

## Urban Exceptions 101-200 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
101	GM2[101] F(1.5) H(13.5)			<ul style="list-style-type: none"> <li>- parking provisions do not apply; 2 parking spaces required if building occupied by medical facility or dwelling unit</li> <li>- two parking spaces, no greater than 2.6 m wide and 5.7 m in length are permitted in the yard abutting Balsam Street</li> </ul>
102	TM[102]	<ul style="list-style-type: none"> <li>- automobile dealership</li> <li>- automobile rental establishment</li> <li>- automobile service station</li> <li>- gas bar</li> <li>- light industrial uses limited to lumber sales including only incidental mill work</li> <li>- storage yard</li> </ul>		<ul style="list-style-type: none"> <li>- the additional uses listed in Column III (Additional Land Uses Permitted) are permitted on the lands described as Part Lot 60 on Plan 263, Part 2 on Plan 5R-6295 and known municipally as 2020, 2020A and 2020B Scott Street</li> <li>- for buildings containing commercial uses:               <ul style="list-style-type: none"> <li>- minimum side yard setback of 3 m required abutting a leisure, environment or residential zone</li> <li>- minimum rear yard setback of 6 m</li> <li>- maximum building height of 18 m for buildings containing residential uses</li> </ul> </li> <li>- in all other cases, a maximum height of 10.5 m</li> <li>- the provisions contained in Sections 197(1) (b) &amp; (d) do not apply to 314 Athlone Avenue</li> </ul>
103	TM[103] TM7[103]	<ul style="list-style-type: none"> <li>- automobile dealership</li> <li>- automobile rental establishment</li> <li>- automobile service station</li> <li>- carwash</li> <li>- gas bar</li> <li>- parking garage</li> <li>- parking lot</li> <li>- retail and wholesale display and sales area</li> </ul>		<ul style="list-style-type: none"> <li>- retail and wholesale display and sales area permitted only at the south east corner of Scott Street and McRae Avenue</li> <li>- maximum building height of 18 m for buildings containing residential uses</li> <li>- in all other cases, a maximum of height of 10.5 m</li> </ul>
<b>104</b> <i>(Subject to By-law 2011-216)</i>	<b>IL8[104]</b> <i>F(1.0) H(13.5)</i> <b>IL8[104]</b> <i>F(2.0) H(13.5)</i>	<b>-retail store</b>		<ul style="list-style-type: none"> <li>- <b>retail store permitted provided the cumulative gross floor area occupied by this use does not exceed 10% of the permitted gross floor area on the lot</b></li> <li>- <b>minimum required lot area is 900 m<sup>2</sup></b></li> <li>- <b>parking for land uses at 7 Hinton Avenue is permitted at 6 Hinton Avenue</b></li> <li>- <b>existing yards are deemed to be in conformity provided they were lawfully established prior to March 4, 1998</b></li> </ul>
105 (OMB Order File #PL110686 issued October 24, 2012), (By-law 2011-216)	L1[105]		- all uses other than a retail store limited to an outdoor public market	
106 (OMB Order File #PL110686 issued October 24, 2012) (By-law 2011-216)	Reserved for Future Use			
107 (By-law	MC[107] F(2.5)			- The minimum separation distance between parts of buildings above 15 metres in height between residential

