

Urban Exceptions 2,201-2,300

I Exception Number	II Applicable Zones	Exceptio3n Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2201 (By-law 2015-45)	AM10[2201] AM10[2201] H(15)	- detached dwelling		- an automobile dealership use requires a minimum lot area of 1500m ²
2202 (By-law 2015-45)	AM10[2202]	- hospital		
2203 (By-law 2015-45)	AM10[2203]	- utility installation	- all residential uses - hotel - day care - residential care facility - school	
2204 (By-law 2015-49)	AM10[2204]	-detached dwelling		-a detached dwelling is subject to the provisions of the R1W zone
2205 (By-law 2015-45)	AM10[2205]	- semi-detached dwelling		- a semi-detached dwelling is subject to the provisions of the Residential Second Density Zone, subzone M
2206 (By-law 2015-45)	AM[2206]	- light industrial use - printing plant -warehouse	-hotel	
2207 (By-law 2015-45)	AM[2207]		- automobile dealership - hotel	
2208 (By-law 2015-49)	AM11[2208]	-detached dwelling		
2209 (By-law 2015-45)	AM10[2209]	- detached dwelling - semi-detached dwelling		- detached and semi-detached dwelling are subject to the subzone provisions of the R2F subzone - an automobile dealership use requires a minimum lot area of 1500m ²
2210 (By-law 2015-49)	AM10[2210]			-notwithstanding Section 186(10)(a), the provisions applying to front lot line in the AM10 will apply to all lot lines that abutting a public street
2211 (By-law 2015-49)	AM10[2211]			-the planned unit development existing as of February 25th, 2015 remains as a permitted use and is subject to the provisions of the R3B zone.
2212 (By-law 2015-49)	AM10[2212]	-semi-detached dwelling		-a semi-detached dwelling is subject to the provisions of the R2J zone
2213 (By-law 2015-49)	AM10[2213]	-detached dwelling -semi-detached dwelling		-a detached dwelling and a semi-detached dwelling are subject to the provisions of the R2F zone.
2214 (By-law 2015-43)	TM[2214] TM[2184] S221	- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling- stacked dwelling - three-unit dwelling - townhouse dwelling		
2215 (By-law 2017-148) (By-law 2015-45) (OMB Order File	AM10[2215] R4E[2215]			- a minimum 10 metre landscape buffer is required along the rear of the lot where it abuts the residential lots on Fairhaven Way and Blackthorne Avenue

#PL150010, issued January 21, 2016)				- an automobile dealership requires a minimum lot area of 1500m ²
2216	Reserved for Future Use			
2217 (By-law 2015- 45)	AM10[2217] AM10[2217] H(34)			- for lots greater in area than 1250 m ² , 2% of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with any amenity area requirements
2218 (By-law 2015- 41)	AM[2218]-h			- minimum landscaped area: 10% - in the case of a lot with a depth greater than 100 m, a minimum landscaping strip of 9 metres must be provided along the Nepean Creek - the utility easement along Colonnade Road North may be used for calculating minimum lot frontage, lot area, lot coverage and front yard - minimum front yard setback: 6 m - uses not permitted until the "h" symbol has been removed - the removal of the "h" symbol is conditional on: (i) the submission of a Transportation Impact Study (ii) an agreement between the City and the property owners regarding cost sharing and implementation of a schedule for the construction of road infrastructure improvements generated by the development of the lands as recommended by the Transportation Impact Study; and (iii) the submission and approval of a site plan
2219 (By-law 2020- 34) (By-law 2018- 206) (OMB Order File #PL140185, issued March 9, 2015)	R5K[2219] H(27)-h	-parking garage	-residential care facility -shelter -utility installation -convenience store	The following provisions apply to an apartment building mid-high rise: (i) minimum lot width for apartment dwelling, mid-high rise: 15 m (ii) minimum lot area for apartment dwelling, mid-high rise: 450 m ² (iii) minimum front and corner side yard setback for that part of a building above 6 storeys: 4m (iv) minimum rear yard setback: a) for that part of a building up to and including the sixth storey: 4.5m b) for that part of a building above 6 storeys: 6m v) minimum interior side yard setback: a) for that part of a building up to and including the sixth storey: 3m b) for that part of a building above 6 storeys: 4m -where in endnote 3(b) of Table 164B an interior side yard setback is required for the first 21 metres back from the street the distance is reduced to 18 metres back from the street -the three metre yard required for the case stated in endnote 5(c) must be landscaped

				<ul style="list-style-type: none"> -no additional parking required for a residential use building converted to another use of less than 4 dwelling units -bed and breakfast restricted to a maximum of three guest bedrooms -Despite Table 101, Row R12, Column II, the minimum parking rate is 0.3 per dwelling unit. -Parking Garage is only permitted within a residential use building, and the Parking Garage may only be used by residents from a residential use building located on the lots municipally known as 17, 19, 21, 27, 29, 31, 36, 38, 40, 44, 46, 130, 134 and 138 Robinson Avenue. -Stacked bicycle parking structures are permitted and may use a shared aisle with a minimum width of 1.5 m. -Despite Section 109(3)(b)(i), the walkway may not exceed 4.5m in width.
2220 (By-law 2015-50)	GM1[2220] F(1.0)	-gas bar		<ul style="list-style-type: none"> - The lot line abutting Walkley Road is deemed to be the front lot line. - Despite Table 187(h)(i) the minimum required width of the landscaped area abutting Walkley road is one metre. - Despite Table 110 the minimum required width of the landscaped buffer abutting Walkley Road is one metre. - A three metre landscaped area must be provided between a loading space and a lot line abutting a public street.
2221 (By-law 2015-49)	AM10[2221]			<ul style="list-style-type: none"> - No maximum front yard setback applies - Section 186(10)(h) does not apply - Despite Table 110, the minimum width of the landscaping buffer abutting Walkley Road is 1 m. - Minimum width of landscaping between a loading space and lot line abutting a public street: 3 m
2222 (By-law 2020-299) (By-law 2015-59)	TM12[2222]		-restaurant, fast food	<ul style="list-style-type: none"> - A parking garage is only permitted below grade. - Office uses are prohibited on the ground floor. - Despite Table 197(c), the front yard setback is a minimum of 2 metres and a maximum of 3 metres, subject to subsection 197(4). -When not a residential use listed in 198(12) and when located in the TM12 zone, residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Hawthorne Avenue and the non-residential uses on the ground floor must face Hawthorne Avenue.
2223 (By-law 2015-43)	TM[2223]	<ul style="list-style-type: none"> - detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling 		<ul style="list-style-type: none"> - All non-residential uses are prohibited except in a building where all active entrances giving

