

Urban Exceptions 1,001-1,100 (Section 239)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1001	R3X [1001]			<ul style="list-style-type: none"> - detached dwelling subject to provisions of R1Q zone -maximum density 40 units/ha
1002	R3Z[1002]			<ul style="list-style-type: none"> - minimum lot area 230 m² per dwelling unit - minimum lot width: existing - maximum density 35 u/ha - minimum front yard setback 6 m - minimum corner side yard setback 6 m - minimum interior side yard setback 4 m - minimum rear yard setback 7.5 m - minimum distance between buildings: <ul style="list-style-type: none"> (i) between the front and/or rear walls of adjacent buildings: 8 m (ii) between end walls of adjacent buildings: 2.4 m - minimum dwelling unit area 65 m² - minimum landscaped open space: 30% - maximum lot coverage 40% - maximum building height 6 m - no accessory buildings or structures are permitted - parking: 1.2 parking spaces per dwelling unit
1003 (By-law 2012-334)	R3XX [1003]			<ul style="list-style-type: none"> - maximum lot coverage of 50% for a townhouse dwelling - maximum density 40 units/ha
1004	R3Z[1004]			<ul style="list-style-type: none"> - minimum rear yard: 5 m - maximum density 40 units/ha
1005	R3Z[1005]			<ul style="list-style-type: none"> - minimum rear yard setback: 7.5 m - a maximum of one third of the required exterior parking spaces can be a minimum of 5.5 m in length - the lot line dividing the lot from Monterossa Street is: <ul style="list-style-type: none"> i) considered the front lot line, and ii) is the front lot line used to calculate lot frontage - the lot line dividing the lot from Stittsville Main Street is considered the side lot line - the yard abutting the lot line dividing the lot from Stittsville Main Street is considered the interior side yard - all land zoned R3Z[1005] is considered one lot for the purposes of applying the zone provisions - the lot is not considered a through lot -maximum density 40 units/ha
1006	R3Z[1006]			<ul style="list-style-type: none"> - minimum lot area: 185 m² - minimum lot width: 6 m per dwelling unit - minimum front yard setback: 5 m - minimum corner side yard setback abutting any street other than Abbott Street: 2 m - minimum interior side yard setback: 1.5 m - minimum rear yard depth for yards abutting the yard, rear of a neighbouring detached dwelling: 14 m - maximum lot coverage, building main: 55% - minimum parking space requirement: 1 space per dwelling unit

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				- maximum density 40 units/ha
1007	R3Z[1007]		- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - three unit dwelling	- minimum required lot area: 150 m ² per dwelling unit - minimum required lot width: 5.5 m per dwelling unit - minimum required front yard setback : 4 m - minimum required setback from a front lot line to a single car garage 6 m - minimum required setback from a front lot line to a double car garage: 4m - minimum required corner side yard setback: 4 m - minimum required interior side yard setback: 1.2 m - minimum required rear yard setback: 6.0 m - maximum permitted lot coverage: 60%
1008	R3Z[1008]	- place of assembly - day care - park - place of worship and ancillary rooming units - school		- non residential uses not to be developed in combination with residential uses - non residential uses subject to the provisions of the I1B subzone
1009	R3WW[1009]			- maximum dwelling units per dwelling 20
1010 (By-law 2012-334)	R3WW[1010]			- minimum lot area 3,177 m ² - minimum front yard setback 3 m - minimum corner side yard setback 3 m - minimum rear yard setback (main building):1.2 m - maximum building height (main building) 10.4 m - maximum density: 53.5 u/gross ha - minimum amenity area: 37 m ² ; does not apply amenity area to be provided by second storey decks only - buffering and landscaped open space in a residential zone: i) 0 m between off-street parking and the street ii) 0 m between off-street parking and church; minimum 1.2 m yard buffer between main building and church (R3Z Zone) - where a chain link fence is erected it shall be screened by a continuous evergreen hedge no less than 1.2 m in height and located immediately adjacent to and along the entire length of the chain link fence - parking area provisions: required parking space length may be reduced to 5.5 m for a townhouse dwelling - permitted yard encroachments: uncovered patio, deck, porch, platform and landscaping furniture, 1 m or more above finished grade: 0 m (OMB Order No. 1538 (September 22, 2004) - interior side yard setback 1.2 m (OMB Decision # 3027 Issue date: Nov.17/05)
1011	R3X[1011] R3Y[1011]			- lands must be developed with variable front and rear yard depths such that no more than two adjacent dwellings will have the same yard depths and the variation in depth shall be at least 5 m
1012	R3Z[1012]			- minimum lot area townhouse dwelling 170

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(By-law 2012-334)				m ²
1013 (By-law 2012-334)	R3X[1013]			- minimum lot area townhouse dwelling 156 m ² - corner side yard setback abutting Katimavik Road 6 m - maximum coverage main building 45% - maximum dwelling units per dwelling: townhouse dwelling 7 units and dwelling must not be longer than 45 m
1014	R3X[1014]		- detached dwelling - duplex dwelling - semi-detached dwelling	
1015	R3X[1015]			- minimum lot width of detached dwelling 13 m
1016	R3X[1016] R3VV[1016] S183		- detached dwelling	- minimum lot area 160 m ² - minimum lot width 6 m - minimum corner side yard setback 3 m - minimum rear yard setback main building 6.5 m
1017	R3X[1017], R3VV[1017]			- maximum coverage: main building 50%
1018 (By-law 2012-334)	R3X[1018]		- duplex dwelling - semi-detached dwelling - townhouse dwelling - three unit dwelling	- maximum building height, main building 9 m
1019	R2L[1019]		- duplex dwelling	- maximum building height 9 m - minimum lot width detached, 10.5 m, semi-detached 6 m, - minimum lot area detached 320 m ² , semi-detached 200 m ² - minimum front yard and corner side yard setback 4.5 m - minimum rear yard setback: i) main building 7.5 m ii) garages and carports 4.5 m iii) other accessory buildings 1 m iv) when abuts O1A 10 m - minimum interior side yard setback: i) main building and attached garage and carport 1.2 m ii) detached garage and accessory buildings - the interior side yard setback from a main building can be reduced to 2 m if: i) a door of a dwelling leads to the interior side yard in question, ii) the lot has a rear yard to front yard drainage, iii) the proposed top of the foundation wall for the dwelling on an abutting lot is lower by more than 0.5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard setback is being provided - minimum building separation is 1 m - lot coverage: -i) main building 40% -ii) swimming pool 10% -iii) accessory buildings 8% - minimum net floor area per dwelling unit is