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2017-86)				and non-residential uses is 11 metres. -Maximum building heights do not apply to balconies, canopies and ornamental elements projecting into the MC[107] H(91) A.S.L. zone. -The lands zoned TM[2188] H(24.5), MC[107] H(50), MC[107] H(148) A.S.L. and MC[107] H(91) A.S.L. are considered one lot for the zoning purposes. -Visitor and non-residential parking may be shared.
108 (OMB Decision PL080959 issued on May 15, 2009	GM1[108]H (137 a.s.l.) R5A[108] H(27)	- amusement center - bar - broadcasting station - cinema - hotel - parking garage - parking lot - place of assembly limited to a club - production studio - nightclub - theatre	- all residential uses	- commercial uses limited to 60,385 m <sup>2</sup> gross floor area -an amusement centre, bar, cinema, place of assembly limited to a club, nightclub and theatre are conditional uses and are permitted provided these uses are located in the same building or on the same lot as a broadcasting station, hotel, medical facility, office, production studio, research and development centre or training centre, and provided that the total cumulative gross floor area occupied by these uses does not exceed an equivalent amount of total cumulative gross floor area of the other uses in the building, or on the lot - 1.8 parking spaces per 100 square metres of floor area is required for office uses greater than 2500 square metres in gross floor area
109 (OMB Order File #PL110686 issued October 24, 2012), (By-law 2011-216)	TM11[109]	- automobile dealership - automobile rental establishment		-where there is a through lot extending from Wellington to Armstrong Streets, no property can have a building with a depth greater than 22.5m measured from the Wellington Street front lot line
<b>110 (Subject to By-law 2011-216)</b>	<b>MC12[110] F(3.0) H(19)</b>	<b>- car wash</b>		<b>- car wash limited to a maximum of 4 bays</b> <b>- parking garage or parking lot permitted for the uses located at 7 Hinton Avenue</b> <b>- retail store permitted provided the cumulative gross floor area occupied by these uses does not exceed 10% of the permitted gross floor area on the lot, and provided these uses are restricted to locations on the ground floor</b> <b>- where a lot contains both residential and commercial uses, the maximum permitted cumulative total gross floor area of the commercial uses is 50% of the total gross floor area on the lot</b> <b>- maximum floor space index is 1.5 for lots containing only commercial uses, and 3 in all other cases</b> <b>- minimum front yard setback is 3 m</b> <b>- minimum side or rear yard setback for a yard abutting a street is 3 m</b> <b>- minimum lot area for a building containing residential uses is 464 m<sup>2</sup></b>
111 (By-law 2009-302)	MD[111] S 67	- post-secondary educational institution		- retail food store, retail store, personal service business and service and repair shop are permitted if located in the same building as an office, medical facility or residential use, and must not exceed a cumulative total gross leasable area of 2,790 m <sup>2</sup> - the total cumulative gross leasable area of the non-residential uses must not exceed half of the permitted gross floor area - the yard setbacks and maximum building heights must be provided in accordance with Schedule 67} -all required parking spaces for a post-secondary institution, may be located in any part of the I2A[347] F(3.0), I2E[1377] F(3.0), I2E[1376] S232, I2A[1378] S232,

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				MD[111] S67 and LC2 zoned lots located within the University of Ottawa
112 (By-law 2015-44) (By-law 2013-320)	TM[112] H(16)			- 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
113	MD2[113] S 74			- parking is required only for the permitted commercial uses
114	MD[114] S 78 & 92			- the yard setbacks for the ground floor and basement must be provided in accordance with Schedule 92 - columns not exceeding a cross-sectional dimension of 1.8 m are permitted within Area "A" on Schedule 92 - a minimum of 75% of the gross leasable area of each of the ground floor and the basement must be occupied by one or more of the following uses: artist studio, bank, catering establishment, place of assembly, personal service business, service and repair shop, restaurant, retail food store, retail store
115 (By-law 2015-190) (By-law 2015-191)	GM1[115] S 71		- animal care establishment - animal hospital - bank - catering establishment - post office - place of assembly - research and development centre - restaurant, full service - restaurant, take-out - service and repair shop	- artist studio, community health and resource centre, instructional facility and medical facility restricted to the ground floor or basement - office permitted on the second floor - commercial uses limited to a cumulative total gross floor area of 950 m <sup>2</sup> - at least 7 m <sup>2</sup> of personal outdoor space is required for each dwelling unit - the minimum side yard setback abutting a residential zone is 4 m
116	GM[116] S 88	- hotel		- artist studio, office and restaurant are permitted provided three floors of the building are used for residential uses or hotel - restaurants must not exceed a total cumulative gross floor area of 140 m <sup>2</sup> - only one floor of underground parking is required - parking for the residential uses must be provided at a rate of one parking space per 74 m <sup>2</sup> of gross floor area - parking for the non-residential uses must be provided at a rate of one parking space per 93 m <sup>2</sup> of gross floor area - the yard setbacks and projections into yards must be in accordance with Schedule 88 - Table 187(g) does not apply
117	MD[117] S 11 & 54			- the cumulative total gross floor area of the retail store and the personal service business must not exceed 1,860 m <sup>2</sup> - a minimum of 700 parking spaces must be provided of which 550 must be for public parking - a landscaped area measuring 34 m by 64 m must be provided on the southeasterly portion of the property
118	MD2[118] S 73	- adult entertainment parlour		- the adult entertainment parlour is permitted only on the second and third floors
119	GM7[119] H(25) GM7[119]H			- where storage is in a building that is not the principal building on the lot, that building must be in an interior yard or a rear yard; and must not be in a yard that abuts an O1

