

Urban Exceptions 301-400 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
301	IP6[301]	<ul style="list-style-type: none"> - artist studio - golf course - hotel - personal service business - restaurant, full service - restaurant, take out - retail store 		<ul style="list-style-type: none"> - maximum building height for hotel: 60 m - with the exception of hotel, all permitted uses are limited to a maximum of height of 44 m - the uses listed in Column III (Additional Land Uses Permitted), except for a hotel and golf course, are permitted provided the combined gross floor area of these uses plus a medical facility does not exceed 3,716 square metres
302 OMB Order# PL081338, issued April 16, 2009	IL5[302]H (22) IL1[302]	<ul style="list-style-type: none"> - hotel 		
303 (By-law 2021-218)	IL6[303]H (30)-h			<ul style="list-style-type: none"> - retail store involved in the retailing of automobile parts and accessories limited to 25% of lot area and must not abut Hwy 417 or Silver Seven Rd - an accessory display and sales to a warehouse, of a minimum size of 1,858 m² and a maximum size of 4,999m² of gross floor area, is not permitted until the 'h' symbol is removed by City Council following: <ul style="list-style-type: none"> (a) a traffic study that identifies the roadway/intersection modifications required to support the scale of development proposed; (b) a market study that demonstrates that the planned function of the Kanata Regional Shopping Centre in the Kanata Town Centre will not be undermined, such study to be required until the Kanata Regional Shopping Centre achieves 50,000 sq. metres of gross floor area; (c) a complete Site Plan Application under Section 41 of the Planning Act; and (d) any other information required by the municipality. Subsections (1) and (2) of Section 58 do not apply, and: <ul style="list-style-type: none"> (a) all dwelling units, rooming units, secondary dwelling units and any related major building service such as mechanical or electrical services, and all additions or alterations which expand a non-complying building or structure must be at least 0.3 metres above the regulatory flood level of 94.4 metres G.S.C.D., (b) all non-residential uses must be flood proofed to at least the regulatory flood level of 94.4 metres G.S.C.D.
304	multiple	<ul style="list-style-type: none"> - place of worship 		
305	IL6[305]H (30)	<ul style="list-style-type: none"> - automobile service station - retail store 		<ul style="list-style-type: none"> - retail store involved in the retailing of automobile parts and accessories limited to 25% of the lot area and must not abut Highway 417 and Silver Seven Road - a automobile service station, personal service business, restaurant and medical facility must be located with a retail store
306 (By-law 2011-414)	IL5[306]H (30)	<ul style="list-style-type: none"> - recreational and athletic facility 		<ul style="list-style-type: none"> - off-street parking may encroach up to 8.8 m into the minimum required corner side yard at 1565 Maple Grove

