

## Urban Exceptions 2,401-2,500

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2401 (By-law 2017-205)	IP4[2401]	-school		-The maximum total cumulative gross floor area for all school uses is 300 square metres.
2402 (By-law 2017-206)	R3Z[2402]			-Where a lot abuts any portion of the lands municipally known as 118, 120, 122, 124, 126, 128 or 130 Mangrove Crescent, only single detached dwellings are permitted. -Where a lot abuts any portion of the lands municipally known as 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, or 242 Bulrush Crescent, only single detached dwellings, single storey in height to a maximum height of 7.5m are permitted. -Where a lot abuts the lands municipally known as 130 Mangrove Crescent and 222 Bulrush Crescent, only a single detached dwelling, single storey in height to a maximum height of 7.5m is permitted.
2403 (By-law 2017-206)	I1D[2403]			-minimum lot width:13.5m
2404 (By-law 2017-218)	I1F[2404]	-one dwelling unit ancillary to a place of worship		
2405 (By-law 2020-333) (LPAT Decision n° PL170922, issued April 19, 2018) (By-law 2017-222)	TM11[2405]			-Despite clause 85(3)(a) an outdoor commercial patio is permitted where is it located a minimum of 19.0 metres from a lot in a residential zone and is screened and physically separated from that same lot by a structure, screen or wall that is two metres or more in height so as to mitigate both light and noise from the outdoor commercial patio. -Despite the previous bullet, a structure, screen or wall is

				<p>not required at any location where there is a walkway or accessible ramp providing access to the principal use.</p> <ul style="list-style-type: none"> <li>-The maximum size for an outdoor commercial patio is 20 square metres.</li> <li>- A temporary outdoor commercial patio is permitted from April 19, 2018 to November 1, 2019 and is not subject to the holding symbol.</li> </ul>
2406 (By-law 2017-234)	AM10[2406] S372-h		- All uses except existing uses until the holding symbol is removed	<ul style="list-style-type: none"> <li>- maximum permitted building heights of AM10 do not apply and are as per S372</li> <li>- Despite Section 186(10)(c), the minimum interior side yard setback is 3.6 metres.</li> <li>- The entirety of the lot line abutting St. Laurent Boulevard is considered to be the front lot line.</li> <li>- Section 186(10)(b)(i) does not apply, the minimum front, corner side and rear yard setbacks are 0 metres, and the following requirements within each of Areas A, B and C on Schedule 372 apply only to development within those areas: <ul style="list-style-type: none"> <li>(i) In Area A at least 50 per cent of the frontage along the corner side lot line must be occupied by building walls located within 4 metres of the corner side lot line;</li> <li>(ii) In Area B at least 45 per cent of the frontage along the front lot line must be occupied by building walls located within 4 metres on the front lot line; and,</li> <li>(iii) In Area C at least 45 per cent of the frontage along the rear lot line must be occupied by building walls located within 4.5 metres of the rear lot line.</li> <li>(iv) Despite the above requirements within Areas B and C on Schedule 372, where a site plan is approved pursuant to the Planning Act</li> </ul> </li> </ul>

				<p>for development within Areas B or C that meets the above building frontage occupation requirement for that area, then notwithstanding that requirement the development may be constructed in phases.</p> <ul style="list-style-type: none"><li>- Within Area C on S372:<ul style="list-style-type: none"><li>(i) The provisions of Section 186(10)(e) and (g) also apply to buildings located within 4.5 metres of the rear lot line.</li><li>(ii) Section 186(10)(h) also applies where the ground floor façade faces the boundary of an O1 zone.</li></ul></li><li>- The provision of Privately Owned Public Space (POPS) does not count towards the required communal amenity area as outlined in Section 137.</li><li>- The holding symbol may not be removed, in whole or in part, until:<ul style="list-style-type: none"><li>(i) A site plan has been approved which shows:<ul style="list-style-type: none"><li>(a) all POPS areas having a minimum size of 650 square metres;</li><li>(b) all POPS having a length to width ratio of no more than 2:1, or a different ratio where the shape strengthens the space's relationship with the adjacent public realm; and,</li><li>(c) signage at each POPS in visible locations to identify the name and address of the space and which indicates the space is open to the public; and,</li><li>(d) all POPS shown on the above site plan approval have been designed in accordance with the direction set out in the Secondary Plan for the site and the Urban Parkette / Plaza design criteria outlined within the City of Ottawa's Park and Pathway Manual.</li></ul></li></ul></li></ul>
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2407 (By-law 2017-234)	O1[2407]	-seasonal garden centre		
2408 (By-law 2019-41) (By-law 2017-243)	O1[2408]	-retail food store, limited to a farmers' market		-a retail food store, limited to a farmers' market is permitted for a temporary period of three years, expiring on July 11, 2023.
2409 (By-law 2019-449) (By-law 2017-242)	IP[2409]-h	-place of worshp	-all uses until such time as the holding symbol is removed -automobile dealership -automobile rental establishment -automobile service station	-Despite Section 205 (2)(c), the maximum gross floor area for a medical facility is 750m <sup>2</sup> -Despite Section 205(2)(c), one restaurant use may be a maximum of 750 m <sup>2</sup> . -minimum lot area: 2000 m <sup>2</sup> The holding symbol may not be removed until such time as the following have been completed: i) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development: 1.that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and 2. that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use. ii) An agreement has been entered into between the City and the property owner regarding a schedule and construction of the extension of Michael Cowpland Drive from its existing terminus within the Kanata South Business Park to Terry Fox Drive at the intersection of Westphalian Avenue. iii) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed

				<p>development of the subject lands.</p> <p>-a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.</p>
<p>2410 (By-law 2021-94) (By-law 2017-242)</p>	R3X[2410]			<p>The following applies to semi-detached dwellings and townhouse dwellings:</p> <ul style="list-style-type: none"> <li>-minimum lot width: 5.5 metres</li> <li>-minimum lot area: 150 square metres</li> <li>-maximum lot coverage: 55%</li> <li>-maximum building height: 11 metres</li> <li>-minimum front yard setback: 4.5 metres</li> <li>-minimum rear yard setback: 6.0 metres</li> <li>-minimum corner side yard setback: 3.0 metres</li> <li>-minimum interior side yard setback: 1.2 metres</li> <li>-minimum length of a parking space: 5.5 metres.</li> </ul> <p>For semi-detached and townhouse dwellings:</p> <ul style="list-style-type: none"> <li>-A maximum of 65 % of the area of the front yard may be used for a driveway.</li> <li>-Where a corner lot contains a townhouse dwelling with a front door facing one street and a parking space is accessed from a driveway that passes through the front yard of the other street, a maximum of 70 % of the area of the front yard, may be used for a driveway.</li> </ul> <p>For back-to-back townhouse dwellings:</p> <ul style="list-style-type: none"> <li>-A minimum lot area: 75 m<sup>2</sup></li> <li>- A maximum of 55 % of the area of the front yard may be used for a driveway.</li> <li>- An air conditioning condenser may be located in the front yard.</li> </ul>
<p>2411 (By-law 2019-100) (By-law 2017-242)</p>	IP[2411]	<p>-car wash -gas bar</p>	<p>-automobile dealership -automobile rental establishment -automobile service station</p>	<p>-any building accessory to a car wash or gas bar and all ancillary uses must be located a minimum of 15 m from any lot line abutting a residential zone.</p>

				-minimum interior side yard: 7.5m
2412 (By-law 2017-242)	R4Y[2412]- h		-all uses until such time as the holding symbol is removed -detached dwelling -semi-detached dwelling -duplex dwelling	The holding symbol may not be removed until such time as the following have been completed: i) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development: 1.that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and 2. that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use. ii) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.
2413 (By-law 2017-276)	AM[2413] H(21)		-amusement park -automobile dealership -automobile service station -gas bar	-a carwash is only permitted when located within an accessory parking garage associated with another principal use -an automobile rental establishment may not display or store vehicles outdoors
2414 (Subject to By-law 2023-66) (By-law 2017-276)	AM[2414] H(40)-h		-all uses until such time as the holding symbol is removed -amusement park -automobile dealership -automobile service station -gas bar	-A carwash is only permitted when located within an accessory parking garage associated with another principal use -An automobile rental establishment may not display or store vehicles outdoors -For the purpose of this exception, a tower is that portion of a building over 6 storeys;