		<ul style="list-style-type: none"> - stacked dwelling - three-unit dwelling - townhouse dwelling 		access to a non-residential use face a main street.
2224 (By-law 2015-42)	TM[2224] H(14.5)	<ul style="list-style-type: none"> - detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - stacked dwelling - three-unit dwelling -townhouse dwelling 		- All non-residential uses are prohibited except in a building where all active entrances giving access to a non-residential use face a main street.
2225 (By-law 2015-47)	R3M[2225] S[335]			<ul style="list-style-type: none"> -maximum building height for a semi-detached or townhouse dwelling is 10m -minimum lot area for a Planned Unit Development is 1100 square metres -yard setbacks and building location measurements for a Planned Unit Development are as per schedule 335 -Planned Unit Development provisions, 131(1) and 131(3) in Table 131 do not apply -minimum width for a private way in a planned unit development is 3m -front yard and corner-side yard facing garages are not permitted in a planned unit development - balconies may project 2.5m from the rear of a residential use building
2226 (By-law 2015-265)	MC[2226] S336-h		-All uses except existing uses until the holding symbol is removed	<ul style="list-style-type: none"> - minimum visitor parking rate is 0.083 spaces per dwelling unit after the first 12 dwelling units - required visitor parking spaces can be used to also fulfill the non residential parking requirements, and no further non-residential parking spaces need to be provided - permitted projections are not subject to the heights shown on Schedule 336 - maximum heights are as per Schedule 336 - minimum setbacks are as per Schedule 336 - the holding symbol may not be removed until such time as: An application for Site Plan Control Approval has been approved; and which approval includes conditions related to the following: <ul style="list-style-type: none"> a. Granting of a surface easement to provide continuous public access to the plaza between the two tallest towers on the subject property, to the satisfaction of the General Manager of Planning and Growth Management; b. Provision of a direct connection to the Carling O-Train Station from the tower located closest to Carling Avenue with direct access, both external and internal through the proposed development to the Carling O-Train Station, as well as improvements to the Carling O-Train Station, and to the satisfaction of the General Manager of Planning and Growth Management; c. Improvements to the current O-

				<p>Train corridor landscaping adjacent to the site to ensure integration of the adjacent O-Train corridor with the Plaza and public realm elements to be developed on-site as part of the site development;</p> <p>d. Exempting the property at 845 Carling Avenue from any Special Area Development Charge that may be imposed in the Preston Carling Area within this term of City Council, to secure funding for the implementation of public realm improvements generally in the area that would be subject to such a Special Area Development Charge. The Site Plan Agreement will further provide, should a Special Area Development Charge be imposed on the Carling Preston Area within this term of City Council, that a certain percentage collected from each development that may be subject to this charge would be provided to the owner to an upset amount of \$1,500,000 to reimburse the owner for a portion of costs incurred to provide the connection that will be provided as part of this development to the O-Train Station, recognizing that the connection will also benefit other development that may be undertaken in the area;</p> <p>e. A phasing plan should the project be developed in phases and providing for elements to be provided with each phase of development including requirements for ensuring continuous safe and direct access to the Carling O-Train station as development occurs;</p> <p>f. Requirements related to the final building materials and landscaping elements, being determined in consultation with the Tall Building Design Review Panel; and</p> <p>g. The payment of \$100,000, reflecting the proportional share of the \$200,000 provided by the owner of 505 Preston Street, to undertake the Public Realm and Mobility Study for the Preston Carling Secondary Plan, that was directed to be completed through the Carling Preston Strategic Directions report.</p> <p>-the following provisions dealing with Section 37 authorization apply:</p> <p>a) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 9 of Part 19 of this by-law, to the City at the Owner's sole expense and in</p>
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				<p>accordance with and subject to the agreement referred to in b) below of this By-law.</p> <p>b) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 9 of Part 19, entitled 845 Carling Avenue, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>c) Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the Planning Act, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement</p>
2227 (By-law 2015-102)	R4M[2227]			<p>-minimum setback from the lot line abutting the Richardson Side Road right-of-way: 3 m</p> <p>-the lot line abutting Boundstone Way is deemed to be the front lot line</p> <p>-despite clauses 131(5)(b) and (d) ancillary uses may occupy the entirety of the existing heritage building on the lot</p> <p>-maximum cumulative floor area of all accessory buildings on the lot is 150 square metres</p>
2228 (By-law 2015-101)	TM[2228]	-automobile service station limited to automobile servicing only and excluding the retail of motor vehicles, fuel or other automotive products		<p>-minimum rear yard setback: 6m</p> <p>-minimum width of a landscaped area abutting a residential zone: 0.6m</p> <p>-despite Table 110(1)(a) and (b) the minimum width of a landscaped buffer for a parking lot is 0.6m</p> <p>-despite clause 197(1)(c) the location of an entrance does not need to be provided in the wall at grade facing the main street</p> <p>-parking is permitted in the required corner side yard</p> <p>-no loading space is required</p>
2229 (By-law 2015-93)	R3A[2229]			<p>- minimum front yard setback: 2 m</p> <p>- minimum interior side yard setback: 1.2 m</p> <p>- minimum rear yard setback: 5.9 m</p> <p>- Despite Table 131(2), there is no minimum setback for any wall of a residential use building to a private way.</p> <p>- Despite Table 131(6), the area described therein must be</p>

