

New Urban Exceptions

Exception	Provisions
XXX1 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • airport, limited to a heliport • building or use operated by the Government of Canada
	(3) Prohibited uses: N/A
	(4) Despite Section 601: <ul style="list-style-type: none"> (a) parking for any use may be located on any lot in this zone; and (b) parking may be located in the front yard or exterior side yard

Exception	Provisions
XXX2 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • personal service business • office
	(3) Prohibited uses: N/A
	(4) The additional permitted uses are limited to a maximum gross floor area of 75 square metres.

Exception	Provisions
XXX3 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • marine facility • recreation and athletic facility, limited to a boating club
	(3) Prohibited uses: N/A
	(4) Exception specific provisions: N/A

Exception	Provisions
XXX4 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • theatre
	(3) Prohibited uses: N/A
	(4) No parking is required for a theatre.

Exception	Provisions
XXX5 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • restaurant
	(3) Prohibited uses: N/A
	(4) Exception specific provisions: N/A

Exception	Provisions
XXX6 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: N/A
	(3) Prohibited uses: N/A
	(4) Maximum heights as shown on Schedule 123. (5) At least 40% of Areas A, B and C on Schedule 123 must be landscaped area. (6) 600, 630, 800 and 850 Peter Morand Crescent are considered to be one lot for by-law purposes.

Exception	Provisions
XXX7 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • light industrial use • heavy industrial use
	(3) Prohibited uses: N/A
	(4) The additional permitted uses are limited to a printing plant as operated by the Canadian Bank Note Company.

Exception	Provisions
XXX8 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • golf course
	(3) Prohibited uses: N/A
	(4) Exception specific provisions: N/A

Exception	Provisions
XXX9 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.35 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Minimum lot width: 30 metres</p> <p>(8) Minimum rear yard setback: 12 metres</p> <p>(9) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(10) Maximum 20% lot coverage.</p> <p>(11) Section 209(3) does not apply.</p> <p>(12) Maximum building width in Table 801B does not apply.</p> <p>(13) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road (c) Coltrin Road- from Minto Place to Acacia Avenue

	<p>(d) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(14) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(15) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(16) Despite subsection (15), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(17) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(18) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX10 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.35 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Minimum lot width: 30 metres</p> <p>(8) Minimum rear yard setback: 12 metres</p> <p>(9) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(10) Maximum 20% lot coverage.</p> <p>(11) Section 209(3) does not apply.</p> <p>(12) Maximum building width in Table 801B does not apply.</p> <p>(13) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road (c) Coltrin Road- from Minto Place to Acacia Avenue

	<p>(d) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(14) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(15) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(16) Despite subsection (15), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(17) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(18) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX11 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.35 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Minimum lot width: 30 metres</p> <p>(8) Minimum rear yard setback: 12 metres</p> <p>(9) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(10) Maximum 25% lot coverage.</p> <p>(11) Section 209(3) does not apply.</p> <p>(12) Maximum building width in Table 801B does not apply.</p> <p>(13) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road (c) Coltrin Road- from Minto Place to Acacia Avenue

	<p>(d) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(14) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(15) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(16) Despite subsection (15), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(17) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(18) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX12 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.375 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Minimum lot width: 27 metres</p> <p>(8) Minimum rear yard setback: 12 metres</p> <p>(9) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(10) Maximum 30% lot coverage.</p> <p>(11) Section 209(3) does not apply.</p> <p>(12) Maximum building width in Table 801B does not apply.</p> <p>(13) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road

	<p>(c) Coltrin Road- from Minto Place to Acacia Avenue</p> <p>(d) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(14) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(15) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(16) Despite subsection (15), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(17) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(18) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX13 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.4 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Maximum 33% lot coverage.</p> <p>(8) Minimum rear yard setback: 12 metres</p> <p>(9) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(10) Section 209(3) does not apply.</p> <p>(11) Maximum building width in Table 801B does not apply.</p> <p>(12) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road (c) Coltrin Road- from Minto Place to Acacia Avenue