				<ul style="list-style-type: none"> <li>-Towers are subject to the following provisions:</li> <li>-The minimum required lot area is 2,000 square metres</li> <li>-The minimum front and corner side yard setback for a tower is 4.5 metres</li> <li>-The minimum interior side and rear yard setback for a tower is 11.5 metres</li> <li>-The minimum separation distance between towers on the same lot is 23 metres</li> <li>-no projections are permitted to be located in the minimum required setbacks or in the minimum separation distance.</li> <li>-<i>The holding symbol may not be removed until such time as there is a draft approved subdivision over the subject property, which addresses the following:</i></li> <li>-<i>Proposes a public street network to the satisfaction of the General Manager of Planning Infrastructure and Economic Development, including a public street traveling south from Wildflower Drive to the southern property line within the AM [2414] H(40) zone.</i></li> <li>- <i>Provides sufficient parkland on site, to the satisfaction of the General Manager of Planning Infrastructure and Economic Development.</i></li> </ul>
2415 (By-law 2017-247)	R4Z[2415]		<ul style="list-style-type: none"> <li>-detached dwelling</li> <li>-duplex dwelling</li> <li>-linked-detached dwelling</li> <li>-semi-detached dwelling</li> <li>-three unit dwelling</li> </ul>	<ul style="list-style-type: none"> <li>-Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row</li> <li>-townhouse dwellings must be attached back to back</li> <li>-maximum building height for townhouses: 12 metres</li> <li>-minimum lot area for each townhouse dwelling: 85 square metres.</li> </ul>
2416 (By-law 2017-246)	R4T[2416]			<ul style="list-style-type: none"> <li>-minimum front yard setback: 1.4m</li> <li>-minimum rear yard setback: 5.4 m</li> </ul>

				<ul style="list-style-type: none"> <li>-minimum interior side yard setback after 21 metres: 2.5 m</li> <li>-minimum width of a double traffic lane driveway providing access to a parking lot: 3.6 m</li> </ul>
2417 (By-law 2017-244)	TM[2417] S373			<ul style="list-style-type: none"> <li>-Maximum building heights and minimum setbacks are as per Schedule 373.</li> <li>-Permitted projections listed in Section 65 are not subject to the height limits identified on Schedule 373.</li> </ul>
2418 (By-law 2019-13) (By-law 2017-274)	IG6[2418] H(44) S183	<ul style="list-style-type: none"> <li>-animal care establishment</li> <li>-animal hospital</li> <li>-gas bar</li> <li>-personal service business</li> <li>-restaurant</li> <li>-retail store</li> </ul>		<ul style="list-style-type: none"> <li>-minimum required front and corner side yard setback is 6 metres</li> <li>-a stand alone use in Column III (Additional Land Uses Permitted), cannot exceed 1000 square metres of gross leasable area</li> <li>-no individual unit in a shopping centre may exceed 500 square metres of gross leasable floor area</li> <li>-minimum separation between principal buildings: 3 metres.</li> </ul>
2419 (By-law 2017-289)	R4T[2419]			<ul style="list-style-type: none"> <li>-The minimum interior side yard setback for portions of the building below and including the third storey is 1.5 metres.</li> <li>-The roof-top access must not exceed a total area of 28 square metres.</li> <li>-The minimum rear yard setback is 0 metres for any part of the building 0.6 metres or less in height and 8.5 metres for any part of the building above 0.6 metres.</li> <li>-required communal amenity area may be located on the roof of that part of the building measuring less than 0.7 metres in height.</li> <li>-The minimum interior side yard setback for portions of the building above the third storey: <ul style="list-style-type: none"> <li>i. where located within and including 21 metres from the front lot line: 2.5 metres.</li> <li>ii. all other cases: 6 metres.</li> </ul> </li> </ul>



2420 (By-law 2017-304)	R2N[2420] S374			-No new development is permitted within 6 metres of the Top of Slope as shown on Schedule 374.
2421 (By-law 2017-302)	EP[2421]	-park		-Only those facilities existing as of June 25, 2008 are permitted as part of a park.
2422 (By-law 2017-302)	IL[2422] H(11)		-animal care establishment -animal hospital	-all uses must be completely enclosed within a building -minimum side yard setback of 4.5 m for a day care or recreational and athletic facility -minimum side and rear yard setbacks of 21 metres abutting a residential zone -a minimum 3 metres landscaped area and 2 metres high opaque screen must be provided along the northern property line abutting a residential zone
2423 (By-law 2017-327)	GM22[2423] H(12)			-Subclauses 188(22)(a)(i), (a)(ii) and (a)(iii) do not apply. -Zoning Mechanism (g) in Table 188E does not apply.
2424 (By-law 2017-325)	IP12[2424] F(1.5)	-parking lot		-non-accessory parking in a principal use parking lot is limited to that associated with 1870 Alta Vista Drive for a temporary period of three years beginning on the 11 <sup>th</sup> of October, 2017.
2425 (By-law 2017-340)	GM[2425]-h			- The holding symbol may not be removed until such time as the following have been completed: i. It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development: - that there is availability of sufficient municipal services including water, sanitary and stormwater; and - that there is sufficient sanitary allocation in the constrained downstream capacity system.
2426 (By-law 2017-342)	R4F[2426]			- A motor vehicle parking space is permitted a minimum width of 2.4 metres. - An Apartment Dwelling, Low-rise is subject to the

				<p>following provisions:</p> <ul style="list-style-type: none"> <li>i. Minimum required interior side yard setback is 2.0 metres;</li> <li>ii. Despite Table 137, rows (3) and (12), column (II), the minimum total amenity area required is 12.5 square metres per dwelling unit.</li> </ul>
<p>2427 (By-law 2021-100) (By-law 2017-349)</p>	Multiple	Temporary parking lot		<p>A parking lot is permitted for a temporary period of three years, ending on November 8, 2023.</p> <ul style="list-style-type: none"> <li>ii. The following applies to a temporary parking lot: <ul style="list-style-type: none"> <li>1. Despite Section 100(1)(a) and 100(1)(c) non-accessory parking in temporary parking lot is limited to that associated with the Ottawa Hospital Civic Campus.</li> <li>2. Despite any provisions to the contrary, all but three required parking spaces for uses on 991 Carling may also be used for the temporary parking lot.</li> </ul> </li> </ul>
<p>2428 (By-law 2021-45) (By-law 2017-354)</p>	R3YY[2428]			<p>For a back-to-back townhouse dwellings:</p> <ul style="list-style-type: none"> <li>-minimum lot area: 84 m<sup>2</sup></li> <li>-minimum front yard setback: 3 m</li> <li>-minimum corner side yard setback: 3 m</li> <li>-An air conditioner condenser may be located in the front or corner side yard.”</li> </ul>
<p>2429 (By-law 2021-215) (By-law 2017-405)</p>	TM[2429] S376	-townhouse dwelling		<ul style="list-style-type: none"> <li>- Maximum building heights and minimum yard setbacks as shown on Schedule 376.</li> <li>- Only residential uses are permitted in Areas B, C, D, E, F and G as shown on Schedule 376.</li> <li>- Townhouse dwellings are only permitted within Area G of Schedule 376.</li> <li>- A maximum front yard setback does not apply.</li> <li>- Permitted projections are not subject to the heights shown on Schedule 376.</li> <li>- All parking must be located within a building.</li> </ul>

				<ul style="list-style-type: none"> <li>- One double traffic lane driveway measuring a minimum of 4 metres wide is permitted and only from Galt Street, including that portion on the ramp leading to the parking garage.</li> <li>- Section 197(13) regarding building entrances does not apply.</li> <li>- Section 139 does not apply.</li> <li>- The lands zoned TM[2429] S376 are considered one lot for zoning purposes.</li> <li>-Schedule 376 does not apply to the portion of the underground parking garage that is above grade at the northwest corner of the property.</li> </ul>
2430 (By-law 2017-370)	I1F[2430]	-urban agriculture		-The minimum front yard setback for a place of worship is 2 m.
2431 - 2433	Reserved for Future Use			
2434 (By-law 2017-371)	IG7[2434] H(21)	-automobile rental establishment		-An automobile rental establishment is subject to clauses 199(2)(a),(b) and (c).
2435 (By-law 2017-409)	R3YY[2435]			<ul style="list-style-type: none"> <li>-A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.</li> <li>-Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.</li> <li>-Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such</li> </ul>