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				100 m ² - all types of storage, excepted enclosed storage, shall be prohibited unless specifically permitted elsewhere
1020	R3VV[1020]			- minimum rear yard setback main building, 10 m where abutting lands are in the O1A zone
1021	R3VV[1021]			- minimum rear yard setback: main building 10 m - minimum interior side yard setback: main building 1.5 m - maximum building heights: main building 9 m - maximum dwelling units per building 5
1022	R3Z[1022]			- maximum building height: main building 9 m - minimum landscaped open space 40%
1023 (By-law 2012-334)	R3VV[1023]	- recreational and athletic facility	-detached dwelling -duplex dwelling -three unit dwelling	- minimum lot area semi-detached dwelling 540 m ² - minimum lot width semi-detached dwelling 18 m - minimum front yard setback 3.5 m - minimum corner side yard setback 3.5 m - minimum rear yard setback main building, 6.5 m - maximum coverage: main building 60 % - maximum dwelling units per building: townhouse dwelling 4
1024	R3VV[1024]	- residential care facility		- minimum lot area 4,000 m ² - minimum lot width 30 m - minimum front yard setback main building 7.5 m - minimum corner side yard setback main building 9 m - minimum rear yard setback: main building 9 m - minimum interior side yard setback width main building 6 m - maximum coverage main building 40 % - maximum building height: main building 11 m - minimum building separation: main buildings 6 m - minimum landscaped open space: 40%
1025	R3VV[1025]		- detached dwelling - duplex dwelling - three unit dwelling	- minimum lot area semi-detached dwelling 200 m ² - minimum lot width semi-detached dwelling 6 m - minimum front yard setback one storey dwellings 3.5 m - minimum corner side yard setback one storey dwelling 3 m - minimum rear yard setback: one storey main building- 6 m provided that where the rear lot line abuts a street, the minimum rear yard setback must be 7.5 m - maximum lot coverage one storey main building 55%
1026	R3VV[1026]			- minimum front yard setback one storey dwelling 3.5 m - minimum corner side yard setback one storey dwelling 3.5 m - maximum lot coverage main building 45%
1027	R3VV[1027]			- minimum front yard setback one storey

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				dwelling 3 m - minimum corner side yard setback one storey dwelling 3 m - minimum rear yard setback one storey dwelling 6 m - maximum lot coverage main building 55%
1028 (By-law 2012-334)	R3VV[1028]		- duplex dwelling - three unit dwelling	- minimum lot area: 260 m ² - minimum lot width 9 m - minimum front yard setback to main building 3 m - minimum front yard setback to garage 4.5 m - minimum corner side yard setback 3 m - minimum interior side yard setback: i) for semi detached or detached dwelling: 1.2 m ii) for a townhouse dwelling: 1 m on one side and 1.5 m on the other side - minimum rear yard setback: i) for single storey dwelling 6 m ii) for 2 or more storey dwelling 7.5 m - minimum rear yard setback abutting Terry Fox drive or Goulbourn forced road 9 m - minimum yard setback for any yard abutting a railway right-of-way 15 m - maximum lot coverage: i) for single storey dwelling 55% ii) for a 2 or more storey dwelling 50% - maximum building heights 11 m - minimum parking space size 2.6m by 5.5 m
1029 (By-law 2012-334)	R3VV[1029] R3X[1029]		- detached dwelling - semi-detached dwelling, except when a curve in the road makes the location of a townhouse dwelling difficult	- minimum lot area 180 m ² - minimum lot width 6 m - minimum front yard setback to house 3 m - minimum front yard setback to garage 4.5 m - minimum corner side yard setback 3 m - minimum interior side yard setback: i) semi-detached dwelling: 1.2 m ii) townhouse dwelling: 1 m on one side, and 1.5 m on the other side - minimum rear yard setback: i) single storey dwelling: 6 m ii) 2 or more storey dwelling: 7.5 m - minimum yard setback for any yard abutting a railway right-of-way 15 m - minimum yard setback for any yard abutting Terry Fox Drive or Goulbourn Forced Road: 9 m - maximum coverage: i) single storey dwelling 55% ii) two or more storey dwelling 50% - maximum building heights 11 m - minimum parking space size 2.6m by 5.5 m
1030	R3VV[1030]			- minimum corner side yard setback 3 m - minimum rear yard setback 6 m
1031 (By-law 2012-334)	R4B[1031]		- detached dwelling - semi-detached dwelling - duplex dwelling - three unit dwelling - apartment dwelling, low rise	- townhouse dwelling: i) main building separation 3 m ii) minimum corner side yard setback abutting Katimavik Road 6 m - minimum lot area: 3,600 m ² - minimum lot width: 30 m - minimum front yard setback: 6 m - minimum corner side yard setback: 6 m- - minimum rear yard setback:

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				<ul style="list-style-type: none"> i) main: 6 m, except that where the rear lot line abuts a dwelling in an R3Z zone the minimum rear yard setback must be 10 m ii) other accessory building: 1 m, unless constructed as an integral part of a fence erected on the lot line - maximum coverage: <ul style="list-style-type: none"> i) main building: 40% ii) swimming pool: 10% iii) accessory building: 5% - net floor area: 45 m² per dwelling unit - maximum building heights: <ul style="list-style-type: none"> i) main building: 12 m, maximum 3.5 storeys ii) other accessory building: 4 m unless constructed as an integral part of a fence erected on a lot line, in which case the maximum building height shall be 2.5 m - minimum building separations: <ul style="list-style-type: none"> i) between main buildings: 8 m ii) between other buildings: 1 m - minimum amenity area: 20 m² per ground floor unit - maximum length of building: 45 m - permitted storage: all types of storage are prohibited, except enclosed storage
1032	R3Z[1032]		<ul style="list-style-type: none"> - duplex dwelling - three unit dwelling 	<ul style="list-style-type: none"> - minimum rear yard setback: main building 10 m where abutting an O1A zone - minimum net floor area: 90 m² per dwelling unit - building heights 9 m - minimum building separations between main buildings 2.4 m - distance to private street: <ul style="list-style-type: none"> i) between main building and street (rear of curb) 4.5 m ii) between garage access for vehicle and street (rear of curb) 6 m
1033	R3X[1033]		<ul style="list-style-type: none"> - duplex dwelling - semi-detached dwelling - three unit dwelling 	<ul style="list-style-type: none"> - minimum building separations of main building for detached dwellings 2.4 m - minimum distance to private street between main building and street in the yard having a driveway crossing said yard for detached dwelling 4.5 m - minimum density - detached dwellings 2 u/ha - maximum density - detached dwellings 16 u/ha - maximum density - townhouse dwellings 80 units
1034	R3VV[1034]		<ul style="list-style-type: none"> - duplex dwelling - three unit dwelling 	<ul style="list-style-type: none"> - minimum lot area 1200 m² - minimum lot width 15 m - minimum front yard setback 3 m - minimum corner side yard setback 4.5 m - minimum rear yard setback, main building: <ul style="list-style-type: none"> i) 9 m as it abuts any O1A zone, and Blocks 5 and 7 as described in former Kanata By-Law 100-94 ii) 12 m where it abuts Block 6 as described in former Kanata By-Law 100-94 iii) 7.5 m as it abuts any R1X zone - minimum interior side yard setback: <ul style="list-style-type: none"> i) main building 1.5 m ii) accessory buildings 1 m - maximum coverage

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				<ul style="list-style-type: none"> i) main building 55% ii) accessory buildings 5% - minimum net floor area 85 m² - maximum building heights: <ul style="list-style-type: none"> a) main building 10 m b) accessory buildings 4 m provided that the height of main building located within Blocks 5, 6 and 7 as described in former Kanata By-law 100-94 is 9.5 m - minimum building separation: <ul style="list-style-type: none"> i) between main buildings 3 m ii) between other buildings 1 m - maximum density 80 units/net ha - permitted storage all types of storage, except enclosed storage, is prohibited - vehicular access to garages, driveways or parking spaces must be from a public roadway - parking: stacked dwellings 1.6 spaces/unit
1035	R3VV[1035]			<ul style="list-style-type: none"> - rear yard setback main building 7.5 m - interior side yards main building 7.5 m □□□ - minimum distance to private street: <ul style="list-style-type: none"> i) between main building and street in the yard having a driveway crossing said yard (rear of curb) 6 m ii) between main building and street in any yard 4.5 m iii) between garage access for vehicle and street (rear of curb) 6 m iv) between uncovered and covered porch and street (rear of curb) 4.5 m - these lands are considered as one lot for zoning purposes despite the lawful severance of a lot
1036	R3VV[1036]		<ul style="list-style-type: none"> - duplex dwelling - three unit dwelling 	<ul style="list-style-type: none"> - minimum lot frontage measured along Goldridge Drive 20 m - minimum rear yard setback main building 6.5 m provided that where the rear lot line abuts an R1NN or R1X zone, the minimum rear yard setback must be 8.0 m - minimum interior side yard setback main building 6 m - minimum distance to private street <ul style="list-style-type: none"> i) between a main building and street in the yard having a driveway crossing said yard 6.0 m ii) between a main building and street in any yard 3.5 m - is considered as one lot for zoning purposes despite the lawful severance of a lot
1037	R3VV[1037]			<ul style="list-style-type: none"> - minimum front yard setback 4.5 m - minimum corner side yard setback 3 m - minimum rear yard setback 6 m - minimum interior side yard setback 1.5 m
1038	R3WW[1038]	- residential care facility		<ul style="list-style-type: none"> - minimum lot area 4,000 m² - minimum lot width 30 m - minimum front yard setback 7.5 m, residential care facility 10 m - minimum corner side yard setback 7.5 m, residential care facility 10 m - minimum rear yard setback 7.5 m, residential care facility ½ the height of the tallest building

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				<ul style="list-style-type: none"> - minimum interior side yard setback 6 m, residential care facility ½ the height of the tallest building - maximum coverage 40 % - maximum building height residential care facility 12 m - minimum building separation between main buildings 4.5 m, residential care facility main building 10 m - minimum landscaped open space: 35%
1039 (By-law 2012-334)	R3X[1039]			<ul style="list-style-type: none"> - minimum lot areas: <ul style="list-style-type: none"> i) detached dwelling 185 m² ii) semi-detached dwelling 370 m² iii) townhouse dwelling 185 m² per dwelling unit - minimum lot width: <ul style="list-style-type: none"> i) detached dwelling 6 m ii) semi-detached dwelling 12 m iii) townhouse dwelling 6 m per dwelling unit - maximum lot width: <ul style="list-style-type: none"> i) detached dwelling 15 m ii) semi-detached dwelling 22 m iii) townhouse dwelling 9 m per dwelling unit - minimum front yard setback: <ul style="list-style-type: none"> i) garage 3 m ii) other buildings and carports 4.5 m - minimum interior side yard widths: <ul style="list-style-type: none"> i) main building 1 m ii) common garage nil iii) other garages and carports 1 m iv) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on a lot line, in which case the maximum building height is 2.5 m
1040 (By-law 2012-334)	R3X[1040]			<ul style="list-style-type: none"> - minimum front yard setback: 6 m - maximum dwelling units per dwelling for townhouse dwelling 6 - maximum density 25 u/ha - minimum lot area: 4,800 m² - minimum lot width 60 m - maximum dwellings per lot : <ul style="list-style-type: none"> i) detached dwelling 12 ii) semi-detached dwelling 6 - maximum building height 9 m
1041	R3WW[1041]			<ul style="list-style-type: none"> - minimum front yard setback 5 m - minimum corner side yard setback 5 m - minimum interior side yard setback 5 m - maximum density 40 u/ha
1042	R3X[1042]		<ul style="list-style-type: none"> - duplex dwelling - three unit dwelling 	<ul style="list-style-type: none"> - minimum front yard setback: 6 m - minimum interior side yard setback: <ul style="list-style-type: none"> i) main building 1.2 m ii) common garage nil iii) other garages and carports 1.2 m iv) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on a lot line, in which case the maximum building height must be 2.5 m - minimum interior side yard setback is increased to 2 m if any two of the following conditions exist in the said yard: <ul style="list-style-type: none"> i) a door of the dwelling leads to the interior side yard in question ii) the lot has rear yard to front yard drainage iii) the proposed top of the foundation wall for