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	(33)			zone -a parking lot must not abut Albert Street or that portion of Wellington Street between Broad Street and Champagne Ave
120	GM17[120] H(40) S 94			- where storage is in a building that is not the principal building on the lot, that building must be in an interior yard or a rear yard; and must not be in a yard that abuts an O1 zone - where a lot abuts both Booth Street and another street, the lot line that abuts Booth Street is deemed to be the front lot line
121	O1[121]	- drive-through facility		
122	LC3[122]	- animal hospital - animal care establishment - medical facility - retail food store - retail store - restaurant - drive-through facility	- artist studio	
123 (By-law 2018-155) (By-law 2017-217)	TM[123]H (15)			- all lands in zone deemed to be one lot - subsection 110(2) does not apply - subsection 113(1) does not apply and a maximum two loading spaces required for retail food store - subsection 197(3)(i) does not apply and a minimum landscaped area of 3 m must be provided in a required yard. - maximum permitted cumulative total gross floor area for commercial uses is 9,800 m <sup>2</sup> In the area zoned TM [123] H(21.5) the following applies: -the minimum corner side yard setback is 2.5 m. -Non-residential uses are prohibited. -Table 197(c) does not apply. -Table 197(g)(ii)(2) does not apply. -Minimum rear yard setback is 6.5m. The following provisions dealing with Section 37 authorization apply: -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 14 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. -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 14 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. -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. -the two uppermost storeys must be setback a minimum of 1.5m further from the corner and rear lot lines than the

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				storeys below, -The portion of the building containing a parking garage with a height no more than 1.2m may project into the required corner side yard and rear yard.
124 (OMB Order File #PL110686 issued October 24, 2012) (By-law 2011-216)	TM11[124])			- no commercial uses permitted within 30 m of Armstrong Street -the maximum front yard setback is 3.0m -for that part of a building above the 3rd storey or 12.0 metres the minimum front yard setback is 2 metres -within 20 metres of the lot line adjacent to Armstrong Street a building wall that faces the street must be setback at least 3.0 metres but no greater than 5.5 m from that lot line -at and above the 3rd storey or 11.0 m, whichever is the lesser, that part of the building abutting the yard adjacent to Armstrong Street must be stepped back so that no part of the building projects beyond a 45 degree angular plane measured from the top of the 3rd storey where it abuts such yard upwards to the highest height limit
125	TM[125]H (19)	- automobile service station		
126 (OMB Order File #PL110686 issued October 24, 2012) (By-law 2011-216)	TM[126]H (15) TM11[126]	- automobile dealership - automobile rental establishment - automobile service station		
127	GM [127]F (1.0)H(13.5)	- automobile service station - gas bar	- restaurant - retail food store - retail store - place of assembly - apartment building, mid-high rise	
128	LC[128]	- parking lot - drive-through facility		
129	LC[129]	- catering establishment - laboratory - printing shop - research and development centre	- restaurant, other than a restaurant, take out	- for a bank machine, convenience store, day care, personal service business, retail food store and retail store each separate occupancy must not exceed 280 m <sup>2</sup> in gross leasable area - the number of restaurants, take out is limited to two - the maximum size of individual restaurant, take out is limited to 140 m <sup>2</sup> - the entire 7.5 m rear yard must be landscaped open space
130 (By-law 2014-292)	GM [130]F (3.0)H(19)  GM [130]F (1.5)H(11)		- bank - catering establishment - place of assembly - recreational and athletic facility - restaurant - retail store - retail food	- an apartment building, mid rise must not exceed 6 storeys

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			store	
131 (By-law 2014-292)	GM [131]F (3.0)			The following applies to an apartment building, mid rise, apartment dwelling, high rise: - a driveway that leads to an aisle accessing a parking lot containing 20 to 50 spaces must be at least 5 m in width - a parking garage must be completely enclosed - outdoor amenity space is not permitted below the sixth storey - at least 12% of the lot area must be landscaped open space - an interior side yard setback of at least 1.5 m is required along the entire depth of the lot - a parking garage that is attached to an apartment building, mid rise, apartment dwelling, high rise may be located in the rear yard as long as it is not any closer than 3 m from the rear lot line that abuts the required rear yard of an abutting lot
132	MD[132] S 33  MD[132] S 45			- subsection 193(2) does not apply - maximum permitted gross floor area of 71,301 m <sup>2</sup> - lands zoned MD[132]SCH. 33 are considered one lot for the purposes of determining zoning by-law compliance
133	AM2[133]			- cumulative total gross floor area for commercial uses not to exceed 1,000 m <sup>2</sup> , with no one occupancy exceeding a gross floor area of 200 m <sup>2</sup> - commercial uses restricted to locations on the floor at or nearest grade - any combination of commercial uses are restricted to occupying only one building located completely within this zone;
134 (By-law 2010-123)	AM5[134] H(28)			- a minimum landscaped strip of 7.5 m must be provided abutting an L1[367] zone - Section 33 does not apply, with respect to where the subject zone abuts the R5K[964]H(28) zone - Section 85(3) does not apply to these lands - the cumulative total gross floor area for the lands to which this exception and the AM5[19] and AM5[19] H(28) Zone are applied must not exceed 130,064 square metres, to be pro-rated on an individual zone basis - Sections 185(3)(c)(i)1. and 186(5)(e) do not apply to these lands
135	MC[135]			The following provisions apply to commercial uses only: - the maximum gross leasable area must not exceed 52,400 m <sup>2</sup> - the maximum parking rate is two spaces per 100 m <sup>2</sup>
136	MC[136]			The following provisions apply to commercial uses only: - the maximum gross leasable area must not exceed 50,100 m <sup>2</sup> - the maximum parking rate is two spaces per 100 m <sup>2</sup>
137	GM1[137] S 139	- hotel	- retail food store	- maximum gross leasable area for all uses combined of 24,000 m <sup>2</sup> - maximum gross leasable area for all uses combined, excluding offices and medical facilities, of 14,450 m <sup>2</sup> - minimum 2.1 square metres gross leasable area of offices or medical facilities for every 1 m <sup>2</sup> exceeding 10,000 m <sup>2</sup> built gross leasable area of uses other than offices or medical facilities - maximum lot area of 7.3 hectares - no buildings or structures are permitted with Area A shown on Schedule 139 - within Area B shown on Schedule 139, the maximum building height is 4.5 m and the following uses are prohibited: restaurant, fast food, restaurant, full service;