				<p>as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.</p> <p>-Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 metres of a lot line.</p> <p>-Despite Table 65, Row 8, an air-conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.</p> <p>-Despite Section 57(2), for townhouse dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.</p> <p>-In the case of a home based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.</p>
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			<p>-Section 136 does not apply.</p> <p>-zone requirements for detached dwellings:</p> <p>-minimum lot area: 220 square metres</p> <p>-minimum front yard setback 3 metres</p> <p>-minimum front yard setback for an attached garage: 3.5 metres</p> <p>-Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-minimum corner side yard: 2.5 metres</p> <p>-maximum lot coverage: 55 per cent</p> <p>-zone requirements for semi-detached and townhouse dwellings:</p> <p>-minimum lot area: 137 square metres</p> <p>-minimum lot width: 7.5 metres</p> <p>-minimum front yard setback: 3.0 metres</p> <p>-minimum interior side yard setback: 1.5 metres</p> <p>-minimum corner side yard: 2.5 metres</p> <p>-maximum building height: 14 metres</p> <p>-maximum lot coverage: 65 per cent</p> <p>-zone requirements for back-to-back townhouse dwellings:</p> <p>-minimum lot area: 81 square metres</p> <p>-minimum lot width: 7.5 metres</p> <p>-minimum front yard setback: 3.0 metres</p> <p>-minimum rear yard setback: 0.0 metres</p> <p>-minimum interior side yard setback: 1.5 metres</p>
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				<ul style="list-style-type: none"> <li>-minimum corner side yard: 2.5 metres</li> <li>-maximum building height: 14 metres</li> </ul>
2436 (By-law 2017-416)	GM[2436] H(20)	<ul style="list-style-type: none"> <li>- retirement home</li> <li>- residential care facility</li> <li>- personal service business</li> <li>-convenience store</li> </ul>		<ul style="list-style-type: none"> <li>- The following applies for a residential care facility:</li> <li>-Minimum one loading space required for 350-2, 550 m<sup>2</sup> of gross floor area</li> </ul>
2437 (By-law 2017-410)	TM[2437] S377			<ul style="list-style-type: none"> <li>-The maximum building height where the following provisions do not apply is 15 metres.</li> <li>-The following provisions apply to a building over 15 metres:</li> <li>-Despite zoning mechanism (i)(i) of Table 197 – TM Zone Provisions the minimum width of landscaped area abutting a residential zone may be reduced to 0.9 metre where a minimum 1.4-metre-high opaque screen is provided.</li> <li>-Section 197(13) does not apply to residential uses within the building.</li> <li>-Maximum building heights and minimum yard setbacks are as per Schedule S377.</li> <li>-Permitted projections are not subject to the heights shown on Schedule 377.</li> <li>-Despite Section 85(3), an outdoor commercial patio is permitted within the front yard.</li> </ul>
2438 (By-law 2017-415)	O1S[2438] S258-A	-parking lot		<ul style="list-style-type: none"> <li>-The following applies to a parking lot:</li> <li>Despite 180(19), a permanent parking lot consisting of not more than seven parallel parking spaces is permitted in the O1S[2438] S258-A zone.</li> </ul>
2439 (By-law 2018-18)	R4T[2439]	-office, limited to an embassy		<ul style="list-style-type: none"> <li>- office use is limited to being located in the building existing as of the date of passing of this by-law</li> <li>- no loading space is required for an office</li> <li>- minimum driveway width 3.1m.</li> </ul>

<p>2440 (By-law 2018-17)</p>	<p>IL6[2440] H(30)-h</p>	<ul style="list-style-type: none"> <li>- animal care establishment</li> <li>- animal hospital</li> <li>- amusement centre</li> <li>- catering establishment</li> <li>- convenience store</li> <li>- instructional facility</li> <li>- place of worship</li> <li>- retail store</li> <li>- retail food store</li> <li>- small batch brewery</li> </ul>	<ul style="list-style-type: none"> <li>- amusement park</li> <li>- automobile dealership</li> <li>- car wash</li> <li>- gas bar</li> <li>- parking garage</li> <li>- parking lot</li> </ul>	<ul style="list-style-type: none"> <li>- subclauses 203(2)(b)(c) and 204(6)(a) do not apply.</li> <li>- any retail use that exceeds 929m<sup>2</sup> of gross floor area, with no individual tenancy exceeding 465m<sup>2</sup> is not permitted until the 'h' symbol is removed by the City Council following: <ul style="list-style-type: none"> <li>(i) City approval of the detailed design for the roadway modifications described in Exhibit 61 to the Ontario Municipal Board hearing regarding 15 Frank Nighbor Place and 737 and 777 Silver Seven Road, File numbers PL051066, PL060317 and PL060318;</li> <li>(ii) conveyance to the City of all necessary road widenings to accommodate the roadway modifications noted above;</li> <li>(iii) the Owners of 15 Frank Nighbor Place, 20 Frank Nighbor Place, 720 Silver Seven Road, 737 Silver Seven Road, and 777 Silver Seven Road entering into a registered cost sharing agreement to construct the roadway modifications noted above and a copy being provided to the City;</li> <li>(iv) provision to the City of an implementation plan including a construction schedule for the roadway modifications noted above;</li> <li>and</li> <li>(v) provision of a performance deposit to the City for the roadway modifications noted above.</li> </ul> </li> </ul>
<p>2441 (By-law 2018-44)</p>	<p>01[2441]</p>			<ul style="list-style-type: none"> <li>-Despite subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] zones within 90m of Richmond Road.</li> <li>-No access to underground parking may be located in the O1[2441] zone.</li> <li>-No driveway or aisle providing access to the uses</li> </ul>

				in the TM[2442] or TM[2444] zone may be located in the O1[2441] zone, except where located underground.
2442 (By-law 2018-44)	TM[2442]-h		-All uses except a park and the existing uses, until the holding symbol is removed	<p>-minimum front yard setback: 8m</p> <p>-maximum front yard setback: 12m</p> <p>-no maximum interior side yard setback</p> <p>-minimum interior side yard setback adjacent to a residential zone: 7.5 m</p> <p>-Despite Subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] within 90m of Richmond Road.</p> <p>-The holding symbol may only be removed when Site Plan Control approval has been obtained, demonstrating the following to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <ul style="list-style-type: none"> <li>i. The buildings located in the TM [2442] and TM[2444] zones are designed and oriented to provide a public space and enhanced park entrance at Richmond Road.</li> <li>ii. A minimum of 50% of the ground floor of a building facing Richmond Road or any land zoned O1[2441], measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances;</li> <li>iii. A detailed landscape and tree preservation plan that demonstrates that every effort has been made to preserve as many of the existing mature trees located across the frontage and along the western boundary as possible;</li> <li>iv. Notwithstanding the provisions of Table 197(7) the traffic and parking plan is to provide for a single</li> </ul>



				vehicular access location for both sites zoned TM [2442] and TM[2444] and is to ensure minimal or no surface parking. The access location is to be coordinated with the City's planned improvements to Richmond Road.
2443 (By-law 2018-21)	GM[2443]-h	-hotel	-apartment dwelling, mid rise and apartment dwelling, low rise until such time as the holding symbol is removed.	-The lot line abutting Hunt Club Road is considered to be the front lot line. -maximum building height: 26m -minimum interior side yard setback for a residential building higher than 11m: 2.8m -maximum total area for the eighth floor of the easternmost building: 600m <sup>2</sup> -The holding symbol may only be removed at such time as the acceptance of a traffic study for the apartment confirming no adverse impacts in the operation of the road network, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
2444 (By-law 2018-44)	TM[2444]-h		-All uses except a park and the existing uses, until the holding symbol is removed	-maximum building height is 24m or seven storeys, whichever is less -The seventh storey must be set back an additional 5m from Richmond Road. -minimum front yard setback: 8m -maximum front yard setback: 12m -no maximum interior side yard setback -Despite Subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] within 90m of Richmond Road. -The holding symbol may only be removed when Site Plan Control approval has been obtained, demonstrating the following to the satisfaction of the General Manager of