				landscaped, but need not be soft landscaped. - maximum building height of a semi-detached and townhouse dwelling: 4 storeys and 14 m
2230 (By-law 2016-109) (By-law 2015-92)	IL[2230]	-automobile body shop - storage yard limited to the storage of motor vehicles only, and excluding an automobile salvage operation or scrap yard		- Subsection 203(5) does not apply to the additionally permitted land use in Column III (Additional Land Uses Permitted).
2231	Reserved for Future Use			
2232 (By-law 2015-124)	R5B[2232] H(37)	- office - personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station - place of assembly limited to a club - retail store limited to a drug store, florist shop, news stand - restaurant		- An office is only permitted within the existing building. - No parking is required for an office. - Parking provided for an office may be located in the front yard. - minimum landscaped area: 14% - personal service business limited to a barber shop, beauty parlour or dry cleaner's distribution station, retail store limited to a drug store, florist shop or news stand and restaurant restricted to the ground floor or basement of a residential use building
2233 (OMB Order File #PL131306, issued December 19, 2016)	R3VV[2233]		-planned unit development	-minimum lot width for semi-detached dwelling per unit: 6.0 metres -minimum lot area for semi-detached dwelling per unit: 180 m ² -the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk or street is 6.0 metres
2234 (OMB Order File #PL131306, issued December 19, 2016)	R1QQ[2234]			-minimum rear yard setback: 7.0 metres -the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk or street is 6.0 metres
2235 (OMB Order File #PL131306, issued December 19, 2016)	R1QQ[2235]			-minimum rear yard setback: 9.0 metres -the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk or street is 6.0 metres
2236 (By-law 2015-330)	TM[2236] S338			- Table 197 (c), (d), (f), and (g) do not apply and the maximum building height and minimum yard setbacks are per Schedule 338. - The maximum building heights on Schedule 338 do not apply to projections - Only residential uses are permitted in Area A shown on Schedule 338. - The total maximum number of parking spaces permitted for all residential and commercial uses is 153 spaces - The 153 parking space maximum set out above does not include

				<p>visitor parking.</p> <ul style="list-style-type: none"> - Despite Section 197(3)(i)(i), a landscape area is not required abutting the southerly lot line. - The following provisions dealing with Section 37 apply: <ul style="list-style-type: none"> (i) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 9 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in (ii) below of this By-law. (ii) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 9 of Part 19, entitled 192, 196 Bronson Avenue and 31 Cambridge Street North hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities. (iii) Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the Planning Act, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.
2237 (By-law 2017-148) (By-law 2015-146)	R3Z[2237]		<p>All uses except:</p> <ul style="list-style-type: none"> - detached dwelling - home based business - home based day care - park -urban agriculture 	
2238 (By-law 2017-148) (By-law 2015-146)	R3Z[2238]		<p>All uses except:</p> <ul style="list-style-type: none"> - detached dwelling - home based business - home based day care - park - semi-detached dwelling -urban agriculture 	

2239 (By-law 2017-148) (By-law 2015-146)	R3Z[2239]		All uses except: - detached dwelling - home based business - home based day care - park -urban agriculture	- minimum rear yard setback: 12 m
2240 (By-law 2015-190)	R1D[2240]			-minimum lot width: 19 m
2241 (By-law 2015-190)	R1TT[2241] R2D[2241]			- minimum front yard setback: 6 m - minimum corner side yard setback: 4.5 m
2242 (By-law 2015-190)	O1[2242]	-community centre		- maximum gross floor area of a community centre: 400 m ²
2243 (By-law 2019-449) (By-law 2015-190)	IP[2243]-h		- all uses except for park until the holding symbol is removed All uses in subsection 205(1) except: - day care - hotel - light industrial use - medical facility - office - place of assembly -research and development centre - technology industry All uses in subsection 205(2) except: - bank - bank machine - instructional facility - park - personal service business -place of worship - recreational and athletic facility - restaurant, full service - restaurant, take-out	- minimum lot area: 10,000 m ² - minimum lot width: 100 m - Clause 205(2)(b) does not apply to a park - full-service restaurant, take-out restaurant, personal service business and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel or place of assembly - the holding symbol may not be removed until the following have been approved by the City: (a) a transportation impact study; (b) a servicing study and an associated funding agreement; and, (c) a master concept plan and a draft plan of subdivision
2244 (By-law 2015-197)	LC1[2244] S70 LC1[2244]			- each separate non-residential use occupancy may not exceed 900 square metres in gross leasable floor area - the total area occupied by all non-residential use occupancies combined may not exceed 3000 square metres in gross leasable floor area
2245 (By-law 2015-197)	LC1[2245]	-office		- each separate non-residential use occupancy may not exceed 900 square metres in gross leasable floor area - the total area occupied by all non-residential use occupancies combined may not exceed 3000 square metres in gross leasable floor area
2246 (By-law 2017-148) (By-law 2015-197)	LC1[2246]		All non-residential uses except: - artist studio - bank machine - convenience store - instructional facility	- maximum gross leasable floor area of a non-residential use: 205 square metres - subclause 189(3)(h)(ii) applies, but may be reduced to 1 metre