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				restaurant, take-out - area so zoned is considered one lot for By-law purposes
138	R5C[138], MC[138]F (2.5) TM[138]	- automobile dealership		
139 (By-law 2009-302)	multiple	- automobile service station - restaurant		
140	TM [140]			The following applies to a mixed use development of a retail food store and dwelling units located above the ground floor: - the gross floor area for a retail food store cannot exceed 3,900 m <sup>2</sup> - there must be a minimum of 74 dwelling units located above the ground floor - despite all other requirements affecting setbacks and yards the minimum yard setback requirements is 0 m - subsection 60(1) does not apply - subsection 197(3)(g) does not apply and the maximum building height for buildings on the north half of the TM1[140] zone is 23 m - the entire TM1[140] zone is considered one lot for zoning by-law purposes - the required parking for a retail food store is a minimum of 62 spaces - the required number of loading spaces for a retail food store is 2 spaces
141	TM[141]	- automobile dealership		
142 (By-law 2009-302)	multiple			- the holding symbol may only be removed following submission to and approval by the City of a site plan control application
143 (By-law 2014-189)	GM1[143] S 140	- bed and breakfast - detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - three unit dwelling	- apartment building, mid-high rise - all non-residential uses except: - artist studio - community centre - community health and resource centre - day care - instructional facility - library - office - place of worship - recreational and athletic facility - research and development centre, - training centre - utility installation	- maximum building heights as per Schedule 140 - subsection 188(1)(c) also includes the following uses: detached dwelling, duplex dwelling-linked, detached dwelling, semi-detached dwelling, and three unit dwelling

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144	GM17[144] H(40) S 94		All uses mentioned in section 187(1) except: - community centre - community health and resource centre - convenience store - day care - personal service business - post office	- where storage is in a building that is not the principal building on the lot, that building must be in an interior yard or a rear yard; and must not be in a yard that abuts an O1 zone - except as provided immediately below, only residential uses are permitted within 14 m of Lloyd Street & Sherwood Street - a convenience store is permitted within 14 m of Lloyd Street & Sherwood Street if: - it is on the ground floor - it does not exceed 75 m <sup>2</sup> in gross floor area, and - there is only one of them on the lot
145	TM6[145] F(2.0) H(19)	- hotel		- hotel is limited to one where every unit is a complete dwelling unit - at least six parking spaces for the first 22 units and 0.5 spaces for each unit over 22 are required - six parking spaces are permitted in the yard abutting Nelson Street and need not be set back from the property line - four parking spaces abutting Nelson and having a length of 2 m may continue, and may be used for required parking
146 (By-law 2009-302)	TM6[146] F(4.25) S141-h			- maximum building height as per Schedule 141 - minimum required amenity space is 12 m <sup>2</sup> per dwelling units - dwelling units may occupy a maximum of 45% of the ground floor level provided no dwelling unit on the ground floor is located within 9.5 m of Rideau Street - minimum front yard setback: no minimum - minimum rear yard setback: 7.5 metres -the "h" symbol will not be removed until site plan control approval has been granted by the City of Ottawa
147 (By-law 2016-249) (OMB Order, File #PL080959 issued June 1, 2010)	TM2[147] H(15)			
148	TM2[148] H(15)			- Section 57 does not apply - where a minimum yard setback is required for a yard which does not abut a street, a minimum landscaped area of 3 m in width must be provided and that landscaped area may be reduced to 0 m where a minimum 1.4 m high opaque screen is provided.
149 (By-law 2017-148) (By-law 2014-292) (By-law 2012-334)	GM3[149]F (3.0)H(18.5)	- emergency service - apartment building, mid rise - apartment dwelling, high rise - townhouse dwelling limited to townhouse		- subsection 188(3)(b)(i) do not apply and the ground floor of a building containing residential uses and abutting Catherine Street must be dedicated to commercial uses - Table 65, subsection 65(6) does not apply to residential uses abutting Catherine Street and an open balcony may not project into a required yard - any urban agriculture of 620 m <sup>2</sup> in size must be located on the property - no front, interior side, corner side or rear yard setback is required
150 (OMB)	TM11[150] S142,S143	- theatre		- maximum building height of podium section of building at 1233 Wellington Street as per area A on Schedule 142



