minimum lot area may be reduced to 452 m ²
680	R1N [680]			<ul style="list-style-type: none"> - minimum front yard setback 6 m, except with respect to a private garage attached to a main building, the front yard setback may be reduced to a minimum of 4.5 m provided that the distance to the main building remains at 6 m - minimum rear yard setback 9 m - maximum building height main building 7.8 m

681	R1N [681]			<ul style="list-style-type: none"> - minimum lot area 460 m² - minimum front yard setback 6 m except with respect to a private garage attached to a main building, the front yard setback may be reduced to a minimum of 4.5 m provided that the distance to the main building remains at 6 m - maximum lot coverage 41%
682	R1L [682]			<ul style="list-style-type: none"> - maximum building height main building 6 m - maximum number of storeys 1
683	R1U [683]			<ul style="list-style-type: none"> - minimum rear yard setback 9 m - maximum building height main building 7.8 m
684	R1U [684]			- the side yard setback requirement is 1.2 m on each side
685	R1S [685]			<ul style="list-style-type: none"> - the front yard setback for a private garage may be reduced to 4.5 m provided that the distance to the main building remains at 6 m - minimum side yard setback 0 m - maximum building height 7.5 m - minimum rear yard setback 7.5 m, except for corner lot 6 m - building spacing minimum 1.5 m - maximum lot coverage 40%

686	R1V [686]			- minimum front yard setback 4.5 m - minimum rear yard setback 9 m
687	R1U [687]			- minimum lot width is 9.5 m
688	R1U [688]			- the minimum lot width is 12.3 m
689	R1U [689]			- minimum lot area 330 m ² - minimum lot width 11 m - minimum front yard setback requirements: main building 4.5 m private garage 6 m - minimum side yard setback requirements: one side 1.2 m other side 1 m corner side yard 3 m - minimum rear yard setback requirements: abutting an arterial road 9 m all other rear yards 6 m - maximum lot coverage: building height at one storey, 55% building height greater than one storey, 45% - maximum building height: main building 9 m
690	R1U [690]			- minimum lot area 330 m ² - minimum lot frontage 11 m

I Exception Number	II Applicable Zone	Exception Provisions		
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				- minimum front yard setback requirements: main building 4.5 m private garage 6 m - minimum side yard setback requirements: one side 1.2 m other side 1 m corner side yard 4.5 m - minimum rear yard setback requirements: abutting an arterial road 9 m abutting Watters Road 9 m all other rear yards 6 m - maximum lot coverage: building height of one storey 55% building height greater than one storey 45% - maximum building height main building 9 m

691	R1UU [691]			<ul style="list-style-type: none"> - minimum lot area 330 m² - minimum lot frontage 11 m - minimum front yard setback requirements: main building 4.5 m private garage 6 m - minimum side yard setback requirements: one side 1.2 m other side 1 m corner side yard 3 m - minimum rear yard setback requirement 7.5 m - maximum lot coverage building height of one storey 55% building height greater than one storey 45% - maximum building height main building 9 m
692	R1UU [692]			<ul style="list-style-type: none"> - minimum side yard setback requirements : one side 1.2 m other side 0.6 m - building separation: distance between main building on abutting lot 1.8 m corner side yard setback 3 m
693	R1UU [693]			<ul style="list-style-type: none"> - minimum front yard setback requirements: main building 5 m private garage 5 m - minimum rear yard setback 6 m - despite Section 101, the following additional provision applies: i) a parking space for detached dwelling and semidetached dwelling is permitted within the boulevard of a public street provided a vehicle parked in such space is not parked within 1 m of a sidewalk and 3 m of the curb of the traveled portion of the roadway - all other subzone provisions of the R1UU [691] zone, not specifically amended here, apply
694	R1V [694]			<ul style="list-style-type: none"> -minimum lot area 330 m² -minimum lot frontage 10.5 m - minimum front yard setback requirements: main building 4.5 m private garage 6 m - minimum side yard setback requirement: one side 1.2 m other side 0.6 m corner side yard 3 m - minimum rear yard setback requirement: abutting an arterial road 9 m
I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions

				<p>all other rear yards 6 m</p> <ul style="list-style-type: none"> - minimum building separation: distance between main buildings on an abutting lot 1.8 m - maximum lot coverage: building height of one storey, 55% building height of more than one storey, 45% - maximum building height: main building 9 m
695	R1XX [695]			<ul style="list-style-type: none"> - minimum corner side yard setback abutting an arterial or collector road 4.5 m - minimum rear yard setback abutting a collector road 9 m
696	R1XX [696]			<ul style="list-style-type: none"> - minimum side yard setback: <ul style="list-style-type: none"> - one side 1.2 m - other side 0.6 m - building separation distance between main buildings on abutting lot 1.8 m - corner side yard setback 3 m
697	R1V [697]	- place of assembly limited to a private club		<ul style="list-style-type: none"> - a place of assembly limited to a private club is an additional permitted use only at the property known municipally at 817 Swallowtail Crescent - the following additional provisions apply only to the building separation for private garages on abutting lots: building separation: distance between attached one storey private garages on abutting lots minimum 1.2 m minimum side yard setback: : <ul style="list-style-type: none"> one side <ul style="list-style-type: none"> i) for attached private garages 0.6 m ii) for main building including the second storey on yard with abutting private garages, 1.2 m other side 1.2 m - where there is a planned sidewalk within the road boulevard, abutting the subject lot, the front yard setback from the private garage must be a minimum 6.1 m where the private garages abut on adjoining lots, no second storey main building projection is permitted except: <ul style="list-style-type: none"> i) a porch or verandah may project a maximum of 2 m into a required front yard and not closer than 2 m to a front lot line ii) no structure is permitted to project into the minimum 0.6 m side yard, other side requirement except for eaves, belt courses, cornices, sills and architectural details which may project subject to the provisions of Section 64
698	R2B [698]			<ul style="list-style-type: none"> - the minimum front yard setback: 3 m
699	R2K [699]			<ul style="list-style-type: none"> - with respect to a private garage attached to the main building, the front yard setback: may be reduced to 4.5 m provided that the distance to the main building remains at 6 m
700	R2P [700]		- semi-detached dwelling	<ul style="list-style-type: none"> - detached dwelling minimum lot area 280 m² - maximum building height 7.8 m - minimum front yard setback 6 m