			<ul style="list-style-type: none"> - medical facility - municipal service centre - personal service business - retail food store - retail store - restaurant -urban agriculture 	where a minimum 1.4 metre high opaque screen is provided
2247 (By-law 2015-197)	R4P[2247]	-medical facility		<ul style="list-style-type: none"> - a medical facility is only permitted within a building containing at least one dwelling unit - parking is not required for a medical facility
2248 (By-law 2015-197)	O1L[2248]-h	<ul style="list-style-type: none"> - cemetery - community centre - community health and resource centre - court house - retirement home - place of worship and dwelling unit - emergency service - residential care facility -hospital and ancillary dwelling units - correctional facility - municipal service centre - storage yard limited to a municipal yard - recreational and athletic facility - school - post secondary educational institution and ancillary dwelling units - utility installation - restaurant - retail food store - service and repair shop - instructional facility 	<p>All uses listed in Column III (Additional Land Uses Permitted), until the holding symbol is removed except:</p> <ul style="list-style-type: none"> - restaurant - retail food store - service and repair shop - instructional facility 	<p>The following applies to a restaurant, retail food store, service and repair shop, and instructional facility:</p> <ul style="list-style-type: none"> - the lot line abutting Lanark Avenue is deemed to be the front lot line - minimum front yard setback: 3 m - minimum easterly interior side yard setback: 7.5 m - all other setbacks from a lot line: no minimum - No parking is required - Despite section 85(3), an outdoor commercial patio is permitted subject to the following: <ul style="list-style-type: none"> (i) it does not exceed 10 square metres in size; and, (ii) it is located at least 7.5 metres from the easterly interior lot line - holding symbol may only be removed upon completion of the secondary planning process - in case of municipal service centre, no parking is required but if parking is provided parking must be located in garage, carport or any open space on the lot - in case of a storage yard limited to a municipal yard: <ul style="list-style-type: none"> a) yard must be wholly or partly within completely enclosed building, and use must not become obnoxious, offensive or dangerous by reason of presence or emission of odour, dust, smoke, noise, gas fumes, vibrations, radiation, refuse matter or water carried waste b) any operation, except employee parking, carried on outside building must be completely enclosed by opaque or translucent screen having height of not less than 1.8 m, and such exterior operations must not be carried on in that part of front yard situated between main wall of building and front lot line - in case of a utility installation, no goods, materials or equipment may be stored in open, and no operations may be carried on which cause dust, smoke, noise or odour likely to be offensive to persons
2249 (By-law 2015-197)	R4H[2249]-c			<ul style="list-style-type: none"> - The active entrance of a non-residential use must front either Armstrong Street or McCormick

				<p>Street.</p> <ul style="list-style-type: none"> - Despite the above provision, in the case of a corner lot, an active entrance may be angled towards the intersection of two public streets.
2250 (By-law 2015-197)	LC1[2250]	<ul style="list-style-type: none"> - catering establishment - all uses permitted within the R4H subzone and not in the LC zone 		<ul style="list-style-type: none"> - a catering establishment is limited to a maximum gross leasable floor area of 50 square metres. - all additionally permitted uses in the R4H subzone are subject to the regulations of the R4H subzone
2251 (By-law 2015-197)	R5B[2251] H(36)	<ul style="list-style-type: none"> - artist studio - bank machine - community health and resource centre - convenience store - day care - instructional facility - medical facility - personal service business - restaurant - retail food store - retail store - service and repair shop 		<ul style="list-style-type: none"> - additional permitted uses must be located: <ul style="list-style-type: none"> (i) only on the ground floor; and, (ii) in a building with at least one dwelling unit - despite section 101, parking is not required for a non-residential use - non-residential uses must not exceed 300 square metres of gross leasable floor area for a single occupancy, and must not exceed a total gross leasable floor area of 1000 square metres for all occupancies combined
2252 (By-law 2015-197)	R4S[2252]-c	<ul style="list-style-type: none"> - catering establishment 		
2253 - 2254	Reserved for Future Use			
2255 (By-law 2015-197)	R1GG[2255]	<ul style="list-style-type: none"> - medical facility - one dwelling unit 		<ul style="list-style-type: none"> - a maximum of six parking spaces is permitted for a building containing a dwelling unit and medical facility - a medical facility is subject to the following: <ul style="list-style-type: none"> (i) must be located only on the ground floor and have a maximum gross floor area of 115 square metres (ii) must be located in a building containing a dwelling unit; and, (iii) the principal entrance of the medical facility must be directly accessible from the rear yard parking area or along the Heron Road façade of the building
2256 (By-law 2015-197)	LC1[2256]			<ul style="list-style-type: none"> - all non-residential uses must only be located on the ground floor - no single non-residential use occupancy may exceed 200 square metres of gross leasable floor area
2257 (By-law 2015-197)	R3I[2257]-c			<ul style="list-style-type: none"> - non-residential uses are prohibited within a semi-detached dwelling
2258 (By-law 2015-197)	LC1[2258]	<ul style="list-style-type: none"> - all residential uses in the R4N not permitted in the LC zone 		<ul style="list-style-type: none"> - additionally permitted uses subject to the regulations of the R4N subzone
2259 (By-law 2017-109) (By-law 2015-197)	R4M[2259]-c-h R4T[2259]-c-h			
2260 (By-law 2019-410)	R4Q[2260] S350			<ul style="list-style-type: none"> -despite clause 107(1)(aa), the required width of a driveway is: Minimum: 4.0 metres. Maximum: 6.7 metres.