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307 (By-law 2010-307)	IL7[307]-h	- storage yard limited to the storage of road maintenance equipment and materials		- all yards must be 6 m - restaurant take-out limited to 1,393 m ² - for an automobile dealership, automobile rental establishment or automobile service station, up to 12 new cars offered for sale or rent may be parked and featured in the front or corner side yard provided they are not closer than 0.6 m to the property line -the required corner side yard for an automobile dealership located north of Campeau Drive must be 6 m south of the main vehicle entrance off of Campeau Drive - restaurant permitted only within a building containing one of other permitted uses in the zone - storage yard limited to the storage of road maintenance equipment and materials may be located only on the lands at the north west corner of Goulbourn Forced Road and Highway 417 -the holding symbol applies only to the development of a retail store as described in clause 204(7)(d), which development is prohibited until the holding symbol is lifted -the holding symbol may only be lifted after the submission and approval of the following: i) a traffic study that identifies the roadway/intersection modifications required to support the scale of development proposed, ii) a market study that demonstrates that the planned function of the Kanata Regional Shopping Centre in the Kanata Town Centre will not be undermined, such study to be required until the Kanata Regional Shopping Centre achieves a gross floor area of 50,000 square metres, iii) a complete site plan control application under Section 41 of the Planning Act, 1990, and iv) any other information required by the City of Ottawa
308 (By-law 2011-151) (By-law 2010-231)	IL[308]	- place of worship - school	- all uses in subsection 203(2) except: - restaurant, take out - recreational and athletic facility	
309	I1A[309] H(12)	- apartment dwelling, low rise		- minimum rear yard setback of 0 metres for support columns and 3.6 metres for remainder of main building - minimum interior side yard setback of 0.2 metres - minimum front yard setback of 3.4 metres - minimum of 232 square metres of gross floor area must be provided as indoor amenity area
310 (By-law 2009-302)	multiple	- cemetery - community centre - community health and resource centre - court house - retirement home - place of worship and dwelling unit - emergency service		- holding symbol which applies only to the additional permitted uses may only be removed upon completion of the secondary planning process - in case of municipal service centre, no parking is required but if parking is provided parking must be located in garage, carport or any open space on the lot - in case of a storage yard limited to a municipal yard: a) yard must be wholly or partly within completely enclosed building, and use must not become obnoxious, offensive or dangerous by reason of presence or emission of odour, dust, smoke, noise, gas fumes, vibrations, radiation, refuse matter or water carried waste b) any operation, except employee parking, carried on outside building must be completely enclosed by opaque or translucent screen having height of not less than 1.8 m, and such exterior

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		<ul style="list-style-type: none"> - residential care facility -hospital and ancillary dwelling units - correctional facility - municipal service centre - storage yard limited to a municipal yard - recreational and athletic facility - school - post secondary educational institution and ancillary dwelling units - utility installation 		<p>operations must not be carried on in that part of front yard situated between main wall of building and front lot line</p> <ul style="list-style-type: none"> - in case of a utility installation, no goods, materials or equipment may be stored in open, and no operations may be carried on which cause dust, smoke, noise or odour likely to be offensive to persons
311	O1L[311] L1[311] O1C[311]	- community centre		
312	O1D[312]			- maximum permitted lot coverage of 45%
313	O1[313] S 216 O1[313]	<ul style="list-style-type: none"> - accessory use to a permitted use on land immediately abutting an O1 zone - parking lot and right-of-way providing access to the parking lot is permitted at 599 Smyth Road 		<ul style="list-style-type: none"> - accessory use listed in Column III (Additional Land Uses Permitted) is permitted in a O1 zone provided that: <ul style="list-style-type: none"> a) use must be accessory to a use located on an abutting property in an abutting zone; b) use must be wholly contained within a radius of 120 metres from the abutting property to which that use is accessory; c) use must comply with the regulations in this by-law for the abutting zone as though that use were an accessory use to the permitted use on the abutting property and d) no permanent building is allowed under these provisions - despite the above provisions an underground parking garage is permitted as shown on Schedule 216 - parking spaces provided within Area A on Schedule 144 may be used to fulfill parking requirements for development occurring subsequent to February 29, 2004 at 501 Smyth Road
314	I1A[314] H(13.8)			<ul style="list-style-type: none"> - minimum 143 parking spaces must be provided - maximum height of 13.8 m from base elevation of 60.9 m above sea level
315	I1A[315]			- vehicular access permitted between Richmond Road and adjacent I1 zone
316 (By-law 2009-302)	multiple	- building or use operated by the City of Ottawa, the Government of Canada, the Province of Ontario, or any		- the "h" suffix which applies only to the additional permitted uses may only be removed upon completion of and approval under a secondary planning process