	<p>(d) Manor Avenue- from Mariposa Avenue to Coltrin Road</p> <p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(13) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(14) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(15) Despite subsection (14), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(16) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(17) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX14 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.425 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Maximum 35% lot coverage.</p> <p>(8) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(9) Section 209(3) does not apply.</p> <p>(10) Maximum building width in Table 801B does not apply.</p> <p>(11) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road (c) Coltrin Road- from Minto Place to Acacia Avenue (d) Manor Avenue- from Mariposa Avenue to Coltrin Road

	<p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(12) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(13) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(14) Despite subsection (13), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(15) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(16) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX15 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: N/A
	<p>(4) Grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot.</p> <p>(5) Gross floor area, means the total area of each floor, measured from the exterior of outside walls, excluding a basement, and including:</p> <ul style="list-style-type: none"> (a) accessory buildings; (b) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey or basement; and (c) attic, where the height above the floor area of the attic is a minimum of 2.3 m over at least 75% of the floor area with a clear height of 2.1 m of any point over the floor area. <p>(6) Maximum 0.45 floor space index for any lot containing no more than one dwelling unit and no additional dwelling units.</p> <p>(7) Maximum 35% lot coverage.</p> <p>(8) Despite clause 801(7)(b), in no case may any interior side yard setback be smaller than 1.5 metres.</p> <p>(9) Section 209(3) does not apply.</p> <p>(10) Maximum building width in Table 801B does not apply.</p> <p>(11) Despite the yards required by this By-law, a minimum yard setback of 7.5 m is required from any lot line that abuts the following streets:</p> <ul style="list-style-type: none"> (a) Acacia Avenue- north of Mariposa Avenue to the Rockcliffe Parkway (b) Buena Vista Road- from Lisgar Road to Cloverdale Road (c) Coltrin Road- from Minto Place to Acacia Avenue (d) Manor Avenue- from Mariposa Avenue to Coltrin Road

	<p>(e) Park Road- from Springfield Road to Manor Avenue</p> <p>(f) Mariposa Avenue – from Acacia Avenue to Minto Place</p> <p>(12) Maximum width of a vehicular access at a lot line is 3.05 metres.</p> <p>(13) The maximum combined width at the lot line of all vehicular accesses is 6.1 metres.</p> <p>(14) Despite subsection (13), vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line.</p> <p>(15) Minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access.</p> <p>(16) Minimum setback from a lot line for an accessory building or structure in a rear yard: 1.5 metres</p>
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Exception	Provisions
XX16 No by-law number	(1) Holding symbol: N/A
	(2) Despite the uses listed in subsection 908-4(1), only the following uses are permitted: <ul style="list-style-type: none"> • hotel • medical facility • office • research and development centre • training centre
	(3) Prohibited Uses: <ul style="list-style-type: none"> • automobile dealership • automobile rental establishment • automobile service station • car wash • day care • dwelling unit • parking garage • parking lot • school
	(4) The following uses are permitted subject to being located in the same building as a use listed in subsection (2) and the gross floor area not exceeding more than 40 per cent of a building: <ul style="list-style-type: none"> • animal hospital • artist studio • bank • community centre • day care • emergency service • funeral home • instructional facility • micro-distribution facility • personal service business • place of assembly • recreation and athletic facility • restaurant • theatre