(By-law 2015-309)				<p>-despite clause 109(3)(b), the width of a walkway may be a maximum of 2.6 metres.</p> <p>-despite clause 109(3)(c), hard landscaping is also permitted in the front and corner side yards in the form of paver terraces.</p> <p>- provisions 131(2) and (3) in Table 131 do not apply.</p> <p>-despite provision 131(4)(b) the minimum separation distance between buildings within a planned unit development is 1.4 metres.</p> <p>-Section 137 does not apply, and</p> <p>i. The required communal amenity area is 58 square metres;</p> <p>ii. A minimum of 96 square metres of soft landscaping is required at grade; and</p> <p>iii. No required or provided amenity areas are permitted above the first storey within yards abutting the interior lot line.</p> <p>-maximum building heights and minimum setbacks and stepbacks are as per Schedule 350.</p> <p>-despite anything to the contrary the interior side yard setback will not be found to be in conflict with the provisions of this by law by reason only of a Plan of Condominium declared with respect to Ottawa-Carleton Standard Condominium Corporation No. 1040, or the building constructed in accordance therewith.</p>
2261 (By-law 2017-148) (By-law 2015-198)	LC1[2261]		<p>All non-residential uses except:</p> <ul style="list-style-type: none"> - artist studio - bank machine - convenience store - instructional facility - medical facility - municipal service centre - personal service business - retail food store - retail store - restaurant -urban agriculture 	<ul style="list-style-type: none"> - maximum gross leasable floor area of a non-residential use: 205 square metres - subclause 189(3)(h)(ii) applies, but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided
2262 (By-law 2015-198)	LC1[2262]			<ul style="list-style-type: none"> - all non-residential uses must only be located on the ground floor - no single non-residential use occupancy may exceed 200 square metres of gross leasable floor area
2263 (By-law 2015-198)	LC1[2263] LC1[2263] S232			<ul style="list-style-type: none"> - each separate non-residential use occupancy may not exceed 900 square metres in gross leasable floor area - the total area occupied by all non-residential use occupancies combined may not exceed 3000 square metres in gross leasable floor area
2264 (By-law 2021-202) (By-law 2015-285)	R5B[2264]-h S345	<ul style="list-style-type: none"> -hotel -parking garage -personal service business -restaurant -retail store 	-hotel, until such time as the holding symbol is removed	<ul style="list-style-type: none"> - A hotel is permitted within the first six storeys of a building. - Personal service business, restaurant and retail store are only permitted within the first two

				<p>storeys.</p> <ul style="list-style-type: none"> - A parking garage as a principal use may not exceed 35 parking spaces. - Minimum yard setbacks and maximum building height are as per Schedule 345. - minimum width of a driveway accessing a loading space: 2.7 m - A minimum of 16 visitor parking spaces must be provided and these spaces may be used as provided and required parking for retail store, restaurant and personal service business uses located on the same lot. - minimum width of an aisle: 6.0 m - Despite 163(9), 11.8% of the lot area must be provided as landscaped area. -an enclosed amenity area of no more than 530 m² and a height of no more than 5.5. m is a permitted projection above the maximum height limit. - the holding symbol may only be removed following the execution of an agreement by the owner of the land at 180 Metcalfe Street and the payment to the City of \$200,000 towards greenspace and recreation opportunities in the community.
<p>2265 (By-law 2019-449) (By-law 2018-334) (By-law 2017-302) (By-law 2015-194)</p>	multiple	-place of worship	<ul style="list-style-type: none"> -all uses in subsection 205(1) except: -broadcasting station -day care -drive-through facility -hotel -light industrial uses -medical facility -office -place of assembly -production studio -research and development centre -service and repair shop -technology industry -training centre -all uses in subsection 205(2) except: -bank -bank machine -convenience store -instructional facility -personal service business -place of worship -post office -recreational and athletic facility -restaurant, takeout -restaurant, full service 	<ul style="list-style-type: none"> -minimum lot area: 4,047m² -drive-through facility is only permitted when associated with a bank or bank machine -convenience store, full service restaurant, take out restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a hotel, light industrial use, medical facility, office, place of assembly, production studio, research and development centre, technology industry, training centre, bank or payday loan establishment. -a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.
<p>2266 (By-law 2015-206)</p>	GM[2266] H(20)-h	<ul style="list-style-type: none"> - amusement centre - amusement park - automobile dealership - automobile rental establishment - automobile service 	<ul style="list-style-type: none"> - All uses until the holding symbol is removed - All residential uses listed in subsection 187(2) 	<ul style="list-style-type: none"> - A storage yard is limited to the storage of motor vehicles only, and excludes an automobile salvage operation or scrap yard. - An amusement park is only permitted within a building.