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				the dwelling on an abutting lot is lower by more than 0.5 m from the proposed top of the foundation wall for the dwelling on the lot on which the required side yard depth is being provided
1043	R3X[1043]		- duplex dwelling - three unit dwelling	- minimum interior side yard setback: i) main building 1.2 m ii) main building abutting R1W zone 2.4 m iii) common garage 1.0 m iv) other garages and carports 1.2 m - minimum front yard depth 6 m - minimum rear yard setback: i) main building 7.5 m ii) common garage 0 m iii) other garages and carports 4.5 metres iv) other accessory buildings 1.0 metres unless constructed as an integral part of a fence erected on the lot line
1044 (By-law 2012-334)	R3X[1044]			- minimum lot areas: i) detached dwelling 240 m ² ii) semi-detached dwelling 390 m ² iii) townhouse dwellings 200 m ² per dwelling unit - minimum lot width: i) detached dwelling 10.5 m ii) semi-detached dwelling 18m iii) townhouse dwelling 10 m per dwelling unit - minimum front yard setback 6 m
1045	R3WW[1045]			- maximum density 25 units/ha
1046 (By-law 2011-151) (By-law 2010-231) (By-law 2010-123)	R3WW[1046] R3XX[1046] R5B[1046]			- maximum density 40 units/ha
1047	R3WW[1047]			- maximum density 50 units/ha
1048 (By-law 2012-334)	R3VV[1048]			- for townhouse dwelling only, the interior side yard setback is 1.0 m. where there is no door in the facing wall, and 1.2 m where there is a door in the facing wall - in addition, the minimum distance separation between buildings on a lot or between abutting lots is 1.8 m - the minimum required interior side yard setback will be free of encroachment and unobstructed from the ground to the sky for the portion of the side yard, except for a 0.3 m maximum permitted eaves projection - a porch is permitted to encroach 2 m into the front yard provided that it is not closer than 3 m to the street property line - a windowless cantilevered projection with an encroachment of 0.6 m into a side yard is permitted, provided the projection does not exceed 3 m in length - minimum rear yard setback is 6.0 m for each individual unit - minimum interior side yard setback is 1.2 m for each individual unit - for detached dwellings only, the interior setback is 0.6 metres on one side and 1.2 metres on the other

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1049	R3Z[1049]			- dwelling units per dwelling 6 - maximum density 23 u/ha
1050	R3WW[1050]			- maximum density 35 u/ha - no main building may be located closer to the centre line of Hazeldean Road than 30 m
1051	R3X[1051]	- recreational and athletic facility	- duplex dwelling - three unit dwelling	- minimum front yard setback: (a) residential uses 3 m (b) recreational and athletic facility 3 m on a local street, 4.5 m on other street classifications - minimum lot area recreational and athletic facility 270 m ² - minimum lot width recreational and athletic facility 9 m - maximum lot coverage main building 50% - maximum building heights 6.5 m and no more than 1.5 storeys - maximum lot coverage for the main building is 50%
1052 (By-law 2012-334)	R3X[1052]	- recreational and athletic facility	- detached dwelling - duplex dwelling - townhouse dwelling - three unit dwelling	- minimum front yard setback (a) residential use 3 m (b) recreational and athletic facility 3 m on a local street 4.5 m on other street classifications - maximum building height 6.5 m, no more than 1.5 storeys - minimum lot width recreational and athletic facility 9 m
1053 (By-law 2008-326)	R3A[1053]		- detached dwelling - duplex dwelling - semi-detached dwelling - three unit dwelling	- minimum lot area 140 m ² per unit - minimum lot width 5.6 m per unit - minimum front yard setback 3 m - minimum corner side yard setback 3 m - maximum lot coverage, main building 60% - parking space is permitted in a driveway within the boulevard of a public street provided the vehicle is not parked within 1 m of the curb of the traveled portion of the roadway
1054 (By-law 2012-334) (By-law 2011-103) (By-law 2010-231)	R3X[1054]	- stacked dwelling - apartment dwelling, low-rise	- detached dwelling - duplex dwelling - three unit dwelling	- minimum density required: i) 25 units /ha ii) calculated including all of the land in the zone - the zone provisions for semi-detached dwelling and townhouse dwelling are as follows: i) minimum lot width 5.5 m ii) minimum lot area 150 m ² iii) maximum lot coverage, main building, 55% iv) maximum building height, main building, 11 m v) minimum front yard setback, main building, 3 m vi) minimum front yard setback for a garage 3.5 m vii) minimum rear yard setback 6 m viii) minimum corner side yard setback 2.5 m ix) minimum interior side yard setback, main building, 1.2 m x) minimum length of a parking space in a garage or on a driveway 5.5 m xi) no more than 40% or 100 m ² of the gross floor area, whichever is less, of a dwelling