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		agency thereof - airport - community health and resource centre - diplomatic mission - municipal service centre - park - parking lot - utility installation		
317	O1C[317]			- the entire R3N[499] and this zone are deemed to be one lot for zoning purposes
318	O1[318]	- parking lot - parking garage - accessory use as detailed in exception [313]		
319	L1[319]			- no parking spaces are required - the yard setback abutting Ravenhill Avenue must be at least 2.2 m
320	L2 [320] S 96			- parking spaces may be located as per Area A in Schedule 96
321	O1[321] L3[321]			- maximum permitted lot coverage of 75%
322 (By-law 2017-17)	I1A[322]	- parking on place of worship site pursuant to Section 86		-Up to 100 vehicular parking spaces within the existing parking lot may be used as non-accessory parking associated with construction at 127 Presland Road for a temporary period of three years beginning on January 25, 2017.
323	O1L[323]			- utility installation not to exceed 7.3 m in height
324	I1A[324]			- up to 60% of the required parking for a place of worship on the lot need not have direct access to a public street
325	L1[325] I1A[325]	- instructional facility		- minimum setback from the east property line of 21 m for building higher than 10.5 m - minimum setback of 7.5 m from property line for building of 10.5 m or less in height
326	L1[326]	- surface parking lot for Ottawa Civic Hospital		
327	O1L[327] O1H[327]	- marine facility - recreational and athletic facility limited to a boat club		- required parking for all uses located in the O1L[327] zone is permitted anywhere in this exception zone

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		- restaurant, full service - retail store		
328	I1A[328]			- an addition is permitted with an interior side yard setback of 1.8 m
329 (By-law 2019-41) (By-law 2017-302) (By-law 2015-190)	O1L[329] -h	- agricultural use -animal care establishment - animal hospital - automobile body shop - automobile dealership - automobile service station - bank -broadcasting studio - community centre - emergency service - heavy industrial use - kennel - light industrial use - municipal service centre -payday loan establishment - park -parking garage - parking lot -personal brewing facility - personal service business - production studio - recreational and athletic facility - research and development centre - restaurant - storage yard - truck transport terminal - warehouse		- the "h" suffix which applies only to the additional permitted uses may only be removed upon completion of and approval under a secondary planning process - the accessory display and sales area of personal brewing facility is limited to 20% of the gross floor area of the entire operation - in the case of animal hospital, automobile body shop, heavy industrial use, kennel, light industrial use, storage yard, truck transport terminal or warehouse: a) the uses must not be obnoxious, offensive or dangerous by reason of the presence or emission of odour, dust, smoke, noise, gas fumes, vibrations, radiation, refuse matter of water-carried waste, b) any exterior operations must not be carried on in that part of a front yard situated between the main wall of the building and the front lot line and the retail and wholesale display and sales areas must not exceed 15% of the gross floor area of the building - buildings accessory to permitted commercial or industrial uses may be used for human habitation by a caretaker or janitor
330	01[330]	- automobile body shop		

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331	L2[331]	- light industrial use limited to a coin mint		
332	I1A[332] S 206	- artist studio - instructional facility - office		
333 (By-law 2015-176) (By-law 2011-354) (By-law 2008-277)	I1A [333] S 207	- parking lot		- required parking for a place of worship and an office may be used as a parking lot - parking lot must be located on the lot with buildings used as a place of worship and office - parking lot is restricted to that area of the lot as shown on Schedule 207 - despite the restriction on the location of a parking lot as stated above, parking spaces in the area outside of the area designated "area where public parking is permitted" on Schedule 207 may be used as a parking lot on a temporary basis starting May 27, 2015 and expiring on May 27, 2018. (OMB Order #1442 issued June 6, 2005)
334	I1A[334]			- a minimum of 12 parking spaces is required for the property, with a maximum of 6 spaces located in the front yard and a maximum of 6 spaces in the side yard - no minimum parking space length applicable
335	L1[335]			- maximum permitted lot coverage of 75%
336	I1A[336]			- maximum height for north 30 m of property of 10.7 m - maximum height for south 30 m of property of 18.3 m - no minimum front, side or rear yard setbacks required - only 19 parking spaces must be provided which are subject to the provisions of Part 4, Parking, Queuing and Loading Provisions
337	L2[337] F(1.5)	- parking lot		- required parking for the restaurant, full service located in the abutting O1M[310]-h zone
338 (By-law 2012-403) (OMB Order #PL101256 issued June 15, 2011) (By-law 2010-329) (By-law 2010-314) (OMB Order #PL080959 issued March 18, 2010)	Reserved for future use			
339 (By-law 2012-334)	I1B[339]	- apartment dwelling, low rise - townhouse dwelling		- maximum height of an apartment dwelling, low rise and townhouse dwelling of 11 metres - maximum of 41 dwelling units permitted - site may be divided into two separate lots for mortgage purposes only provided all zoning provisions continue to be met for the overall lot