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Order File #PL110686 issued October 24, 2012) (By-law 2011-216)				<ul style="list-style-type: none"> <li>- maximum building height of tower section of building at 1233 Wellington Street as per area B on Schedule 143</li> <li>- minimum yard setbacks as per dimensions shown on Schedules 142 and 143</li> <li>- the minimum parking rate for residential dwelling units is 0.5 spaces per unit</li> <li>- despite the other provisions of this exception an office use accessory to a theatre is permitted on the third floor</li> <li>- no loading spaces are required</li> </ul>
151	Reserved for Future Use			
152	TM[152] S 145			<ul style="list-style-type: none"> <li>- for buildings containing commercial uses:</li> <li>- minimum side yard setback of 3 m required abutting a L1, O1, EP3 or R1 to R5 zone</li> <li>- minimum rear yard setback of 6 m</li> <li>- maximum building height for buildings containing residential uses, as shown on Schedule 145</li> <li>- other cases, maximum height of 10.5 m</li> <li>- the permitted uses located on the eighth storey of a building containing residential uses are limited to the required amenity area and mechanical penthouse</li> <li>- required loading space permitted to project 1.8 m into the required 3 m wide landscaped area between lands zoned R4M[983] and abutting R4F lands</li> <li>- minimum 25% landscaped area</li> </ul>
153	TM7[153]H (24)	<ul style="list-style-type: none"> <li>- parking garage</li> <li>- parking lot</li> </ul>		<ul style="list-style-type: none"> <li>- minimum side yard setback is 3 m</li> <li>- for the first 21 m in height of a building, the minimum rear yard setback is 10 m</li> <li>- above 21 m in height, the minimum rear yard setback is 12.5 m</li> <li>- the maximum building height of a building containing residential uses is 24 m</li> <li>- in other cases, the maximum building height is 10.5 m</li> </ul>
154 (By-law 2016-249) (By-law 2012-91)	AM1[154]		<ul style="list-style-type: none"> <li>- automobile dealership</li> <li>- automobile service station</li> <li>- storage yard limited to a building materials yard</li> <li>- car wash</li> <li>- gas bar</li> </ul>	-despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located
155 (By-law 2019-256)	GM1[155] F (1.75) S147, S148	<ul style="list-style-type: none"> <li>- parking lot</li> <li>- parking garage</li> </ul>		<ul style="list-style-type: none"> <li>- a parking lot attendant's shelter may locate anywhere in this zone</li> <li>- each building with a façade along Brookfield Road must provide a minimum of 22.5% of the ground floor area for a non-residential use or not less than 500 m<sup>2</sup> of non-residential space, whichever is greater.</li> <li>- dwelling units on the ground floor must not be located within within 27 m of the front lot line</li> <li>- maximum building heights are as shown on Schedule 147</li> <li>- for zoning purposes, the entire area of the lands shown on Schedule 148 are to be considered as one lot</li> <li>-The required parking is to be calculated in accordance with rates applicable to Area X of Schedule 1A of the Zoning By-law.</li> </ul>
156 (OMB Order File #PL110686 issued	TM11[156]	<ul style="list-style-type: none"> <li>- car wash and drive-through facility</li> </ul>		<ul style="list-style-type: none"> <li>- the minimum side yard setback for a wall that has at least one window in it and is less than 14 m in height is 3.6 m</li> <li>- the minimum side yard setback for a wall that has at least one window in it and is 14 m in height or taller is 11</li> </ul>