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				<p>can be used for a home -based business</p> <p>xii) the following structures are permitted to encroach a maximum distance of 2 m into a required front or corner side yard:</p> <p>front porches entrance features porch and building overhangs balconies eaves bay window features</p> <p>xiii) private driveways must be:</p> <p>minimum of 3 m in width maximum of 9 m in width but no greater than 50% of the lot width; measured at the street property line</p> <p>- zone provisions for stacked dwelling and apartment dwelling, low-rise are as follows:</p> <p>i) minimum lot width is 20 m ii) minimum front yard setback, main building, 5 m iii) minimum rear yard setback is 10 m iv) minimum corner side yard setback is 5 m v) minimum interior side yard setback, main building, 3 m vi) minimum building separation, main building, 3 m vii) minimum floor area for a bachelor or 1 bedroom apartment 50 m² viii) minimum floor area for a 2 bedroom apartment 65 m² ix) minimum amount of private amenity area including a private balcony: 4 m² for a one bedroom dwelling unit 5 m² for a two bedroom dwelling unit 6 m² for a dwelling unit with 3 or more bedrooms x) minimum amount of landscaped open space 25% of the lot area</p>
1055 (By-law 2011-151) (By-law 2010-231)	GM[1055]	<ul style="list-style-type: none"> - amusement centre - bar - hotel - light industrial use - parking garage 	<ul style="list-style-type: none"> - funeral home - residential use building 	<ul style="list-style-type: none"> - minimum front yard and corner side yard setback - 0 metres - maximum front yard setback- 3 metres; however, once 25 per cent of the width of the lot is occupied by buildings with ground level walls and active entrances within the front yard the maximum front yard requirement no longer applies - minimum rear yard setback - 8 metres - minimum setback from lot line abutting a zone which permits residential uses - 3 metres - maximum building height: (1) within 7 metres of a public street - 10 metres (2) other cases - 44 metres - the required parking area and associated access can be provided on an adjacent lot - parking may be shared in accordance with Section 104 - 33% of the ground floor area of the parking garage must be occupied by commercial uses -a minimum of 16,720 square metres of gross floor area of bank, medical facility, light industrial use, office and research and development centre must be provided when

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				<p>24,000 square metres of other permitted non-residential uses has been realized. The total gross floor areas above are determined based on the sum of the GM[992], GM[1055] and GM[1199] zones</p> <ul style="list-style-type: none"> - despite Section 110, landscaped buffer for parking lot required only along a public street - storage yard permitted if an integral part of either a garden centre or a retail store limited to building supply outlet - maximum setback provision only apply along Eagleson Road - these lands are considered one lot for zoning purposes
1056	R3Z[1056]			- maximum density 30 units /ha
1057	R3Z[1057]			- maximum density 40 units /ha
1058	R3X[1058]			<ul style="list-style-type: none"> - maximum dwelling units per dwelling: 8 - maximum density 40 units /ha
1059	R3WW[1059]			- maximum density 35 units /ha
1060	R3WW[1060]			<ul style="list-style-type: none"> - minimum density 25 units /ha - maximum density 35 units /ha
1061	R3Z[1061]			<ul style="list-style-type: none"> - minimum net floor area 64 m² per dwelling unit - minimum parking space requirement 1 parking space per dwelling unit, plus 0.2 visitor parking spaces per dwelling unit
1062	R3WW[1062]			<ul style="list-style-type: none"> - minimum interior side yard setback 1.2 m, provided that where the interior lot line abuts an "h" symbol or O1 zone, or abuts a dwelling in an R1, R2 or R3 zone, the minimum interior side yard width must be 6 m - maximum coverage 45% - any yard abutting Hope Side Road/Terry Fox Drive (future extension) minimum setback 12.5 m - maximum density 39 units/ha
1063 (By-law 2012-334)	R3X[1063]			<ul style="list-style-type: none"> - minimum lot areas: <ul style="list-style-type: none"> i) detached dwelling 185 m² ii) semi-detached dwelling 370 m² iii) townhouse dwelling 185m² per dwelling unit - minimum lot widths: <ul style="list-style-type: none"> i) detached dwelling 6 m ii) semi-detached dwelling 12 m iii) townhouse dwelling 6 m per dwelling unit - maximum lot widths: <ul style="list-style-type: none"> i) detached dwelling: corner lots 19.5 m other lots 15 m ii) semi-detached dwelling corner lots 25 m other lots 22 m iii) townhouse dwelling 9 m per interior dwelling unit 12 m per end dwelling unit - minimum front yard setback: <ul style="list-style-type: none"> i) garage 3 m ii) other building 4.5 m - minimum corner side yard setback: <ul style="list-style-type: none"> i) garage 3 m ii) other buildings 4.5 m - minimum interior side yard setback: <ul style="list-style-type: none"> i) main building 1 m ii) common garage nil iii) other garages 1 m

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				iv) other accessory buildings 1 m, unless constructed as an integral part of a fence erected on the lot line - maximum lot coverage: i) main building 45% ii) swimming pool 10% iii) accessory buildings 5%
1064	R3WW[1064]		- detached dwelling - semi-detached dwelling - duplex dwelling - three unit dwelling	- minimum lot area 4000 m ² - minimum lot width: 30 m - minimum front yard setback 6 m - minimum corner side yard setback 6 m - minimum rear yard setback : i) main building 6 m provided that where the rear lot line abuts on R1M or any R2 subzone, the minimum rear yard setback must be 10 m ii) accessory building 1 m, provided that where the rear lot line abuts an R1M or any R2 subzone, the minimum rear yard setback must be 5 m - minimum interior side yard setback: i) main building 6 m provided that where the rear lot line abuts an R2 subzone, the minimum rear yard setback must be 10 m ii) accessory building 1m, provided that where the rear lot line abuts an R2 subzone zone, the minimum rear yard setback must be 5 m - maximum lot coverage: i) main building 20% ii) accessory building 5% - minimum net floor area: 75 m ² per dwelling unit - maximum building heights i) main building 11 m ii) accessory building 4m - minimum building separation: i) between main buildings 4.5 m ii) between other buildings 1 m - minimum amenity area: 37m ² per dwelling unit - maximum dwelling units per dwelling 8 - maximum density 25 units /ha - permitted storage all types of storage except enclosed storage is prohibited - any building must have a minimum elevation; for all living space, openings, services and electrical outlets, of at least 95.8 m above sea level
1065	R3VV[1065]			- minimum lot area: 140 m ² - building line from the street lot line to any building or structure: 4 m - minimum amenity area (for the townhouse dwelling development at the northeast corner of South Park Drive and Innes Road): 50 m ² per dwelling unit
1066 (By-law 2014-27) (By-law 2011-151) (By-law 2010-231)	Reserved for Future Use			
1067	R2N[1067]	- accessory parking		- accessory parking to an office building