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340	O1G[340]	- office		- maximum permitted lot coverage of 80%
341	O1D[341]			- maximum permitted lot coverage of 80%
342	O1L[342]	- diplomatic mission - office limited to an embassy		
343	O1N[343]-h	- airport -building or use operated by the City of Ottawa, the Government of Canada, the Province of Ontario, or any agency thereof - community health and resource centre - diplomatic mission - municipal service centre - park - parking lot - utility installation		- the "h" suffix may only be removed upon completion of and approval under a secondary planning process
344	O1L[344]			- right-of way to permit access to abutting GM1[96]F(2.5) zone
345	L2[345]	- storage yard - parking garage - parking lot - accessory use to a permitted use on land immediately abutting an O1 or L2 zone		- accessory use listed in Column III (Additional Land Uses Permitted) is permitted provided that: a) use must be accessory to a use located on an abutting property in an abutting zone; b) use must be wholly contained within a radius of 120 metres from the abutting property to which that use is accessory; c) use must comply with the regulations in this by-law for the abutting zone as though that use were an accessory use to the permitted use on the abutting property and d) no permanent building is allowed under these provisions
346	O1L[346] H(30)	- retail store limited to a pharmacy - retirement home		- retail store limited to a pharmacy must be located in a retirement home and must not exceed 25 m ² in gross floor area - Sections 69(1) and 173(2) do not apply, and the minimum setback from the water's edge is 12 m (the fill and construction line) - maximum permitted lot coverage is 40%
347 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	I2A[347] F(3.0) I2A[347]			- the gross floor area may be distributed over all I2A[347]F(3.0), I2E[1377] F(3.0), I2E [1376] S232, I2A [1378] S232, and LC2 zoned lands, provided that with every application for a building permit, a detailed account of the gross floor area used to date and remaining is submitted indicating the cumulative gross floor area of the subzone is not exceeded. - all required parking spaces may be located on any part of the I2A[347] F(3.0), I2E[1377] F(3.0), I2E [1376] S232, I2A [1378] S232 and LC2 , TD2[2077], TD3[2090], TD3[2077] H(107),

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				TD3[2077] H(137) zoned lots.
348	I2[348]			- minimum required setbacks of: a) 4.5 m from lot line abutting Laurier Avenue b) 7.6 m from lot line abutting Cumberland Street c) 6 m from lot line abutting Copernicus Street, and d) 4 m from lot line abutting Lot 8, Plan #14141 on west side of Copernicus Street - no parking spaces required, but if parking provided, must comply with parking area, access and driveway provisions of Part 4, Parking, Queuing and Loading Provisions
349 (By-law 2018-206)	L1[349]	- dwelling unit		
350	I2A[350]		- all uses except utility installation	
351	O1L[351]	- office - dwelling units		
352 (By-law 2010-307)	O1L[352]	- museum		- Section 69 does not apply
353	I1A[353]			- minimum front yard setback required is 2.3 m - minimum rear yard setback required is 6 m - minimum east side yard setback required is 0.3 m - minimum west side yard setback required is 0.9 m - maximum building height is 15 m - a cornice or other ornamental architectural feature may project to a lot line - parking spaces may be accessed from Avon Lane - loading spaces are not required
354	L2 [354]	- light industrial use limited to an airfield and aviation repair facility		- maximum height of 22.7 m - maximum lot coverage of 40%
355	EP[355]	- marine facility limited to a boat launch and accessory parking		- no expansion to boat launch and accessory parking permitted
356	O1[356] L1[356]	- cemetery - community centre - community health and resource centre - court house - retirement home - parking lot - place of worship and dwelling unit		