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October 24, 2012) (By-law 2011-216)				<p>m or half the height of the wall whichever is greater</p> <ul style="list-style-type: none"> <li>- in all other cases there is no minimum side yard setback</li> <li>- the minimum rear yard setback is 10 m</li> <li>- a car wash is permitted if: <ul style="list-style-type: none"> <li>- it is located in a building that contains one or more of the uses listed in subsection 197(1):</li> <li>-the gross floor area of the building is at least 200 m<sup>2</sup> in area excluding the gross floor area of the car wash;</li> <li>-one or more of the uses listed in subsection 197(1) is located adjacent to Richmond Road; and,</li> <li>-the sale of automotive-related products is prohibited in the buildin</li> </ul> </li> <li>- despite the above provisions, the following provisions apply for a building containing a car wash use: <ul style="list-style-type: none"> <li>- a minimum of 4 queuing spaces are required leading up to a car wash provided that the car wash is operated in conjunction with the non-conforming gas bar and automobile service station located at 369 Island Park Drive</li> <li>- a building or a minimum 3 m wide landscaping strip must be provided between a lot line abutting Richmond Road and the first 3 spaces in the queue for a car wash</li> <li>- a minimum of 1 parking space per 100 m<sup>2</sup> of gross floor area is required for a retail store</li> <li>- no loading space is required</li> <li>- the minimum side yard and rear yard setbacks in the TM Zone apply</li> <li>- all of the lands within the TM[156]H(18) zone are considered to be one lot for zoning purposes</li> </ul> </li> </ul>
157 (By-law 2009-392)	TM[157] F(2.3) S149			<ul style="list-style-type: none"> <li>- the cumulative total gross floor area of non-residential uses cannot exceed 9 000 sq. m.</li> <li>- all of the lands within the TM[157]F(2.3)S 149 Zone are considered to be one lot for zoning purposes</li> <li>- the maximum building height is as shown on Schedule 149</li> <li>-minimum required landscaped area of 35% of lot area</li> </ul>
158 (By-law 2016-335)	TM6[158] F(3.0) H(19) TM6[158] F(3.5) H(19) TM6[158] F(3.5) H(37)			<ul style="list-style-type: none"> <li>- amenity area must be provided for each dwelling unit at the rate of 18.5 m<sup>2</sup> per dwelling unit, one half of which must be provided as uncovered outdoor amenity area</li> <li>-an apartment dwelling low-rise is a permitted use on the lot municipally addressed as 323 Besserer Street</li> </ul>
159	R4H[159]	- parking lot		
160	TM[160] S 150 & 151			<ul style="list-style-type: none"> <li>- maximum building heights for a building having any part of the building over 18 m are as shown on Schedule 150</li> <li>- specific minimum yard setbacks for a parking garage as shown on Schedule 151</li> <li>- the yard adjacent to Richmond Road is considered to be the front yard</li> <li>- the maximum floor space index for a building over 27 m in height is 2.6</li> <li>- the minimum number of loading spaces required is one</li> <li>- the minimum width of a driveway leading to a parking area having 20 or more parking spaces is 5.3 m</li> <li>- a maximum of 30% of the parking spaces on the lot may have a minimum width of 2.4 m</li> <li>- a landscaped area between a parking lot and a lot line is not required</li> </ul>
161	TM1[161]		all uses except: - apartment building, low rise - dwelling unit	

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
			- office - rooming house, converted	
162	TM1[162]		all uses except office and place of assembly limited to a club	
163	GM1[163]		- all residential uses	- a 3 m wide landscaped strip is required along the south property line
164 (By-law 2014-292) (By-law 2010-307)	TM[164]H (47)			- for an apartment dwelling, mid rise, apartment dwelling, high rise or a mixed-use building, the minimum rear yard setback is 1m -for all other uses, the minimum rear yard setback is 12m - for an apartment dwelling, mid rise, apartment dwelling high rise or a mixed-use building, the minimum easterly side yard is 5m -for an apartment dwelling, mid-high rise or mixed-use building, the minimum westerly side yard is 30m -minimum of one loading space required - maximum height limit of an apartment dwelling, mid rise, apartment dwelling, high rise or mixed-use building is 47m -maximum height limit for all other uses is 8.2m -minimum above grade separation distance between buildings on the lot is 9.8m - amenity space must be provided at a rate of 6 m <sup>2</sup> minimum per dwelling unit - required parking must be provided at a rate of 0.9 spaces minimum per dwelling unit - visitor parking must be provided at a rate of 0.1 spaces minimum per dwelling unit, after the first 12 units
165	GM[165]F (3.30)			- subsection 100(1) does not apply - the maximum building height is 20 storeys - all land zoned GM[165]F(3.3) is considered one lot for purposes of applying zone regulations.
166	TM[166] H(15)			- the minimum permitted front yard setback between the building and Somerset Street West is 0.7 m - the minimum permitted corner side yard setback between the building and Rochester Street is 0 m - the minimum permitted interior side yard setback between the building and the west property line is 0 m - the minimum permitted rear yard setback between the building and Eccles Street is 0.9 m - permitted commercial uses can only occupy the basement and ground floor of that portion of a building along Somerset Street West for a depth of no more than 21 m from Somerset Street West - residential uses are permitted on any floor, except basement and ground floor, of that portion of a building along Somerset Street West - subsection 57 does not apply - subsection 197(3)(i) does not apply - despite Section 54, restaurant, full-service means a restaurant that sells, serves and prepares on-site food and beverages to patrons seated at tables, for consumption on the premises.
167	MD[167] S12			- a maximum of 350 parking spaces is to be provided for all uses in the zone - parking must be located on the same lot as the uses for which it is provided