				<p>Planning, Infrastructure and Economic Development:</p> <ul style="list-style-type: none"> <li>i. The buildings located in the TM [2442] and TM[2444] zone are designed and oriented to provide a public space and enhanced park entrance at Richmond Road.</li> <li>ii. A minimum of 50% of the ground floor of a building facing Richmond Road or any land zoned O1[2441], measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances;</li> <li>iii. A detailed landscape and tree preservation plan that demonstrates that every effort has been made to preserve as many of the existing mature trees located across the frontage and along the western boundary as possible;</li> <li>iv. Notwithstanding the provisions of Table 197(7) the traffic and parking plan is to provide for a single vehicular access location for both sites zoned TM [2442] and TM[2444] and is to ensure minimal or no surface parking. The access location is to be coordinated with the City's planned improvements to Richmond Road.</li> </ul>
2445 (By-law 2018-50)	R4H[2445]- c	-dwelling unit		<ul style="list-style-type: none"> <li>-Despite Section 161(8), for a lot containing an apartment dwelling, low rise, twenty per cent of the lot area must be provided as landscaped area</li> <li>-maximum permitted building height:13.5m</li> <li>-minimum front yard setback: 2.25m</li> <li>-maximum number of dwelling units for an apartment dwelling, low rise: 40.</li> <li>-the total required amenity area: 298m<sup>2</sup>.</li> <li>-Despite Section 141 (6), the cumulative total of all non-residential uses in an</li> </ul>

				<p>apartment dwelling, low-rise must not exceed a gross floor area of 150m<sup>2</sup>.</p> <p>-one visitor vehicular parking space is required for forty dwelling units.</p> <p>-A parapet must not project more than 1.6 metres above the maximum building height.</p> <p>-The front yard may include a monolithic concrete pad 2.7 metres in width.</p> <p>-Despite anything to the contrary a walkway may fill the area located in the corner side yard and front yard measured a maximum of 4.7 metres from the corner lot line.</p> <p>-Rooming house limited to 50 per cent of gross floor area of building.</p>
<p>2446 (By-law 2020-140) (By-law 2018-53)</p>	<p>TM[2446] H(30)</p>			<p>-minimum interior side yard setback: 0.9m</p> <p>-maximum projection for a landscaped terrace into the required rear yard setback: 3.4m</p> <p>-minimum setback from the front lot line above the fourth storey or 15m whichever is the lesser: 0m</p> <p>-Table 197 (3)(g)(ii)(3) provisions do not apply</p> <p>--minimum parking space rate: 0.2 per dwelling unit</p> <p>-minimum parking space width of 2.4 m for a maximum of four (4) parking spaces, which may be located abutting or near a wall, column or other similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space</p> <p>-up to 3 parking spaces may have a minimum parking space length of 4.6m</p> <p>-minimum bicycle parking space rate: 1.0 per dwelling unit</p> <p>-minimum driving aisle width: 6m</p> <p>-An office, limited to 112 m<sup>2</sup>, is permitted at grade within 6</p>

				<p>m of a front wall.</p> <ul style="list-style-type: none"> <li>-minimum rear yard setback: 8 m</li> <li>-at and above the ninth storey, the building must be setback an additional 2 m from the rear wall of the sixth storey</li> <li>-at and above the seventh storey, a building must be setback a minimum of 0.4 m from the front wall of the principal building</li> <li>-at and above the ninth storey, the building must be setback 2 m from the front wall of the sixth storey</li> <li>-minimum soft landscaped area abutting the east side lot line within the rear yard: 1.2 m;</li> <li>-minimum soft landscaped area abutting the rear lot line: 2.3 m</li> <li>-minimum soft landscaped buffer of a parking lot abutting the east lot line: 1.2 m</li> <li>-minimum soft landscaped buffer of a parking lot abutting the rear lot line: 2.3 m</li> <li>-minimum landscaped area required: 122 m<sup>2</sup></li> <li>-87 m<sup>2</sup> of the minimum landscaped area must be provided as soft landscaping</li> <li>-minimum width of a two-direction controlled single traffic lane driveway providing access to a parking lot or parking garage: 3m</li> <li>-minimum width of an aisle providing access to parking spaces in a parking lot or parking garage: 5.5m</li> </ul>
2447 (By-law 2018-55)	I2A[2447]	-theatre	-correctional facility -hospital -courthouse	<p>-Post secondary institution and theatre uses are limited to the size of the building as it existed on February 28, 2018.</p> <p>-A parking garage must be located below grade.</p>
2448 (By-law 2018-89)	I1A[2448]			- minimum front yard setback: 1.5m

				<ul style="list-style-type: none"> <li>- minimum width of landscaped buffer: 0.8m</li> <li>- minimum parking space rates for a place of worship: 9.5 spaces per 100m<sup>2</sup> of gross floor area of assembly area.</li> </ul>
2449 (By-law 2018-92)	GM[2449] S378		<ul style="list-style-type: none"> <li>- animal hospital</li> <li>- apartment dwelling, mid-rise</li> <li>- click and collect facility</li> <li>- diplomatic mission</li> <li>- drive-through facility</li> <li>- research and development centre</li> <li>- shelter</li> <li>- technology industry</li> <li>- stacked townhouse</li> </ul>	<ul style="list-style-type: none"> <li>- two loading spaces are required subject to: <ul style="list-style-type: none"> <li>i. no oversized loading spaces required;</li> <li>ii. minimum width of aisle accessing loading space: 7m;</li> <li>iii. no screening required for loading spaces.</li> </ul> </li> <li>- minimum drive-aisles widths within an underground garage: 5.7m</li> <li>- maximum building height as shown on Schedule 378.</li> </ul>
2450 (By-law 2018-92)	I1A[2450] S378	-planned unit development		<ul style="list-style-type: none"> <li>- planned unit development may include a residential care facility</li> <li>- minimum drive-aisles widths within an underground garage: 5.6m</li> <li>- maximum building height as shown on Schedule 378</li> </ul>
2451 (By-law 2018-92)	R3B[2451] S378			<ul style="list-style-type: none"> <li>- minimum lot width: 6m</li> <li>- minimum lot area: 170m<sup>2</sup></li> <li>- maximum building height as shown on Schedule 378</li> </ul>
2452 (By-law 2018-92)	R4Y[2452] S378			<ul style="list-style-type: none"> <li>- minimum lot width: 30m</li> <li>- minimum lot area: 750m<sup>2</sup></li> <li>- residential parking rate is 1 per dwelling unit and the visitor rate: 0.2 per unit</li> <li>- maximum building height as shown on Schedule 378</li> </ul>
2453 (By-law 2018-92)	O1[2453] S378			<ul style="list-style-type: none"> <li>- no minimum setbacks required</li> <li>- maximum building height as shown on Schedule 378</li> </ul>
2454 (By-law 2018-84)	R5B[2454] S[379]-h	<ul style="list-style-type: none"> <li>-community centre</li> <li>-community garden</li> <li>-hotel</li> <li>-instructional facility</li> <li>-museum</li> <li>-office</li> <li>-place of assembly</li> <li>-restaurant</li> <li>-retail food store</li> </ul>	<ul style="list-style-type: none"> <li>-rooming house</li> <li>-rooming house, converted</li> <li>-All uses until such time as the holding symbol is removed.</li> </ul>	<ul style="list-style-type: none"> <li>-Despite the Heritage Overlay provisions of sections 60(1), (2), (3), and (4), and subsection 163(6), the following applies: <ul style="list-style-type: none"> <li>i) Maximum building height as per Schedule 379, to a maximum of nine storeys.</li> </ul> </li> </ul>