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		<ul style="list-style-type: none"> - emergency service - residential care facility - hospital and ancillary dwelling units - correctional facility - municipal service centre - storage yard limited to a municipal yard - recreational and athletic facility - school - post secondary educational institution and ancillary dwelling units - utility installation 		
357	O1D[357]	- school		- school limited to an elementary school for kindergarten and junior kindergarten classes only
358	L2[358]	- medical facility		- maximum permitted gross floor area for medical facility of 85 m ²
359 (By-law 2019-410)	L2[359]	<ul style="list-style-type: none"> - parking lot - restaurant-full service - retail store 		<ul style="list-style-type: none"> - no more than 1 600 parking spaces are required - required parking may be located anywhere on the lot in this zone or off-site in the abutting GM6F(1.72)S 115 - required parking provided in this zone must locate in either an open area surface parking lot or in an open air parking structure where no more than 50% of the area between floors at the perimeter of the structure is walled in - parking spaces provided in this zone may also be used to satisfy the parking requirement of the abutting GM6F(1.72) S 115 zone and as additional parking for the businesses along Coventry Road - notwithstanding parking requirements associated with the uses in the GM6 F(1.72) S115 Zone, a parking lot is permitted.
360	O1D[360]			- maximum lot coverage of 45%
361	O1[361]	<ul style="list-style-type: none"> - parking lot - accessory use as detailed in exception number [313] - parking garage 		
362	EP3[362] H(10.7) S 86	<ul style="list-style-type: none"> - park - detached dwelling 		<ul style="list-style-type: none"> - where lot abuts Rideau River, front lot line deemed to be lot line abutting Rideau River, and all other provisions of By-law apply with all necessary modifications - maximum lot coverage : 20% - minimum rear yard setback of 4 m between face of any garage and rear lot line and minimum rear yard setback of 10 m in all

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				<p>other cases</p> <ul style="list-style-type: none"> - any garage located within 4 m of rear lot line deemed conforming if in existence on December 18th, 2002 - minimum side yard setback: 1.6 m - all lands within 10 m of high water mark of Rideau River must be landscaped area - maximum gross floor area: 279 m², except in case of lot 20 (4120L Riverside Drive), which is 372 m² - maximum number of dwelling units per lot is one, with the exception of the lot addressed 4120A Riverside Drive, which can have two dwelling units
363	O1A[363]	- two dwelling units in existing detached dwelling		
364	O1D[364]	<ul style="list-style-type: none"> - restaurant - retail store, limited to a giftshop - office limited to offices for heritage or historical organizations 		
365	I1A[365]	- office		- maximum permitted gross floor area for office uses of 2 958 m ²
366	I1A[366] H(21) L1[366]	<ul style="list-style-type: none"> - equestrian facility - training centre with related office space and dormitory 		
367	EP[367] O1[367] L1[367]	- utility installation limited to a stormwater management facility		
368	I1A[368] S 130	- instructional facility	<p>all I1 Zone permitted uses except:</p> <ul style="list-style-type: none"> - community health and resource centre - park - school - day care - utility installation 	<ul style="list-style-type: none"> - a minimum of 85 parking spaces to be provided in Areas A, B, C and D on Schedule 130 - despite access and driveway requirements of this by-law, access to the site may be made by a driveway as per Area E on Schedule 130 - no aisle or minimum parking space length required for Areas B and C on Schedule 130
369	L1[369]		<ul style="list-style-type: none"> - all L1 Zone permitted uses except for: - community centre - day care - park 	