	<p>(5) A retail store is only permitted subject to</p> <ul style="list-style-type: none"> (a) it must be located on the ground floor of a permitted use listed in (1) and (b) once a minimum of 8,000 square metres of gross floor area of medical facility, office, research and development centre, training centre, or hotel, or a combination thereof, have been located in the area subject to this exception. <p>(6) Minimum front and exterior side yard setbacks: No minimum</p> <p>(7) Minimum interior side yard setback where the interior side yard abuts a park or where a building is greater than 11 metres in height: 3 metres</p> <p>(8) Minimum interior side yard setback for all other cases: 3 metres</p> <p>(9) Minimum rear yard setback: 6 metres</p> <p>(10) Where the building height is greater than four storeys, but less than or equal to 12 storeys, at and above the fourth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines.</p> <p>(11) Where the building height is greater than 12 storeys, at and above the sixth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines.</p> <p>(12) Where the building height is greater than six storeys or 20 metres, whichever is the lesser, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area.</p> <p>(13) The minimum separation distance between portions of a building above four storeys is 23 metres.</p> <p>(14) The minimum separation distance between portions of a building above nine storeys is 30 metres.</p>
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Exception	Provisions
XX17 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • artist studio • bank • catering establishment • dwelling unit • medical facility • payday loan establishment • personal brewing facility • personal service business • research and development centre • restaurant • short-term rental
	(3) Prohibited uses: <ul style="list-style-type: none"> • correctional facility • courthouse • hospital • governmental service centre • museum • school
	(4) A retail store is permitted provided that it does not exceed a gross floor area of 2000 square metres. (5) For lands with this exception a maximum of 50% of the total permitted gross floor area (GFA) can be occupied by residential uses. Where the gross floor area is regulated by a floor space index, the 50% maximum will be based on the total cumulative GFA permitted by the FSI within the subzone where an FSI applies and where there is no FSI, the 50% maximum will be based on the total cumulative GFA permitted based on minimum building setbacks and maximum building heights and applying a 3.2m height from floor to floor in multi-storey buildings. (6) Maximum permitted building heights and minimum yard set backs are regulated in accordance with Schedule 232 to this by-law. (7) Minimum separation distance permitted between buildings is 1.2 m.

	<p>(8) Unless otherwise noted on Schedule 232, the minimum separation distance permitted between a building and a building lot line is 3.0 m.</p> <p>(9) 30% of the area of each property to be developed must be landscaped area, which may include a rear lane. The 30% landscaped area requirement will be calculated at the time of building permit issuance based on the limits of the land being developed as identified on the building permit application for a proposed development.</p>
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Exception	Provisions
XX18 No by-law number	(1) Holding symbol: N/A
	(2) Additional Permitted Uses: <ul style="list-style-type: none"> • artist studio • bank • catering establishment • dwelling unit • medical facility • payday loan establishment • personal brewing facility • personal service business • research and development centre • restaurant • short-term rental
	(3) Prohibited uses: <ul style="list-style-type: none"> • correctional facility • courthouse • hospital • governmental service centre • museum • school
	(4) A retail store is permitted provided that it does not exceed a gross floor area of 2000 square metres. (5) For lands with this exception a maximum of 50% of the total permitted gross floor area (GFA) can be occupied by residential uses. Where the gross floor area is regulated by a floor space index, the 50% maximum will be based on the total cumulative GFA permitted by the FSI within the subzone where an FSI applies and where there is no FSI, the 50% maximum will be based on the total cumulative GFA permitted based on minimum building setbacks and maximum building heights and applying a 3.2m height from floor to floor in multi-storey buildings. (6) Despite any provisions set out in Section 1103(8), the minimum required setback for a building from a lot line adjacent to a public street, driveway or private way leading to a public street is 3.0 m. (7) Maximum floor space index (FSI) is 3.0 and this gross floor area may be distributed over any lands in the

	LGZ[XX17] F (3.0) and lands within the LGZ[347] F(3.0) subzone provided that with each application for a building permit, a detailed account, of the gross floor area used to date and remaining, is submitted indicating that the cumulative gross floor of the two zones are not exceeded.
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Exception	Provisions
XX19 No by-law number	(1) Holding symbol: N/A
	(2) Additional permitted uses: N/A
	(3) Prohibited uses: The following land uses are prohibited within Area X on Schedule XXXX: <ul style="list-style-type: none"> • day care • dwelling unit • place of worship • school • an outdoor amenity area associated with a day care, school, dwelling unit, place of worship, or school
	(4) Exception specific provisions: N/A