		<p>-retail store -theatre</p>	<p>ii) Minimum required setbacks and stepbacks as per Schedule 379.</p> <p>-no parking spaces are required for a change of use within any part of the building as it existed on March 28, 2018</p> <p>-a vehicle loading space is not required</p> <p>-minimum required width of a driveway accessing a provided loading space and the minimum required width of a provided loading space: 3.1m</p> <p>-a hotel is not permitted within the basement or first four storeys of any building on the site, except for a hotel lobby with a maximum gross floor area of 150m<sup>2</sup>, which may be located on the ground floor of any building on the site</p> <p>-a maximum of five office occupancies are permitted</p> <p>-a maximum of two office occupancies are permitted to exceed 360m<sup>2</sup> in gross leasable area, each with a maximum of 531m<sup>2</sup></p> <p>-maximum total gross leasable floor area of office uses: 1900m<sup>2</sup></p> <p>-office uses are only permitted on the second, third, or fourth storey of any building on the site, except for an office lobby or reception area with a maximum gross floor area of 40m<sup>2</sup>, which may be located on the ground floor of any building</p> <p>-notwithstanding the above provisions, an office use is permitted within any part of the building as it existed on March 28, 2018.</p> <p>-restaurant uses are only permitted in the basement, ground floor, or second storey of any building</p>
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				<ul style="list-style-type: none"><li>-retail store and retail food uses are only permitted on the ground floor of any building on the site and have a maximum gross floor area of 130 m<sup>2</sup></li><li>-instructional facility and museum uses are only permitted in the basement, ground floor, or second storey of any</li><li>-a theatre is only permitted within the building as it existed on March 28, 2018</li><li>-an outdoor commercial patio is permitted within a residential zone</li><li>-an outdoor commercial patio may be located in a yard facing or abutting a residential zone, or abutting a yard or lane facing or abutting a residential zone, and may be located within 30m of such abutting or facing residential zone only if it is located along Laurier Avenue East</li><li>- The maximum size of a roof top patio is 345 m<sup>2</sup> and must be setback a minimum of 2.8m from the building parapet along the Blackburn Avenue frontage, a minimum of 4.4m from the building parapet along the Laurier Avenue East frontage and south property line, and a minimum of 4.1m from the building parapet from the western property line abutting 321 Chapel Street.</li><li>-endnote 11 of Table 164B does not apply</li><li>-subsection 163(12) does not apply</li><li>-A change in use within the building as it existed on March 28, 2018, not including a change of use to hotel, is permitted without the need to lift the Holding Symbol.</li><li>-The Holding Symbol may not be lifted until such time as the submission and</li></ul>
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				approval of a Site Plan Control application, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
2455 (By-law 2018-115) (By-law 2018-90)	R4N[2455]	-office -dwelling unit		<ul style="list-style-type: none"> <li>- Office uses are limited to the ground floor of a building containing dwelling units.</li> <li>- Any building containing an office and dwelling units is subject to the R4N provisions for an apartment dwelling, low rise, except for the following: <ul style="list-style-type: none"> <li>i) maximum building height: 14m</li> <li>ii) minimum rear yard setback: 6.0m, which must comprise at least 16% of the area of the lot, however, it need not exceed 7.5m</li> <li>iii) minimum northern interior side yard setback when located 21m or more from the front lot line: 3m</li> <li>iv) despite the parking provisions in Section 101, Table 101, there are no parking requirements for dwelling units in a building containing an office.</li> <li>v) despite the driveway provisions in clause 107(1)(a)(ii), in the case of a building containing an office and dwelling units, a driveway providing access to a parking lot must have a minimum width of 3.6m for a double traffic lane.</li> <li>vi) minimum required amenity space: 160.00 square metres</li> <li>vii) minimum landscape buffer around a parking lot at the northeast corner: 1.0 metre</li> </ul> </li> </ul>
2456 (By-law 2018-124)	R4Y[2456]			<ul style="list-style-type: none"> <li>-No visitor parking is required.</li> <li>-minimum setback to a corner side yard for a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed</li> </ul>



				<p>sides, excluding those covered by canopies and awnings: 0.5 m</p> <p>-minimum setback for any wall of a residential use building to a private way: 0.2 m</p> <p>-minimum setback for any garage entrance to a private way: 1 m</p>
2457 (By-law 2018-124)	R5Y[2457]			<p>-No visitor parking is required.</p> <p>-minimum setback for any wall of a residential use building to a private way: 1 m</p> <p>-minimum setback for any garage entrance to a private way: 1 m</p> <p>-minimum width of an aisle or a driveway providing access to parking in a parking lot: 6 m</p> <p>-minimum required setback for a utility installation from any lot line: 0.6 m</p>
2458 (By-law 2018-124)	R5Y[2458]			<p>-minimum setback to a corner side yard for a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings: 0.5 m</p> <p>-required visitor parking spaces for a planned unit development: 3</p> <p>-minimum setback for any wall of a residential use building to a private way: 0.2 m</p> <p>-minimum setback for any garage entrance to a private way: 0.2 m</p> <p>-minimum required setback from an interior lot line for a retaining wall: 0.3 m</p> <p>-minimum width of an aisle or a driveway providing access to parking in a parking lot: 6 m</p> <p>-A fire escape, open stairways, stoop, landing, steps and ramps may project up to 0.2 m from any lot line.</p>

<p>2459 (By-law 2018-159)</p>	<p>R5B[2459] H(18)</p>		<p>I. Despite the parking provisions in Section 101, Table 101, the minimum parking space rate for Dwelling, Low-rise Apartment and Dwelling, Mid High Rise Apartment is 0.66 per dwelling unit.  II. Despite the visitor parking provision in Section 102, Table 102, the minimum visitor parking space rate for Apartment dwelling, low-rise or mid high-rise is 0.1 spaces / unit and no visitor parking spaces are required for the first twelve dwelling units on the lot.  III. Despite Section 109, parking in front of existing buildings identified as 2660 Norberry Crescent, 740 Springland Drive, 790 Springland Drive, 840 Springland Drive is permitted.</p>
<p>2460 (By-law 2018-88)</p>	<p>IL[2460]</p>	<p>-retail store</p>	<p>-minimum interior side yard setback: 5.5m  -maximum building height: 23m  -minimum number of vehicle loading spaces required for a warehouse: 1  -minimum width of aisle accessing oversized vehicle loading space at an angle of 45 degrees or less: 7.6m  -minimum width of drive aisle: 6m  -minimum distance of an outdoor loading and refuse collection area contained within a parking lot from an interior or rear lot line: 0m  -minimum number of parking spaces required for a warehouse providing self-storage units: 5  -maximum gross floor area of a retail store: 750m<sup>2</sup></p>
<p>2461 (By-law 2021-341) (By-law 2020-289)</p>	<p>TM11[2461]</p>		<p>-minimum corner side yard setback: 0m below five storeys, and 1.5m at and above five storeys in height  -minimum interior side yard setback: 2.9m where</p>

<p>(By-law 2018-86)</p>			<p>abutting a residential zone, and 0m in all other cases          -maximum building height: 31m          -No landscaped area is required abutting a residential zone.          -minimum rear yard setback below five storeys: 4m          -No part of the building may be located outside of the 45-degree angular plane measured from the rear lot line at 14.5m in height.          -Minimum front yard setback below five storeys is 0m, and a minimum of 2.5m at or above five storeys.          -Despite anything to the contrary a mezzanine is permitted within the first storey of the building and will not be considered an additional storey.          -minimum width of driveway: 3m          -minimum number of visitor parking spaces: 4          -minimum number of parking spaces for residential uses: 11          -section 106 does not apply to an automated parking system</p> <p>-The following provisions dealing with a Section 37 authorization will also be added to the new exception in Section 239:          a. Pursuant to Section 37 of the Planning Act, the height 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 15 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and to the agreement referred to in b. below.</p>
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				<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 15 of Part 19 hereof, the lands are 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.</p>
2462 (By-law 2018-103)	R3Z[2462]	-place of assembly		<p>The following provisions apply to a place of assembly:</p> <ul style="list-style-type: none"> <li>- minimum lot width: 6.0 m</li> <li>- minimum lot area: 150 m<sup>2</sup></li> <li>- minimum front yard setback: 3.0 m</li> <li>- minimum side yard setback: 1.2 m</li> <li>- minimum rear yard setback: 6.0 m</li> <li>- maximum lot coverage: 40%</li> <li>- maximum building height: 11m</li> <li>- no parking is required for a place of assembly</li> </ul>
2463 (By-law 2019-41) (By-law 2018-201) (By-law 2018-107)	R5B[2463] H(41)	-convenience store -personal service business -recreational and athletic facility -restaurant		<ul style="list-style-type: none"> <li>- The uses restaurant, convenience store, personal service business, and recreational and athletic facility uses are permitted subject to the following provisions:</li> </ul>