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			- recreational and athletic facility - utility installation	
370	I2 [370] F(1.5)			- minimum front yard setback 46 m - no parking permitted within front yard setback
371	12[371] F(1.5)			- access is permitted in this zone from the private roadway known as Valour Drive leading to-Alta Vista Drive
372 (By-law 2008-420)	I2B [372] F(0.7) H (10.7)			- access is only to be permitted from the private roadway leading from the northeast corner of Alta Vista Drive and Smyth Road to the National Defence Medical Centre
373	I2B[373] H(12.5)			- parking for office use in this zone is to be provided at a rate of 4 spaces per 100 m ² of gross floor area
374	I2D [374] F(0.5) S 123			- maximum heights as shown on Schedule 123 - at least 40% of Areas A, B and C on Schedule 123 must be landscaped area
375	I2[375], O1[375]	- accessory use as detailed in exception number [313]		- total of 278 parking spaces required - part of the abutting Hydro Ottawa lands may be used to accommodate some of the required parking
376	I1A[376]	- parking lot		- parking lot is limited to parking for uses located in the abutting GM F(1.0) zone
377	I1A[377] S 122			- yards and building heights as per Schedule 122 - parking requirements for daycare of 1 space per 65 m ² gross floor area - required parking may be located in front yard
378 (By-law 2011-433)		- private way		
379	O1[379]	- accessory use as detailed in exception number [313] - parking lot	- all uses other than the uses listed in Column III (Additional Land Uses Permitted)	
380	O1[380]	- agricultural use		
381	O1[381]	- driveway		
382	I1A[382]	- a parking lot associated with a place of worship at 251 Northwestern Avenue.	- all uses other than the use listed in Column III (Additional Land Uses Permitted)	
383	I1A[383]		- all uses except a place of worship	- up to 50% of parking provided for a place of worship on the lot need not have direct access to a public street. - one parking space may be provided in the front yard but must be located a minimum of 5 m from the front (west) lot line.

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				<ul style="list-style-type: none"> - minimum front yard setback of 6.5 m - minimum rear yard setback of 6.2 m - minimum corner side yard setback of 4.9 m - minimum parking separation of 0.6 m where a 1.2 m high opaque screen is provided.
384	AM1[384]	<ul style="list-style-type: none"> - parking garage - parking lot 		
385 (By-law 2016-249) (By-law 2012-91)	AM[385]	<ul style="list-style-type: none"> - warehouse 		<ul style="list-style-type: none"> -despite Schedule 1A the minimum number of parking spaces required will be calculated using the requirements of column III, Area B of Table 101 -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
386	TM3[386] H (42.0)			<ul style="list-style-type: none"> - the required number of parking spaces may be reduced by 5 spaces in relation to a medical facility in the existing building
387	O1[387]	<ul style="list-style-type: none"> - parking lot 		<ul style="list-style-type: none"> - the parking lot is permitted for the temporary period effective October 3, 2003 and expiring October 4, 2006 - maximum of 10 parking spaces permitted in temporary parking lot
388	I1A [388] S 133			<ul style="list-style-type: none"> - a right-of-way servicing the uses permitted in the abutting R4M[899] zone is permitted in the area shown hatched on Schedule 133 - in the case of a place of worship, a minimum of 18 parking spaces must be provided in the area shown hatched on Schedule 133 - 2 of the 18 parking spaces may be located in the portion of the front yard abutting First Avenue located in the shaded area on Schedule 133 - 4 of the 18 parking spaces required for the uses located in the R4M[899] zone may be located in this zone - a minimum of 25% of the area of this zone must be landscaped area - east side yard setback- 0.3 m - other side yard setback-2.1 m - the yard abutting First Avenue must have a depth of at least 3.9 m - the yard abutting Glebe Avenue must have a depth of at least 7.6 m - canopies and their supports may extend or project into a required yard to the lot line
389	I1A[389]	<ul style="list-style-type: none"> - dwelling unit - diplomatic mission 		
390	I1A [390]			<ul style="list-style-type: none"> - a landscaped buffer is not required between a parking lot and a public street
391	O1L[391]	<ul style="list-style-type: none"> - diplomatic mission - office limited to an embassy 		