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
168 (By-law 2021-405)	GM4[168]	- restaurant, fast food - restaurant, full service - catering establishment - convenience store - instructional facility - library - medical facility - post office - recreation and athletic facility - restaurant - retail food store - retail store - training centre		
169	GM[169]F (3.0) H(14.5)			- a maximum of 7 required parking spaces are permitted off site provided they are located within a radius of 300 m from the property - no part of a parking area other than a driveway shall be permitted closer than 5.4m to the Selkirk Street line
170	TM3[170]H (16)			- the rear yard setback is a minimum of 0.8 m. - the parking standard for an amusement centre limited to a billiards centre is 1 parking space/billiard table - the parking standard for a retail store limited to an office furniture and equipment store is 1 parking space/ 88 m <sup>2</sup> of gross floor area - a maximum of 7 required parking spaces are permitted off site provided they are located within a radius of 200 m from the subject property
171	TM[171]	- automobile service station -restaurant		- despite Section 54, restaurant, full-service means a restaurant that sells, serves and prepares on-site food and beverages to patrons seated at tables, for consumption on the premises.
172 (By-law 2021-335) (By-law 2018-219) (By-law 2016-137) (By-law 2012-339) (By-law 2008-406)	IP8[172]H(1 5)	-golf course		-a golf course is a permitted use for a temporary period of three years commencing June 27, 2021 and expiring June 27, 2024.
173	TM[173]H (16)	- parking lot		- the parking lot may be located a minimum distance of 2.4 m from Montreal Road
174	TM4[174]			- the cumulative total gross leasable floor area of the bank, restaurant and retail store uses may not exceed 1,200 m <sup>2</sup> - the cumulative total gross floor area of the community centre, community health and resource centre and the medical facility may not exceed 30% of the permitted gross floor area - the minimum front yard setback is 5.3 m - the minimum east side yard setback is 1.4 m for a distance of 23 m measured from the McArthur Avenue property line - the minimum west side yard setback is 2 m - the minimum landscaped area requirement is 22 %. - the 125 parking spaces located on the adjacent City land (Part 3, Plan 5R-13031) are considered to be the required parking-the loading spaces located on the adjacent City land (Part 1, Plan 5R-13031) are considered to be the required loading space

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
175	GM11[175] F(3.0)H(42)			- amusement centre is limited to 7m <sup>2</sup>
176	TM3[176] H(16)	- adult entertainment parlour		- an adult entertainment parlour is limited to a maximum gross floor area of 400 m <sup>2</sup>
177	GM[177]F (1.0)H(42)	- parking lot		- no part of any parking area, other than a driveway, shall be permitted closer than 1.5 m from the Selkirk Street lot line - no part of any parking area shall be permitted closer than 1.2m from the Dundas Street lot line - a minimum of 12% of the site is to be landscaped open space
178 (By-law 2019-449) (By-law 2015-190)	IP[178]	-place of worship	- automobile dealership - drive through facility - all uses in subsection 205(2) except: -animal care establishment - animal hospital - bank - bank machine - instructional facility - restaurant, full service - restaurant, take out -	- maximum lot coverage is 35% - a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.
179	GM[179]F (3.0)H(42) TM4[179]			- non-office uses are limited to a maximum of 10% of the gross floor area of a building
180	LC[180]	- automobile rental establishment	- recreational and athletic facility - restaurant, fast food	
181	LC[181]	- drive-through facility	- recreational and athletic facility	
182	LC[182]		- restaurant, fast food	- a minimum front yard setback of 1.3m may be provided for a parking lot
183	I1B[183]		- all uses other than day care, library, residential care facility and retirement home	
184	GM[184]H (18.5)	- automobile service station - car wash - gas bar	all residential- use buildings	- minimum number of required parking spaces: 355
185	GM[185] S 85 GM[185] S 87		- all non- residential uses other than artist studio, instructional facility and	-Table 187(g) does not apply