				<ul style="list-style-type: none"><li>i. limited to a cumulative total of 350 m<sup>2</sup> in gross floor area, with no single occupancy over 150 m<sup>2</sup> in gross floor area;</li><li>ii. must be located entirely on the ground floor of a mid-high rise apartment dwelling.<ul style="list-style-type: none"><li>- minimum northern interior side yard setback for a mid-rise apartment dwelling: 0.29m</li><li>- the minimum required landscaped area for a mid-rise apartment dwelling: 540m<sup>2</sup></li><li>-Despite Section 100, up to 60 provided parking spaces are permitted to be located off-site, and these parking spaces do not count toward the minimum number of required parking spaces.</li><li>-minimum number of vehicular parking spaces required for a mid-high rise apartment dwelling: 106</li><li>-minimum number of visitor parking spaces required for a mid-high rise apartment dwelling: 1</li><li>- Up to 49% of the required parking spaces provided in the rear yard parking lot may be reduced to a minimum width of 2.4 m and a minimum length of 4.6 m;<ul style="list-style-type: none"><li>(i) where the parking space are located in a parking lot or parking garage containing more than 20 spaces, and</li><li>(ii) provided any reduced length space is clearly identified for small cars only.</li></ul></li><li>-In the case of a mid-rise apartment dwelling, the maximum permitted width for a double traffic lane that leads to 20 or more parking spaces is 7.2 m.</li><li>-Despite Section 109(3), in the case of a mid-rise apartment dwelling:<ul style="list-style-type: none"><li>(i) parking spaces are permitted in the required</li></ul></li></ul></li></ul>
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				<p>front yard where they abut Bell Street North;</p> <p>(ii) the maximum width of a walkway in the front yard is 6.6m;</p> <p>(iii) Section 109(3)(c) and Section 109(3)(d) do not apply.</p> <p>-The parking lot of a mid-rise apartment dwelling does not require 15% landscaping or a landscape buffer.</p> <p>-A garbage enclosure for a mid-rise apartment dwelling is required to be a minimum of 0.18m from the rear lot line.</p> <p>-minimum number of bicycle parking spaces required for a mid-high rise apartment dwelling: 112</p> <p>-Despite Section 85, an outdoor commercial patio is permitted subject to the following provisions:</p> <p>(i) the patio is at least 14m from a lot in a residential zone and screened from that same lot by a structure, screen or wall that is 1.3 m or more in height so as to mitigate both light and noise from the outdoor commercial patio;</p> <p>(ii) limited to a maximum size of 85m<sup>2</sup>;</p> <p>(iii) operated as part of a restaurant use.</p>
2464 (By-law 2018-109)	R3Z[2464]		<ul style="list-style-type: none"> <li>-detached dwelling</li> <li>-duplex dwelling</li> <li>-linked-detached dwelling</li> <li>-semi-detached dwelling</li> <li>-three unit dwelling</li> </ul>	<ul style="list-style-type: none"> <li>-minimum building height: 2 storeys</li> <li>-maximum building height: 4 storeys</li> <li>-maximum front yard setback: 6m</li> </ul>
2465 (By-law 2018-109)	R4Z[2465]		<ul style="list-style-type: none"> <li>-detached dwelling</li> <li>-duplex dwelling</li> <li>-linked-detached dwelling</li> <li>-semi-detached dwelling</li> <li>-three unit dwelling</li> </ul>	<ul style="list-style-type: none"> <li>-minimum building height: 2 storeys</li> <li>-maximum building height: 4 storeys</li> <li>-maximum front yard setback: 5m</li> </ul>

<p>2466 (By-law 2018-158)</p>	<p>R3N[2466]</p>		<ul style="list-style-type: none"> <li>- minimum lot area for a townhouse dwelling unit: 140 m<sup>2</sup></li> <li>- maximum building height: 10 m</li> <li>- minimum front yard setback for a semi-detached and townhouse dwelling unit: 3.8 m</li> <li>- minimum rear yard setback for a semi-detached and townhouse dwelling is 5 m with a minimum rear lot area of 30 m<sup>2</sup></li> <li>- The minimum interior side yard setback for a townhouse dwelling: 0.6 m</li> <li>- Fire escapes, open stairways, stoops, landings, steps and ramps can project up to 0 m from a front lot line.</li> <li>- The principal entranceway for a townhouse dwelling may face the corner side lot line.</li> <li>- For each pair of semi-detached dwellings, the principal entranceway of one of the two semi-detached dwellings may face a side lot line.</li> </ul>
<p>2467 (By-law 2018-154)</p>	<p>R4M[2467]</p>	<p>-office, limited to an embassy</p>	<p>The following provisions apply to an office, limited to an embassy:</p> <ul style="list-style-type: none"> <li>-maximum building height: 10.5m</li> <li>-minimum front yard setback: 3.0m</li> <li>-minimum rear yard setback: 6.0m</li> <li>-minimum corner side yard Setback: 1.2m</li> <li>-minimum interior Side Yard Setback: 1.2m</li> <li>-minimum lot area: 320m<sup>2</sup></li> <li>-minimum lot width: 12.5m</li> <li>-Section 139 does not apply</li> <li>-minimum required parking for an office: 4.</li> <li>-Section 60 does not apply to the construction of a new office, building limited to an embassy.</li> </ul>
<p>2468 (By-law 2018-155)</p>	<p>IG3[2468] H(10.7)</p>	<p>-automobile rental establishment</p>	

<p>2469 (By-law 2018-156)</p>	<p>R5P[2469] H(37)</p>	<ul style="list-style-type: none"> <li>-office</li> <li>-bank</li> <li>-bank machine</li> <li>-convenience store</li> <li>-personal service business</li> <li>-restaurant</li> <li>-retail food store</li> <li>-retail store</li> <li>-community centre</li> <li>-community health and resource centre</li> <li>-day care</li> <li>-medical facility</li> <li>-instructional facility</li> <li>-training centre</li> </ul>	<ul style="list-style-type: none"> <li>-Office use limited to a cumulative total gross floor area of 16,000 m<sup>2</sup>.</li> <li>-No loading spaces are required for an office use in the existing building as it exists on May 9, 2018.</li> <li>-Non-residential uses equal to or less than 410 m<sup>2</sup> of gross floor area are not required to provide loading spaces.</li> <li>-Despite clauses (a) and (b) of 163(2) the following conditional uses: bank, bank machine, convenience store, personal service business, restaurant, retail food store, retail store, community centre, community health and resource centre, day care, medical facility, instructional facility, and training centre are subject to:             <ol style="list-style-type: none"> <li>1. A maximum gross floor area of 410 m<sup>2</sup> per individual occupancy.</li> <li>2. Being located in the existing office building as it existed on May 9th, 2018.</li> <li>3. Being located on the ground floor or second floor.</li> </ol> </li> <li>-An outdoor commercial patio is not permitted in association with a restaurant.</li> </ul>
<p>2470 (By-law 2018-174)</p>	<p>R4T[2470]</p>	<p>,</p>	<ul style="list-style-type: none"> <li>-The following applies to a medical facility:             <ol style="list-style-type: none"> <li>i) limited to a maximum cumulative total of 200 m<sup>2</sup> in gross floor area; ii) must be located entirely on the ground floor; and,</li> <li>iii) must be located in the building as it existed on May 23, 2018.</li> </ol> </li> <li>- minimum front yard setback for a low-rise apartment dwelling: 1.6 m</li> <li>-minimum rear yard setback for a low-rise apartment dwelling: 2.4 m</li> <li>-minimum interior side yard setback for any portion of a low-rise apartment dwelling beyond 21 m of the front lot line: 5 m.</li> </ul>