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392 (By-law 2011-151) (By-law 2010-231)	GM19[392] H(11.0)	- drive-through facility - hotel		- maximum total gross floor area permitted to be developed on a lot in this zone is 35,000m ²
393 (By-law 2017-302) (By-law 2011-433) (By-law 2008-283)		- retail store - retail food store - parking garage - storage yard limited to building materials yard -animal care establishment - automobile service station - bank - bank machine - car wash - convenience store - gas bar - instructional facility -payday loan establishment - personal service business - post office - recreational and athletic facility - restaurant - service repair shop	- parking lot	
394	IP4[394] H(21.5)	- retail store		- retail store permitted provided it is accessory to the main use and it is located with the recreational and athletic facility
395 (By-law 2017-302) (By-law 2011-151) (By-law 2010-231)	Reserved for future use			

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396	GM[396]		<p>All uses except for the following:</p> <ul style="list-style-type: none"> - artist studio - community centre - community health and resource services centre - day care - instructional facility - library - office - place of worship - recreational and athletic facility - research and development centre - training centre - utility installation 	<ul style="list-style-type: none"> - the minimum front yard setback abutting a residential zone is 1.5 m - the minimum easterly side yard setback abutting a residential zone is 5 m - the minimum rear yard setback abutting a residential zone is 0 m - the minimum width of landscaped area for a yard abutting a street is 1.5 m - the minimum width of landscaped area for a yard which does not abut a street is 0 m, and in the case of the westerly side yard, it is 0 m, where a minimum 1.4 m high opaque screen is provided - the parking aisle is reduced from 6.7 m to 6.3 m - four tandem parking spaces are permitted in the easterly side yard and these spaces may be reduced in width from 2.6 m to 2.4 m
397	O1[397]	<ul style="list-style-type: none"> - office - dwelling units 		
398 (By-law 2021-112) (By-law 2020-299) (By-law 2018-171) (By-law 2016-249) (By-law 2014-198) (By-law 2013-156)	MC[398] S169-h			<ul style="list-style-type: none"> - maximum building heights as per Schedule 169, however, if the lot is adjacent to a lot zoned for low-rise residential, the maximum building height may not exceed the maximum building height established for the adjacent zone and may only increase in height when it is more than 30 metres from the adjacent low-rise residential lot line - Building podium heights: <ul style="list-style-type: none"> i. buildings 5 to 12 storeys tall must have a minimum 3 metre stepback at or below the top of the fourth storey ii. buildings taller than 12 storeys must have a minimum 6.0 metre stepback at or below the top of the sixth storey - above the sixth storey the maximum gross floor area for a floor of a residential use building: 750m² - maximum gross floor area for a floor of a non-residential building containing only office use: 2000m² - where two buildings on the same lot are both more than six storeys in height that part of the buildings greater than six storeys tall must be a minimum of 20 metres away from each other - side and rear yard setback for that part of a building more than six storeys in height is 10 metres - at least 70% of the lot width along City Centre Avenue and Somerset Street must be occupied by one or more buildings and the lot width will be measured at the required front yard building setback - for any buildings along City Centre Avenue and Somerset Street the maximum building setback is 3 metres. - maximum number of parking spaces permitted, as per Section 103, Table 103, Column II, Area A on Schedule 1, despite the location of the land on Schedule 1 <p>The holding symbol applies to new buildings and building additions and will not be removed until such time as:</p> <ul style="list-style-type: none"> - a master concept plan covering the entire land area of the h

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				<p>zoned lands depicting major development blocks, roads and public spaces to be dedicated to the City of Ottawa or private access roads is submitted and approved;</p> <ul style="list-style-type: none"> - servicing and traffic studies are submitted and approved; and - the execution of a site plan agreement. - storefront industry comprising of a brewery is limited to 2,300 m² gross floor area