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1068 (By-law 2012-334)	R3Z[1068]			located at 2555 St. Joseph Blvd - minimum net residential density: 14 dwelling units /ha - maximum net residential density: 52 units /ha - minimum lot size for one townhouse dwelling unit: 155 m ² - minimum lot width: 4.4 m per dwelling unit - minimum amenity area: 85 m ² per dwelling unit of which 60% must be private amenity area - one private amenity area for each dwelling unit: diameter of 4.4 m minimum - not more than 4 dwelling units in any one townhouse dwelling - vehicular access to each lot must be provided through a shared right-of-way in common with the lands to the south zoned R3Z[1068]
1069 (By-law 2013-108)	R3Y[1069]	- retirement home		- minimum number of parking spaces provided on site for residential uses: 40 - minimum parking requirement (for the retirement home) 3.5 spaces per dwelling unit - the following apply for a retirement home use: (i) minimum front yard setback 3.5 m (ii) minimum interior side yard setback 8 m (iii) minimum rear yard setback 21 m (iv) maximum building height 11 m (v) a minimum of 20 per cent of the lot area must be landscaped.
1070 (By-law 2012-334)	R3Y[1070]			- maximum residential density: 50 units /ha - private amenity area with a minimum diameter must be provided for each unit having 3 or more bedrooms: 4.7 m - maximum dwelling units per one townhouse dwelling : 9 - minimum distance from a building to a street lot line : 3 m - setback from a non-residential zone: 3 m
1071	R3VV[1071]			- minimum lot area 129 m ² - maximum net residential density: 60 units /ha - minimum amenity area: 42 m ² per dwelling unit - minimum private amenity area (per dwelling unit) 5 m in diameter
1072 (By-law 2012-334)	R3Z[1072]	- apartment dwelling, low-rise		- maximum net residential density 65 units /ha - minimum lot width: i) semi-detached and duplex: 7 m ii) townhouse dwelling: 6 m iii) apartment dwelling, low rise 20 m - minimum lot area: i) semi-detached and duplex: 200 m ² ii) townhouse dwelling: 129 m ² iii) apartment dwelling, low-rise 1,000 m ² - minimum amenity area requirement per dwelling unit: i) semi-detached and duplex: 80 m ² ii) townhouse dwelling: 42 m ² iii) apartment dwelling, low-rise: 15 m ² - minimum private amenity area requirement

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				(per dwelling unit): i) semi detached and duplex: 6 m ii) townhouse dwelling: 5 m iii) apartment dwelling, low-rise: 4 m ² - maximum number of dwelling units permitted per townhouse dwelling: 9 - minimum setback from a street lot line if the entrance of the dwelling unit facing the street lot line is not at grade or below grade: 3 m, otherwise the regular setback provisions of this By-law applies - minimum setback of the private amenity area: 1.2 m from any non-residential zone
1073 (By-law 2020-291) (By-law 2012-334)	R4Z[1073]			- minimum lot width: i) semi-detached dwelling: 7 m ii) townhouse dwelling: 6 m - minimum lot area requirement (per dwelling unit): i) semi-detached dwelling: 200 m ² ii) townhouse dwelling: 129m ² - minimum amenity area requirement (per dwelling unit): i) semi-detached dwelling: 80 m ² ii) townhouse dwelling, or apartment dwelling, low-rise: 42 m ² - minimum private amenity area requirement (per dwelling unit): i) semi-detached dwelling: 6 m diameter ii) townhouse dwelling, or apartment dwelling, low-rise: 5 m diameter - maximum number of dwelling units in any one townhouse dwelling- 9 - minimum setback from a street lot line if there is no dwelling unit entrance at or below grade in the wall facing such lot line: 3 m - minimum setback from a back lot line: 7m - private amenity area setback from any street lot line for a collector road: 2.75 m - private amenity area setback from a non-residential zone: 1.2 m minimum
1074	R3Y[1074]			- private amenity area must be 5.8 m diameter - minimum setback from a townhouse dwelling to a street lot line is 3.5 m - minimum setback from a dwelling to a rear lot line is 6 m
1075	R3Z[1075]			- amenity area requirement for all residential units abutting the western tree preservation area, within Block 129, Plan 4M-871 must be 40 m ² - private amenity area requirement for all residential units abutting the western tree preservation area, within Block 129, Plan 4M-871 must be 4 m in diameter - minimum setback from a dwelling to a rear lot line is 6 m
1076 (By-law 2012-334)	R3Y[1076]			- minimum lot area for a townhouse dwelling 160 m ² - maximum net residential density 40 units /ha - minimum lot width for townhouse dwelling 6 m - setback requirements from a townhouse dwelling to a:

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> i) street lot line 3 m ii) interior lot line 1 m with no door in the facing wall; 1.2 m with a door in the facing wall iii) interior dividing lot line 0 m with no opening in the facing wall and 1.2 m with any openings in the facing wall iv) rear lot line 6 m v) corner side lot line 3 m - the amenity area requirement per dwelling unit is 30% of the lot area and a minimum of 60 % of the amenity area must be provided at grade - private amenity area requirement for a townhouse dwelling: <ul style="list-style-type: none"> i) for a dwelling unit having 3 or more bedrooms - 5 m diameter ii) for a dwelling unit having less than 3 bedrooms - 3.5 m diameter - the first two required parking spaces must be a minimum of 2.6 m wide and 5.5 m long, any additional required parking space must be a minimum of 2.6 m wide and 5 m long - not more than 7 dwelling units are permitted in any one townhouse dwelling - setback from garage door to street lot line 5.5 m
1077 (By-law 2012-334)	R3Y[1077]			<ul style="list-style-type: none"> - setback requirement for a townhouse dwelling and semi-detached dwelling to a: <ul style="list-style-type: none"> i) street lot line 5 m ii) corner side lot line 3 m iii) interior side lot line 1.2 m iv) interior dividing lot line 0 m with no openings in the facing wall, and 1.2 m with any openings in the facing wall v) rear lot line 6 m, except for 511, 513, 515, 517, 519, 541, 543, 547, 549 and 551 Chapel Park Private the rear lot line must be a minimum of 7 m - minimum of 5 visitor parking spaces must be provided - the following provisions apply where more than one detached, semi-detached dwelling or townhouse dwelling is to be developed on a lot: <ul style="list-style-type: none"> - each exclusive use residential parcel must have a minimum lot width of 6 m - each exclusive use parcel must have a minimum lot area of 160 m²
1078	R4Z[1078]			<ul style="list-style-type: none"> - minimum lot area 0.94 ha
1079	R3Y[1079]			<ul style="list-style-type: none"> - minimum setback requirement from a semi-detached dwelling to a: <ul style="list-style-type: none"> i) street lot line 5 m ii) interior side lot line 1 m with no door in the facing wall 1.2 m with a door in the facing wall iii) interior dividing lot line 0 m with no openings in the facing wall; 1.2 m with any openings in the facing wall iv) rear lot line 7 m v) corner side lot line 4 m
1080 (By-law 2012-334)	R3VV[1080]			<ul style="list-style-type: none"> - minimum lot area per dwelling unit for a townhouse dwelling 160 m² -maximum net residential density 40 unit /ha

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> - minimum lot width for townhouse dwelling 6 m - setback requirements from a townhouse dwelling to a: <ul style="list-style-type: none"> i) interior side lot line 1 m with no door in the facing wall; 1.2 m with a door in the facing wall ii) interior dividing lot line 0 m with no opening in the facing wall and 1.2 m with any openings in the facing wall iii) rear lot line 6 m iv) corner side or street lot line 3 m - the amenity area requirement per dwelling unit must be 30% of the lot area and a minimum of 60% of the amenity area must be provided at grade - private amenity area requirement for a townhouse dwelling: <ul style="list-style-type: none"> i) for a dwelling unit having 3 or more bedrooms - 5 m diameter ii) for a dwelling unit having less than 3 bedrooms - 3.5 m diameter - the first two required parking spaces must be a minimum of 2.6 m wide and 5.5 m long, any additional required parking space must be a minimum of 2.6 m wide and 5 m long - not more than 7 dwelling units are permitted in any one townhouse dwelling - the setback requirement from a detached, semi-detached, and townhouse dwelling to a street lot line minimum 3 m - the setback requirement from a garage door to a street lot line minimum 4 m - for covered, but unenclosed porch, step or veranda or gazebo the projection permitted in the street yard and or exterior yard is 2 m
1081	R2N[1081]			<ul style="list-style-type: none"> - minimum lot area 278 m² per dwelling unit
1082 (By-law 2012-334)	R3Y[1082]			<ul style="list-style-type: none"> - setback requirement from a street townhouse dwelling to an exterior lot line is 2.5 m - where a 2.1 m high solid wood fence is provided the private amenity area setback from a non-residential zone is 0 m
1083 (By-law 2012-334)	R3Y[1083]			<ul style="list-style-type: none"> - minimum amenity area (per dwelling unit) is 45 m² - permitted projections will apply to any yard flanking a parcel boundary with the necessary modifications - minimum number of visitor parking spaces is ten - each townhouse dwelling unit will have access on the exclusive use residential parcel from the driving aisle or street yard to the other yard, other than through any part of the dwelling units, and such access will be a minimum of 0.8 m in width by 2 m in height - each townhouse dwelling unit will have access from the adjacent exclusive use residential parcel from the driving aisle or street yard by way of an access easement located on the adjacent exclusive use residential parcel, and such easement will be a minimum of 1.2 m in width and must be free and clear of any obstructions including

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> buildings, structures and trees or shrubs - rear yard setback of 6 m. and interior side yard of 1.2 metres - minimum interior side yard setback is 1.0 m with no door in the facing wall or 1.2 m with a door
1084 (OMB Order, File #PLO80959, issued September 18, 2009)	IP6[1084] H(12)	<ul style="list-style-type: none"> - animal care establishment - animal hospital - automobile service station - bar - car wash - convenience store - drive through facility - gas bar - instructional facility - post office - personal service business - recreational and athletic facility - restaurant, full service - restaurant, take out - retail store - retail food store 		<ul style="list-style-type: none"> - minimum rear yard setback: 3.8 m - Section 205 (2) (b) and (c) does not apply - minimum lot width is 40 m - maximum lot coverage is 40%
1085 (By-law 2012-334)	R3Z[1085]			<ul style="list-style-type: none"> - lot area per dwelling unit for a townhouse dwelling is a minimum of 160 m² - maximum net residential density 40 units/ha - minimum lot width for townhouse dwelling is 6 m - setback requirements from a townhouse dwelling to a: <ul style="list-style-type: none"> i) interior lot line 1 m with no door in the facing wall; 1.2 m with a door in the facing wall ii) interior dividing lot line 0 m with no opening in the facing wall and 1.2 m with any openings in the facing wall iii) rear lot line 6 m iv) corner side or street lot line 3 m - the amenity area requirement per dwelling unit is 30% of the lot area and a minimum of 60% of the amenity area must be provided at grade - private amenity area requirement for a townhouse dwelling: <ul style="list-style-type: none"> i) for a dwelling unit having 3 or more bedrooms - 5 m diameter ii) for a dwelling unit having less than 3 bedrooms - 3.5 m diameter - the first two required parking spaces must be a minimum of 2.6 m wide and 5.5 m long, any additional required parking space must be a minimum of 2.6 m wide and 5 m long - not more than 7 dwelling units are permitted in any one townhouse dwelling - the setback requirement from a detached, semi-detached dwelling and townhouse dwelling to a street lot line minimum 3 m - the setback requirement from a garage door to a street lot line minimum 4 m - for covered, but enclosed porch, step or