		<ul style="list-style-type: none"> station - automobile body shop - broadcasting studio - car wash - cinema - gas bar - light industrial use - park - parking lot - parking garage - production studio - school - sports arena - storage yard - theatre - warehouse 		<ul style="list-style-type: none"> - subsection 187(4) does not apply - all outdoor storage associated with a use other than storage yard must be fully screened from streets and abutting lots - no outdoor storage is permitted within a front yard - Despite clause 100(1)(c): <ul style="list-style-type: none"> (i) parking, queuing and loading spaces for a use may be located anywhere within the GM[2266] H(20) zone; and, (ii) a parking lot or parking garage within the GM[2266] H(20) zone need not have its driveway and aisle located on-site, provided that access to the parking lot or parking garage is provided from another lot in the GM[2266] H(20) zone. - For the purposes of clause 110(1)(a) and Table 110, the lands zoned GM[2266] H(20) are considered one lot. - minimum landscaped area: 10% - in the case of a lot with a lot depth greater than 100 m, a minimum landscaping strip of 9 m must be provided along the Nepean Creek - the utility easement along Colonnade Road North may be used for calculating min. lot frontage, lot area, lot coverage and front yard - minimum front yard setback: 6 metres - the removal of the "h" symbol is conditional to: <ul style="list-style-type: none"> (i) the submission of a Transportation Impact Study (ii) an agreement between the City and the property owners regarding cost sharing and implementation of a schedule for the construction of road infrastructure improvements generated by the development of the lands as recommended by the Transportation Impact Study; and (iii) the submission and approval of a site plan.
2267 (By-law 2015-210)	MC[2267]			<ul style="list-style-type: none"> -minimum building height is 6.4m and a minimum of 2 storeys -maximum front yard setback for a school building is 14m and a maximum front yard setback for all other buildings is 3m.
2268 (By-law 2015-266)	R4T[2268]} S346			<ul style="list-style-type: none"> - The lot line abutting Perkins Street is deemed to be the front lot line. - Section 135 does not apply - Within Area A on Schedule 346 the minimum interior side yard setback is: <ul style="list-style-type: none"> (i) for that part of the building below 4.7 metres from average grade: 3 m (ii) for that part of the building above 4.6 metres from average grade: 1.5 m. - All other minimum required setbacks are as per Schedule 346. - Despite Section 101, no parking is required for the first 12 dwelling

				<p>units, and the minimum parking rate for the balance of the dwelling units is 0.5 spaces per dwelling unit.</p> <ul style="list-style-type: none"> - Three resident parking spaces may be reduced to 4.6 metres in length. - The minimum required width of an aisle within a parking garage providing access to parking spaces, where the angle is between 71 and 90 degrees is 6.1 metres. - The maximum width of a walkway is 4.5 metres. - Despite Section 111(11), a maximum of 67 per cent of the bicycle parking spaces required may be vertical spaces. - Despite Table 65(4)(b), a canopy, located no higher than 1.7 metres from average grade, may project to within 0.3 metres of the front lot line. - Of the communal amenity area required: <ul style="list-style-type: none"> (i) 67 square metres is required to be located in the rear yard and of this, 60 per cent must be soft landscaping, and, (ii) only communal amenity area located in the rear yard must abut the rear lot line.
<p>2269 (By-law 2017-33) (By-law 2015-268)</p>	R3YY[2269]		<p>All uses except for:</p> <ul style="list-style-type: none"> - detached dwelling - park - townhouse dwelling 	<ul style="list-style-type: none"> - For detached dwellings: <ul style="list-style-type: none"> (i) minimum lot area: 220 m² (ii) minimum front yard setback: 3.25 m (iii) minimum corner side yard setback: 2.5 m - For townhouse dwellings: <ul style="list-style-type: none"> (i) minimum lot area: 81 m² (ii) minimum front yard setback: 3.25 m (iii) minimum corner side yard setback: 2.5 m - Despite Table 101, one parking space is required for a home based business within a townhouse dwelling unit only where the business includes an on-site, non-resident employee. - A vehicular entrance to an attached garage must be setback a minimum of 6 metres from a sidewalk. - Section 57 does not apply. - Despite Table 65 the following is permitted: <ul style="list-style-type: none"> (i) ornamental elements such as cornices, eaves, eave-troughs and gutters may project a maximum of 1 metre into a required yard and must be at least 0.2 metres away from any side lot line; (ii) steps where located at or below the floor level of the first floor may project into a required front yard or corner side yard a maximum of 2.5 metres, but no closer than 0.5 metres to a lot line; and, (iii) an air conditioner condenser may be located in a front yard when

				<p>the dwelling units are attached back-to-back.</p> <p>- Despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 16, but no more than eight dwelling units are permitted within a single row.</p>
2270 (By-law 2015-264)	TM9[2270] H(15)	-drive-through facility		-A drive-through facility must be setback at least 10 metres from a lot line abutting Stittsville Main Street
2271 (By-law 2015-264)	TM9[2271] H(15)			<p>-maximum front and corner yard setback: no maximum</p> <p>-Subclauses 198(9)(c)(i) and (ii) do not apply</p>
2272 (By-law 2015-264)	TM9[2272] H(15)			-where a lot abuts Stittsville Main Street, residential uses are not permitted at grade, within 10 metres of the front lot line.
2273 (OMB Order File #PL150947, #PL160044, #PL161004, issued January 16, 2017) (By-law 2015-270)	TM6[2273] F(4.25) S347-h		All uses, except existing uses, until such time as the holding symbol is removed.	<p>-maximum permitted building heights and minimum setbacks are as per Schedule 347</p> <p>-required residential visitor parking can be used to also fulfill the requirements for non-residential parking</p> <p>-Despite Section 107, the minimum required width of a driveway providing access to a parking garage and the minimum width of a parking aisle is 6 metres.</p> <p>-No balcony may project into Area E of Schedule 347.</p> <p>-Despite Schedule 347, no portion of the first storey of the building may be closer to the western most lot line than 9.2 metres.</p> <p>-The holding symbol may only be removed at such time as an application for site plan control has been approved, including the provision of a privately owned publicly accessible space, to the satisfaction of the General Manager of the Planning and Growth Management Department.</p>
2274 (OMB Order File #PL150947, #PL160044, #PL161004, issued January 16, 2017) (By-law 2015-270)	R4T[2274-h]		All uses, except existing uses, until such time as the holding symbol is removed.	<p>-Section 137 does not apply and the minimum required amenity area is 6m² per dwelling unit.</p> <p>-The <u>minimum</u> required setback of rooftop accesses are as follows:</p> <p>i) 2.7 m from the <u>closest</u> south face of the building;</p> <p>ii) 1.25 m from the <u>closest</u> east and west face of the building; and,</p> <p>iii) 1.25 from the <u>closest</u> north face of the building.</p> <p>-minimum rear yard setback: 6.49 metres</p> <p>-minimum interior side yard setback: 3.0 metres</p> <p>-The holding symbol may only be removed at such time as an application for Site Plan Control has been approved to the satisfaction of the General Manager of Planning and Growth Management Department.</p>