				<p>-A porch on a low-rise apartment dwelling may project up to 0.16 m from the front lot line.</p> <p>-Section 110 does not apply to a parking lot for a low-rise apartment dwelling.</p>
2471 (By-law 2018-176)	I1A[2471] S74	-theatre		
2472 (By-law 2018-193)	R5B[2472] H(21)	<ul style="list-style-type: none"> <li>- artist studio</li> <li>- instructional facility</li> <li>- medical facility</li> <li>- office</li> <li>- personal service business</li> <li>- restaurant</li> <li>- retail food store</li> <li>- retail store</li> </ul>		<ul style="list-style-type: none"> <li>- The additional permitted uses are only permitted within the first and second storey of a mixed use building;</li> <li>- The maximum cumulative gross floor area for the additional permitted uses is 500m<sup>2</sup>;</li> <li>- Despite Sections 106(1) and (3), 40% of parking spaces located within a parking garage, other than parallel parking spaces, may be reduced in width to 2.4 m;</li> <li>- Section 106(4) does not apply;</li> <li>- Notwithstanding 107(1), the minimum required width of a driveway providing access to a parking garage is 4.5 m for a double traffic lane;</li> <li>- Despite Section 107(1)(c), the minimum required width of an aisle providing access to parking spaces with an angle of parking from 56 to 90 degrees located within a parking garage is 5.2 m;</li> <li>- Section 163(9) does not apply to a mixed use building;</li> <li>- Notwithstanding Section 163(6) and Table 164A, the following subzone provisions apply: <ul style="list-style-type: none"> <li>i. Minimum northern interior side yard setback for a mixed use building and apartment dwelling mid-rise: 1.5 m;</li> <li>ii. Minimum southern interior side yard setback for a mixed use building and apartment dwelling mid-rise: 0.5 m; and</li> <li>iii. Minimum front yard setback: 0 m.</li> </ul> </li> </ul>

				<ul style="list-style-type: none"><li>- Endnotes 11 and 31 in Table 164B do not apply;</li><li>- Sub-sections 163(11) and (12) do not apply;</li><li>- Where the building height is greater than four storeys, at and above the fourth storey the building must be setback a minimum of 7 m more than the provided setback from the northern interior side lot line;</li><li>- Where the building height is greater than two storeys, at and above the second storey the building must be setback a minimum of 2.5 m more than the provided setback from the front lot line;</li><li>- Where the building height is greater than five storeys, at and above the fifth storey the building must be setback a minimum of 2 m more than the provided setback from the rear lot line;</li><li>- Despite Table 113A, a loading space is not required for the additional permitted uses;</li><li>- A maximum of six storeys is permitted;</li><li>- A roof-top landscaped area, garden, or terrace is not permitted on the uppermost storey;</li><li>- A roof-top landscaped area, garden, or terrace must be setback a minimum of 4 m from the northern interior side lot line;</li><li>- Despite Sub-section (6) of Table 65, a balcony is not permitted to project into the required rear yard setback;</li><li>- A parapet is not permitted to project more than 0.3 m above the maximum building height;</li><li>- Communal amenity space is not required for any use. If communal amenity space is provided, it is not permitted to be located on a roof-top; and</li></ul>
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				- Despite Table 65(8)(a), an air conditioner condenser, heat pump or similar equipment may project up to 0.2 m from a lot line.
2473 (By-law 2018-199)	TM[2473]	-detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -townhouse dwelling -three-unit dwelling -stacked dwelling		-A detached dwelling, duplex dwelling, linked-detached dwelling and semi-detached dwelling are subject to the provisions of the R2H subzone. -A townhouse dwelling, three-unit dwelling and stacked dwelling are subject to the provisions of the R4N subzone.
2474 (By-law 2018-199)	TM[2474]	-shelter -sports arena -stacked dwelling		-A shelter and sports arena are subject to the provisions of the I1A subzone. - A stacked dwelling is subject to the provisions of the R4N subzone.
2475 (By-law 2018-199)	TM[2475]	-detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling		-A detached dwelling, duplex dwelling, linked-detached dwelling and semi-detached dwelling are subject to the provisions of the R2F subzone. -A parking garage is only permitted below grade. -Non-residential uses are only permitted on a lot with the front lot line abutting Merivale Road.
2476 (By-law 2018-199)	TM[2476]	-detached dwelling -duplex dwelling -linked-detached dwelling -planned unit development -semi-detached dwelling -townhouse dwelling -three-unit dwelling -stacked dwelling		-A detached dwelling, duplex dwelling, linked-detached dwelling semi-detached dwelling, townhouse dwelling, three-unit dwelling, stacked dwelling and planned unit development are subject to the provisions of the R4N subzone.
2477 (By-law 2018-199)	TM[2477]	-detached dwelling -duplex dwelling -linked-detached dwelling -planned unit development -semi-detached dwelling -townhouse dwelling -three-unit dwelling -stacked dwelling		-A detached dwelling, duplex dwelling, linked-detached dwelling semi-detached dwelling, townhouse dwelling, three-unit dwelling, stacked dwelling and planned unit development are subject to the provisions of the R4N subzone. -Non-residential uses are only permitted on a lot with

				the front lot line abutting Merivale Road.
2478 (By-law 2018-199)	TM[2478]	-detached dwelling		-A detached dwelling is subject to the provisions of the R1PP subzone. -A parking garage is only permitted below grade. -Non-residential uses are only permitted on a lot with the front lot line abutting Merivale Road.
2479 (By-law 2018-206)	multiple			-Despite 132(1), up to two rooming houses are permitted in a building.
2480 (By-law 2018-206)	multiple			-Despite 132(4), a rooming house may occupy a building with one principal dwelling unit.
2481 (By-law 2018-206)	multiple			-The minimum front yard setback is 1.5 m and the maximum front yard setback is 3 m. -Despite 132(4), a rooming house may occupy a building with one principal dwelling unit.
2482 (By-law 2018-206)	multiple			-the minimum front yard setback is 1.5 m and the maximum front yard setback is 3 m. - Despite 132(1), up to three rooming houses are permitted in a building.
2483 (By-law 2018-206)	multiple			-minimum rear yard setback: 1.2 m. -maximum building height: four storeys or 15 m. -Despite 132(1), up to two rooming houses are permitted in a building.
2484 (By-law 2018-206)	multiple	- ancillary uses related to a post secondary educational institution - dwelling unit		-Despite 132(4), a rooming house may occupy a building with one principal dwelling unit. - rooming house limited to 50% of gross floor area of building. - no additional parking required if less than four units in a converted dwelling. - parking for any building or use owned or operated by the University of Ottawa or affiliated college may be situated on any lot owned by

				<p>the said university or affiliated college except for any University of Ottawa lands contained in a strip of land 30.4 m deep abutting the west side of Henderson Avenue between Laurier Avenue East and Templeton Street where surface parking is prohibited, and the University of Ottawa is required to landscape any vacant lands in this strip of land for the interim period between the demolition of existing structures and the construction of new structures.</p> <p>- University of Ottawa may distribute its permitted gross floor area over its land, provided that with every application for a building permit, a detailed account of gross floor area used and remaining is submitted, indicating that the cumulative gross floor area permitted over the University of Ottawa ownership in the aforesaid area is not exceeded</p>
2485 (By-law 2018-206)	multiple	-dwelling unit		Despite 132(1), up to two rooming houses are permitted in a building.
2486 (By-law 2018-206)	multiple			<p>-Despite 132(1), up to two rooming houses are permitted in a building.</p> <p>- any lot that is 605 square metres or greater in area must be developed as a mixed-use project where for every square metre of commercial floor area developed an equal or greater amount of residential floor area must be developed.</p>
2487 (By-law 2018-206)	multiple			- Despite 132(1) and 132(4), up to three rooming houses are permitted in a building, and may occupy a building with principal dwelling units.
2488 (By-law 2018-206)	multiple	-dwelling unit		- Despite 132(1) and 132(4), up to three rooming houses are permitted in a building,

			and may occupy a building with principal dwelling units.
<p>2489 (By-law 2021-140)_ (By-law 2018-204)</p>	<p>TM[2489] S382</p>		<p>-Setback and stepback requirements are as per Schedule 382.          -The only permitted land uses for the ground floor of any building within 6 m of a lot line abutting a park are:          a. Restaurant          b. Retail food store          -Residential uses are permitted on the ground floor within 6 m of the front wall of the main building abutting McRae Avenue and Tweedsmuir Avenue.          -Section 197(13) does not apply.          -Wind barriers are considered as Section 64 permitted projections.          -Permitted projections are exempt from the maximum heights established in Schedule 382.          -Porches, open stairways, steps, canopies, and awnings may project to within 0 m of a front lot line or corner lot line.          Section 37 authorization:          a. Pursuant to Section 37 of the Planning Act, height 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 16 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 b. below of this by-law.          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</p>