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		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				veranda or gazebo the projection permitted in the street yard and or exterior yard is 2 m
1086 (By-law 2012-334)	R3Y[1086]			<ul style="list-style-type: none"> - setback requirement to a street lot line is: 4.5 m - setback requirement for a semi-detached dwelling and a townhouse dwelling to a driving aisle parcel boundary is 4.7 m - on a corner parcel the setback requirement to one driving aisle parcel boundary may be reduced to 2.5 m - minimum of 7 visitor parking spaces must be provided in the zone - where more than one semi-detached dwelling or townhouse dwelling is developed on a lot: <ul style="list-style-type: none"> a) each exclusive use residential parcel must have a lot width of 8 m minimum b) each exclusive use residential parcel must have a minimum lot area of 200 m² - the amount a covered, but unenclosed porch, step, veranda or gazebo may project: <ul style="list-style-type: none"> a) into a required street yard is a distance of 3 m, and b) to within 2 m of a driving aisle parcel boundary - minimum required amenity area is 70 m² per dwelling unit - rear yard setback of 6 m. - front yard setback for a private garage of 5 m. - in the case of a planned unit development consisting of townhouse dwellings, the minimum interior side yard setback is 1.2 m
1087 (By-law 2011-377)	R3Y[1087]			- the maximum number of dwelling units is 8
1088	R2N[1088]			- one detached dwelling and not more than 5 semi-detached dwellings consisting of twelve units are the only permitted uses (OMB order 0281; 14 02 02 and OMB Order 1091; 08 08 02)
1089	R1W[1089]			- minimum lot area 294 m ²
1090	R3C[1090]			- maximum rear yard setback is 9 m
1091	R1E[1091]			<ul style="list-style-type: none"> - minimum lot width 30 m - minimum rear yard setback 7.5 m - interior minimum side yard setback is 1.8 m one side; 2.4 m other side, except that the 2.4 m may be reduced to 0.9 m where a garage is attached to the side of the building - maximum lot coverage 40%
1092	R1E[1092]			<ul style="list-style-type: none"> - minimum lot width 22.5 m - minimum lot area 789 m² - minimum rear yard setback 10.5 m - interior minimum side yard setback is 1.8 m one side; 2.4 m other side, except that the 2.4 m may be reduced to 0.9 m where a garage is attached to the side of the building - maximum lot coverage 30%
1093	R1E[1093]			<ul style="list-style-type: none"> - minimum lot area 650 m² - maximum building height 11m - minimum front yard setback 6.5 m - interior minimum side yard setback is 1.8 m one side; 2.4 m

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> - minimum side yard setback (one side and other side) 2 m - minimum rear yard setback 7.5 m - maximum lot coverage 40%
1094 (By-law 2012-334)	R3WW[1094]			<ul style="list-style-type: none"> - minimum front yard setback 3 m - minimum side yard setback 3 m - where the side of a building abuts the property line the side yard setback is 1.5 m - minimum rear yard setback 6 m - maximum lot coverage 65% - minimum density 22 dwelling units per hectare - amenity area per dwelling unit 65 m² - required parking is 1.5 spaces per unit, 12% of which are reserved for visitors - the dwelling units and the land in a townhouse dwelling development may be divided or severed into separate, legally conveyable parts without each part meeting all of the requirements of this by-law as long as the overall development complies with the requirements of this by-law
1095 (By-law 2020-291)	R4Z[1095]			<ul style="list-style-type: none"> - minimum lot area 2,000 m² - minimum lot width 25 m - minimum front yard setback 3 m - building spacing 3 m - minimum interior side yard setback 3 m - minimum corner side yard setback 3 m - minimum rear yard setback 7.5 m - maximum lot coverage 40% - maximum building height 15 m - minimum density 65 units / ha - permitted projections: despite Section 65, a porch or veranda may project a maximum of 1.5 m into a required front yard and corner side yard but not closer than 1.5 m to a street lot line
1096 (By-law 2020-291) (By-law 2012-334)	R4Z[1096]			<ul style="list-style-type: none"> i) townhouse dwellings <ul style="list-style-type: none"> - minimum lot area 165 m² - minimum lot width 5 m - minimum yard setback requirements: <ul style="list-style-type: none"> front yard setback 6 m interior side yard setback 1.5 m corner side yard setback 3 m rear yard setback 7.5 m - maximum lot coverage 60% - maximum building height 9 m ii) all other uses: <ul style="list-style-type: none"> - minimum lot area 2,000 m² - minimum lot width 25 m - minimum yard requirements: <ul style="list-style-type: none"> front yard setback 3 m building spacing 3 m interior side yard setback 3 m corner side yard setback 3 m rear yard setback 7.5 m - maximum lot coverage 40% - maximum building height 15 m - minimum density 65 units /ha - despite Section 65, a porch or veranda may project a maximum of 1.5 m into a required front yard and corner side yard but not closer than 1.5 m to a street lot line - despite the density provisions herein, the

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				minimum aggregate density is 45 u/ha
1097	R5A[1097]	- convenience store - medical facility - place of assembly - recreational and athletic facility		
1098 (By-law 2014-292) (By-law 2011-124)	R5E[1098] H (57)	- retail store - an office - a service and repair shop of household appliances and electronic/audio visual equipment, tailor, shoe repair - an artist studio (without kiln or oven)		- maximum gross floor area of a commercial establishment may not exceed 112 m ² - planned unit development limited to three apartment buildings, mid rise, and apartment dwelling, high rise
1099 (By-law 2014-292) (By-law 2012-334)	R5D[1099]			- development limited to a planned unit development consisting of 86 townhouse dwelling units, an apartment dwelling, mid rise, apartment dwelling, high rise and apartment dwelling containing 202 dwelling units and a total of 360 parking
1100 (By-law 2019-41) (By-law 2015-197)	R4E[1100]			- restaurant, take-out floor area must not exceed 42 m ² - a parking area is permitted in the corner side yard - a maximum of one parking space may have a minimum area of 15 m ² - Section 110 and 161(7) do not apply -subsection 141(2) does not apply to a restaurant, take out.