2275 (By-law 2015-276)	R3Z[2275]			<ul style="list-style-type: none"> - Except where the front lot line abuts Markinch Road, the minimum front yard setback is 5.25 metres - minimum lot width for two-storey semi-detached dwellings and two-storey townhouse dwellings: 5.2 m - minimum rear yard setback where the rear lot line abuts an O1 zone: 7.5 m
2276 (By-law 2015-276)	R4Z[2276]			<ul style="list-style-type: none"> - Except where the front lot line abuts Markinch or Navan Roads, the minimum front yard setback is 5.25 metres - minimum corner side yard setback: <ul style="list-style-type: none"> (a) from a lot line abutting Markinch Road: 4.5 m (b) for low-rise apartments within a planned unit development where the lot line abuts the North side of Eastboro Avenue: 4.5 m (c) all other cases: 3.5 m - minimum setback from a lot line abutting Belcourt Boulevard, or its future extension: 3 m - minimum lot width for three-storey semi-detached dwellings and three-storey townhouse dwellings: 4.5 m - minimum interior side yard setback for a low-rise apartment dwelling, stacked dwelling, or a planned unit development containing these uses: 2 m - Despite Table 55, for an accessory building: <ul style="list-style-type: none"> (i) the minimum setback from an interior side lot line is 1.4 metres (ii) the maximum permitted height is 5 metres; and, (iii) the maximum permitted cumulative floor area is 280 square metres - Despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling are 16, but no more than eight are permitted within a single row
2277 (By-law 2015-276)	R3Z[2277]			<ul style="list-style-type: none"> - minimum front yard setback: 4.25 m - minimum lot width for two-storey semi-detached dwellings and two-storey townhouse dwellings: 5.2 m
2278 (By-law 2015-229)	R3Z[2268]			<ul style="list-style-type: none"> -minimum front yard setback: 5.25 m
2279 (By-law 2020-289) (By-law 2015-229)	R3Z[2269]			<ul style="list-style-type: none"> -The second sentence of Endnote 3 of Table 160B does not apply where a detached dwelling is located on the lot. -minimum front yard setback: 5.25 m
2280 (By-law 2015-229)	R2P[2270]			<ul style="list-style-type: none"> -building separation distance between principal buildings on different lots: 1.8 m -minimum front yard setback: 4.25 m
2281 (By-law 2015-229)	R4M[2271]			<ul style="list-style-type: none"> -A maximum of 65 per cent of the area of the front yard may be used as driveway.

				<p>-In the R4M[2281] zone, the front yard is defined as that area measured from the front lot line to a depth of 32 metres.</p> <p>-minimum required rear yard setback for an apartment dwelling, low-rise or stacked dwelling, within a planned unit development: 3 m</p> <p>-maximum permitted size of an accessory building: 300 m²</p>
2282 (By-law 2015-281)	TM3[2282] H(16)	-semi-detached dwelling		-a semi-detached dwelling is subject to the R21 subzone provisions
2283 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)	MC[2283] S349	<ul style="list-style-type: none"> - amusement park - automobile dealership - automobile rental establishment - automobile service station - bed and breakfast - car wash - catering establishment - funeral home - gas bar - park - rooming house 		<p>- Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash.</p> <p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p>

				<p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p>
<p>2284 (By-law 2019-410) (By-law 2018-206) (By-law 2016-289) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2284] S349-h</p>	<p>- automobile service station - car wash - gas bar - rooming house</p>		<p>- Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash.</p> <p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from a tower containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation</p>

			<p>distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:</p> <p>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</p> <p>(b) Partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</p> <p>- Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p> <p>- A change in use within an existing</p>
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				<p>building and a new use within an addition to an existing building are permitted without the need to lift the holding.</p> <p>-a click and collect facility in a single occupancy, stand-alone building, limited to a gross floor area of 60 square metres, is permitted without the need to lift the holding provisions.</p>
<p>2285 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2285] S349-h</p>	<p>- bed and breakfast - catering establishment - funeral home -rooming house</p>		<p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that</p>

				<p>does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:</p> <p>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</p> <p>(b) Partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</p> <p>- Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p> <p>- A change in use within an existing building and a new use within an addition to an existing building are permitted without the need to lift the holding.</p>
<p>2286 (By-law 2020-330) (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2286] S349</p>	<ul style="list-style-type: none"> - amusement park - automobile dealership - automobile rental establishment - automobile service station - bed and breakfast - car wash - catering establishment - funeral home - gas bar 		<ul style="list-style-type: none"> - Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash. - Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. - Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located