				<p>matters set out in Section 16 of Part 19 hereof, the lands are 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.</p>
2490 (By-law 2021-140) (By-law 2018-204)	Reserved for Future Use			
2491 (By-law 2021-330) (By-law 2021-215) (By-law 2018-198)	I2[2491]	-retail food store	<ul style="list-style-type: none"> <li>-correctional facility</li> <li>-court house</li> <li>-one dwelling unit ancillary to a permitted use</li> <li>-retirement home</li> <li>-retirement home, converted</li> <li>-rooming house</li> <li>-rooming house, converted</li> <li>-shelter</li> <li>-sports arena</li> <li>-payday loan establishment</li> <li>-All uses until such time as the holding symbol is removed</li> </ul>	<ul style="list-style-type: none"> <li>-Subclause 171(3)(b)(ii) does not apply to a research and development centre.</li> <li>-A Retail food store is subject to Subsection 171(3).</li> <li>-no person may park a motor vehicle: <ul style="list-style-type: none"> <li>(i) in a required front yard;</li> <li>(ii) in a required corner side yard; or</li> <li>(iii) in the extension of a required corner side yard into a rear yard</li> </ul> </li> <li>-The lands are treated as one lot for by-law purposes</li> <li>-Minimum setback from Carling Avenue and Preston Street: 0 metres</li> </ul>
2492 (By-law 2018-228)	DR[2492]-h			- Construction of buildings is not permitted until the holding symbol has been removed.

				<p>- The holding symbol may not be removed until the following requirements have been met:</p> <p>a) A corridor along Feedmill Creek has been defined in accordance with Appendix B (Corridor Width Limits Rationale) in the Implementation Plan Kanata West Development Area report as approved by the City of Ottawa and the Mississippi Valley Conservation Authority;</p> <p>b) Mississippi Valley Conservation Authority has issued a permit under Section 28 of the Conservation Authorities Act for the placement and removal of fill in accordance with the Carp River Restoration Plan and the approved Feedmill Creek corridor; and</p> <p>c) Filling of the property and an as-built survey have been completed to demonstrate that the filling outside of the Feedmill Creek and Carp River Corridor limits is completed to the satisfaction of the Mississippi Valley Conservation Authority.</p>
<p>2493 (By-law 2020-289) (By-law 2018-225)</p>	<p>R4C[2493]</p>			<p>-A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less.</p> <p>-A minimum of 50% of the ground floor façade facing Byron linear park, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of Byron Ave and an intersecting side street, it is deemed to face Byron Ave.</p> <p>-The façade facing Byron Ave. must include at least</p>



				<p>one active entrance serving each residential or non-residential use occupying any part of the ground floor.</p> <ul style="list-style-type: none"> <li>- new buildings or additions to existing buildings are subject to a minimum front and corner side yard setback of 2 metres.</li> </ul>
<p>2494 (By-law 2018-225) (OLT Decision OLT-22-004190 December 7, 2023)</p>	<p>TM[2494]-h</p>		<p>- all uses until such time as the holding symbol is removed.</p>	<ul style="list-style-type: none"> <li>- Front Yard, Corner Side Yard, &amp; Interior Side Yard: <ul style="list-style-type: none"> <li>i) minimum setback of storeys 1-4 up to 15m in height, whichever is lesser: <ul style="list-style-type: none"> <li>a) 5m from any property line.</li> <li>b) 3m abutting a park.</li> </ul> </li> </ul> </li> <li>- Balconies may not project any closer than 3m to an interior yard or yard abutting the park.</li> <li>- Minimum Tower Setback: <ul style="list-style-type: none"> <li>i) 12.5m from a rear and interior side property line.</li> <li>ii) 7m from a yard abutting New Orchard Street.</li> <li>iii) 6.5m abutting a park</li> <li>iv) 22m from Richmond Road.</li> </ul> </li> <li>- Minimum tower separation: 25m between two towers on the same property.</li> <li>- Maximum number of towers: 2</li> <li>- Maximum FSI: 6.3</li> <li>- Maximum Building Height: <ul style="list-style-type: none"> <li>i) 15m and 4 storeys with the exception of: <ul style="list-style-type: none"> <li>a) Eastern Tower: 121m (38 storeys)</li> <li>b) Western Tower: 127m (40 storeys)</li> </ul> </li> </ul> </li> <li>- Maximum tower floor plate: 750m<sup>2</sup> of gross floor area.</li> <li>- A minimum 1000m<sup>2</sup> park must be provided at the corner of Richmond Road and New Orchard Street.</li> <li>- A minimum 200m<sup>2</sup> privately owned public space must be provided and have frontage on Richmond Road.</li> <li>- Minimum non-residential space at grade: 1000m<sup>2</sup></li> <li>- Loading spaces may not but Richmond Road or New Orchard Street.</li> </ul>

				<ul style="list-style-type: none"> <li>- No driveway is permitted from Richmond Road.</li> <li>- Facades facing Richmond Road must include at least one active entrance to each non-residential use occupying the ground floor and abutting the front yard.</li> <li>- The following sections are not applicable: Table 197(c), (d), (e), (g), (h), and Sections 197(4) and (13).</li> <li>- The area of exception [2494] is considered one lot for zoning purposes.</li> <li>- The holding symbol may only be removed at such a time as the following has been completed to the satisfaction of the General Manager of Planning Real Estate and Economic Development: <ul style="list-style-type: none"> <li>i) Site Plan Control Approval which include the demonstration that required fire flows for the development can be met.</li> <li>ii) Site Plan Control Approval which include the demonstration that wind conditions on the surrounding public realm are suitable for their intended use. Any mitigation measures required, must be implemented on the subject property.</li> <li>iii) Partial removal of a holding symbol 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 the lifting of the holding zone specified above.</li> </ul> </li> </ul>
2495 (By-law 2018-225)	R5C [2495] H(25) F(3.0)	-community centre -community health and resource centre -medical facility		

		-office -residential care facility		
2496 (By-law 2018-225)	multiple	-animal care establishment -animal hospital -artist studio -bank -catering establishment -convenience store -instructional facility -personal service business -post office -restaurant -retail store -retail food store -service and repair shop		-The uses listed in column III (Additional Land Uses Permitted), are subject to the following: (i) must not exceed 300 m <sup>2</sup> of gross floor area each; (ii) must be located on the ground floor of a building; and, (iii) must not exceed a cumulative total gross floor area of 600 m <sup>2</sup> .
2497 (By-law 2021-114) (By-law 2018-225)	TM[2497] H(33)			-Despite (197)(1)(b) office and residential uses are permitted on the entirety of the ground floor. -The following applies to the lands municipally known as 851 Richmond Road: An indoor roof top amenity area is permitted to project above the maximum height limit provided the combined area does not exceed 195 m <sup>2</sup> and a maximum height of 3.9m
2498 (By-law 2018-225)	TM[2498] H(27)			-Despite 197(1)(b) office and residential uses are permitted on the entirety of the ground floor provided Section 197(1)(c), (1)(d), (7) and (13) can be met. -Despite Table 197 (g)(ii)(2), where the building height is greater than two storeys or 8 m, whichever is less, between the height of 8 m and 15 m, a building must be have an additional setback of at least 5m than the provided setback from the front lot line and from a side lot line that abuts a street and that additional setback is continued from the point where it is provided and zoning mechanism 197(c) in Table 197 does not apply to that additional setback.

2499 (By-law 2018-220)	multiple			- minimum setback from a lot line that abuts Island Park Drive, Island Park Crescent or Harmer Avenue South: 7.6 m
2500 (By-law 2018-220)	R1P[2500]			- minimum setback from the lot line that abuts Island Park Drive: 7.6 m - for corner lots or corner through lots, the minimum setback from a lot line abutting a street that intersects Island Park Drive is 4.5 m