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
			office	
186	AM[186]H (20)			- maximum cumulative gross leasable floor area: 14,000 m <sup>2</sup> - maximum gross leasable floor area for a retail food store: 4,831 m <sup>2</sup>
187	MC[187]F(2 .0) H(18.5)			- maximum gross leasable floor area: 35,000 m <sup>2</sup> - minimum front yard setback from Strandherd Drive: 3 m
188	MC[188] H (40)		- automobile service station	
189 (By-law 2010-307)	GM15[189] H(8)		-car wash	For automobile service station and gas bar uses, the following provisions apply: - all yard setbacks must be at least 10.6 m - a strip of landscaped area of 6 m in width must be provided in all yards
190	GM15[190] H(9.5)			- restaurant, fast food limited to 557 m <sup>2</sup> of gross leasable floor area - minimum interior side yard setback: 3 m
191	GM15[191] H(9.5)			- restaurant, fast food is limited to 40% of cumulative total gross leasable floor area and must be integrated with a convenience store - minimum yard setback abutting Rideaucrest Drive is 6 m
192	MC6[192] F(2.0) H (9.5)	- gas bar - car wash		- minimum interior side yard setback: 4.4 m - minimum rear yard setback: 4.4 m - minimum setback of canopy from rear yard: 8 m
193 (By-law 2015-45)	Reserved for Future Use			- maximum gross leasable floor area : 6,100 m <sup>2</sup>
194	GM[194]F (0.33) H(33.6)	- amusement centre - hotel - school		- each individual retail store is limited to a gross leasable floor area of 2,700 m <sup>2</sup> - the minimum front yard setback abutting Woodroffe Avenue and Strandherd Road is 3 m - minimum setback of 0 metres from Chapman Mills Drive - minimum side yard and rear yard setback is 0 m - density incentives a) for mixed use developments containing dwelling units and other uses permitted by this zone, the maximum floor space index may be increased to 0.66, of which the permitted residential uses is limited to a floor space index of 0.33, and other permitted uses are limited to a floor space index of 0.33 b) for mixed use developments containing non-residential uses, the maximum floor space index may be increased to 0.66, of which office, medical facility and hotel uses are limited to a floor space index of 0.33 and all other permitted uses are limited to a floor space index of 0.33. c) for mixed use developments containing three primary uses the maximum floor space index may be increased to 1.0, of which dwelling units are limited to a floor space index of 0.33; the office, medical facility and hotel uses are limited to a floor space index of 0.33; and all other permitted uses are limited to a floor space index of 0.33 -this zone is considered as one lot for zoning purposes
195 (By-law 2015-45)	AM[195]H (34)			- the east property line is considered as the rear lot line for determining the rear yard setback -the minimum rear yard setbacks is as follows for the following uses: - retail store: 15 m - retail food store: 25 m - restaurant fast food and restaurant take-out: 100 m
196	AM[196]H			- a 12 m landscaped area must be provided in all yards

I Exception Number	II Applicable Zone	Exception Provisions		
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	(39)			abutting a residential zone - a 6 m landscaped area must be provided in all yards abutting a park or recreation use
197 (By-law 2014-312)	GM9[197]H (18.5)		All uses except for the following: - community health and resource centre -community centre -day care -instructional facility -medical facility office -research and development centre -training centre	-no loading space is required
198 (By-law 2019-41) (By-law 2017-302) (By-law 2015-190) (By-law- 2008-283) (By-law 2008-317 )	LC6[198] H(11)	-bank -payday loan establishment -personal brewing facility - residential care facility - service and repair shop -animal care establishment - animal hospital	-restaurant - gas bar	- subsection 89(4) does not apply
199 (By-law 2015-278) (By-law 2012-132)	GM9[199] H(34)	- convenience store -parking lot - personal service business - restaurant, take-out - retail food store limited to a bake shop - retail store		- convenience store, restaurant, take-out, retail food store, retail store, and personal service business are only permitted on the ground floor of a building -a parking lot is permitted for a temporary period effective August 26, 2015 and expiring August 26, 2017 -the following applies to a temporary parking lot: (i) minimum width of a parking space: 2.4 m (ii) a landscape buffer with a minimum width of 1.5 metres must be provided between the parking lot and all lot lines; and, (iii) section 110 does not apply
200	GM9[200] H(18.5)	- personal service business limited to a beauty salon and the wholesale supply of beauty products		- the gross floor area for the wholesale supply of beauty products must not exceed 50 m <sup>2</sup>