		<ul style="list-style-type: none"> - park - rooming house 	<p>either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <ul style="list-style-type: none"> - For the purposes of this exception, a tower is defined as that portion of a building above the podium - The tower portion of a building must, where the height of the building exceeds nine storeys: <ul style="list-style-type: none"> (a) where it contains a dwelling unit or rooming unit: <ul style="list-style-type: none"> (i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other; (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and, (iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses; (b) where it contains only non-residential uses: <ul style="list-style-type: none"> (i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and, (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit; (c) for the purposes of (a) above, a tower is considered to face another tower only when: <ul style="list-style-type: none"> (i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and, (ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit; (d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys; (e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys; (f) not have a residential floor plate larger than 750 square metres; and, (g) not have a non-residential floor plate larger than 1,500 square metres. - Despite subsection 61(2), the cumulative total gross floor area of
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				<p>additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p>
<p>2287 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2287] S349</p>	<p>- bed and breakfast - catering establishment - funeral home - rooming house</p>		<p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres</p>

				<p>from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys; (f) not have a residential floor plate larger than 750 square metres; and, (g) not have a non-residential floor plate larger than 1,500 square metres.</p>
<p>2288 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2288] S349-h</p>	<ul style="list-style-type: none"> - amusement park - automobile dealership - automobile rental establishment - automobile service station - bed and breakfast - car wash - catering establishment - funeral home - gas bar - park - rooming house 		<ul style="list-style-type: none"> - Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash. - Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. - Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses. - For the purposes of this exception, a tower is defined as that portion of a building above the podium - The tower portion of a building must, where the height of the building exceeds nine storeys: <ul style="list-style-type: none"> (a) where it contains a dwelling unit or rooming unit: <ul style="list-style-type: none"> (i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other; (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and, (iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses; (b) where it contains only non-residential uses: <ul style="list-style-type: none"> (i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and, (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit; (c) for the purposes of (a) above, a tower is considered to face another tower only when: <ul style="list-style-type: none"> (i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and, (ii) the tower wall from which the line is projected contains the window of a dwelling unit or

				<p>rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:</p> <p>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</p> <p>(b) Partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</p> <p>- Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p> <p>- A change in use within an existing building and a new use within an addition to an existing building are permitted without the need to lift the holding.</p>
2289 (By-law 2015-293)	R3Y[2289]	-day care		<p>- The minimum interior side yard setback for an existing detached dwelling is 1 metre.</p> <p>- minimum lot width for a townhouse dwelling: 5 m</p>
2290 (By-law 2015-293)	R3Y[2290]	- place of assembly - place of worship		<p>- The minimum interior side yard setback for an existing detached dwelling is 1 metre.</p>

				- minimum lot width for a townhouse dwelling: 5 m
2291 (By-law 2015-293)	R4ZZ[2291]			- The provisions of the R1W subzone apply to existing detached dwellings.
2292 (By-law 2015-293)	R3Y[2292]			- For an existing detached dwelling: (i) minimum front yard setback: 4.5 m (ii) minimum rear yard setback: 6 m (iii) minimum interior side yard setback: 1 m - minimum lot width for a townhouse dwelling: 5 m
2293 (By-law 2015-293)	R3Y[2293]			- The minimum interior side yard setback for an existing detached dwelling is 1 metre. - minimum lot width for a townhouse dwelling: 5 m
2294 (By-law 2015-293)	GM16[2294]			- Despite Table 187(f) the maximum building height is as follows: (i) within any area up to and including 20 metres of a lot line abutting an R1, R2, R3 and R4 zone: 11 m (ii) all other cases: 18 m
2295 (By-law 2015-293)	EP[2295]	- entranceway feature for adjacent development		
2296 (By-law 2015-328)	R4H[2296] H(12.8)			- Endnote 2 does not apply - minimum lot width: 10.4 m - minimum lot area 340 m ² - Minimum total interior side yard setback is 1.4 metres, with one minimum yard no less than 0.2 metres. - minimum rear yard setback: 7.5 m - Fifty per cent of the communal amenity space must be provided at grade. - Amenity space at grade may consist of 100 per cent hard landscaping.
2297 (By-law 2015-329)	TM11[2297]	-broadcasting studio		-No broadcasting antenna or external public address system is permitted in association with a broadcasting studio.
2298 (By-law 2019-449) (By-law 2017-302) (By-law 2015-347)	IP[2298] H(18)	-environmental preserve and education area -catering establishment	-animal care establishment -animal hospital -automobile dealership -automobile rental establishment -automobile service station -car wash -drive-through facility -gas bar -place of worship -warehouse	-The minimum lot area is 4,000 square metres. -Despite section 59(1), a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street -the lot line that abuts a private way is considered to be the front lot line -no parking is permitted within 6 metres of the lot line abutting Strandherd Drive -catering establishment is subject to clauses 205(2)(a) to (c) inclusive -Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel, payday loan establishment or place of assembly

				-Where a parking lot abuts the O'Keefe drainage corridor, the minimum required width of a soft landscaping buffer for: (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 metres; and, (ii) a parking lot containing 100 or more spaces: 3 metres.
2299 (By-law 2015-346)	TM12[2299] H(14.5)			- Permitted non-residential uses for occupancies where the ground floor has a gross floor area of less than 100 square metres are limited to the following: personal service business, office, convenience store, and retail store. -maximum lot area: 220 square metres -Clauses 197(1)(b) and (c) do not apply.
2300 (By-law 2015-341)	GM[2300]	-hotel		-minimum front yard setback for a townhouse dwelling: 3 metres