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399 (By-law 2017-302) (By-law 2015-190)	MC8 [399] F(2.0) h ¹ h ² h ³ S 135			<p>1. The removal of the h¹ holding symbol is subject to the following provisions:</p> <p>(a) approval of a Master Drainage Plan for the entire area encompassed by the Confederation Heights Area Secondary Policy Plan as shown on Schedule N of Section 7.0, Vol. 2A of the Official Plan;</p> <p>(b) acceptance of a master plan for future development of the entire parcel of land bounded by Heron Road, Riverside Drive, the Airport Parkway and Brookfield Road as set out in the Confederation Heights D\Secondary Policy Plan; and</p> <p>(c) acceptance of soils, geotechnical and hydrogeological studies as set out in the Secondary Policy Plan for the lands proposed to be developed that identifies the following:</p> <p>(i) construction techniques and measures to be employed to ensure the maintenance of soil stability, ground water levels and the moisture content of the leda clay,</p> <p>(ii) any soil or ground water contamination and remedial measures that will be employed if contamination exists.</p> <p>2. The removal of the h² holding symbol is subject to the following provisions:</p> <p>(a) fulfillment of the conditions to be satisfied for the removal of the h¹ holding symbol above;</p> <p>(b) acceptance of a market demand study that:</p> <p>(i) confirms the demand for the following permitted uses in excess of 2,790 m²</p> <ul style="list-style-type: none"> - artist studio - bank - bank machine - instructional facility - parking garage - parking lot -payday loan establishment - persona service business - restaurant, full service - restaurant, take-out - retail store - service and repair shop, <p>(ii) confirms that such uses in excess of 2,790 m² will mainly serve the Mixed-Use Centre and the area within 1.4 kilometer radius of the Centre,</p> <p>(iii)confirms that such uses in excess of 2,790 m² will not adversely affect the market viability of the following commercial areas: (1) Riverside Mall located on Ridgewood Avenue east of Riverside Drive (2) Billings Bridge Shopping Centre located at the southwest quadrant of Bank Street and Riverside Drive (3) Rideauview Mall located at the northwest corner of Meadowlands Drive and Price of Wales Drive (4) Hogs Back Plaza located at the southwest corner of Meadowlands Drive and Prince of Wales Drive;</p> <p>3.The removal of the h³ holding symbol is subject to the following provisions:</p> <p>(a) fulfillment of the conditions to be satisfied for the removal of the h₂ holding symbol;</p> <p>(b) completion of a transportation study to the satisfaction of the City that confirms:</p> <p>(i) traffic generated by the proposed development in conjunction with traffic generated by all existing development within the Mixed-Use Centre will not exceed 35% of the combined capacity of Heron Road, Riverside Drive and the Airport Parkway/ Bronson Avenue,</p> <p>4. Notwithstanding 1. through 3., the holding symbol applies only to uses contained within new development, and does not prohibit</p>

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399 (cont'd)				<p>(ii) that the level of Service D will not be exceeded at the Brookfield Road and Riverside Drive intersection and the Heron Road and Riverside Drive intersection without (1) major intersection improvements other than those identified in the Confederation Height Plan of Development and (2) without major road widening;</p> <p>(c) completion of such transportation or transit network improvements as determined necessary by the transportation study to satisfy Condition (b) above, including any of the following:</p> <p>(i) opening the Airport Parkway to full access at Walkley Road and/or Hunt Club Road,</p> <p>(ii) road network developments as identified in the City's Official Plan that can result in providing alternate routes for background traffic,</p> <p>(iii) transit network improvements that can result in achieving at least 40% transit ridership, which improvements may include:</p> <p>(1) on site transit service that is integrated with the rapid transit network</p> <p>(2) development of a people mover system</p> <p>(3) the establishment of a computer rail link or transit network extension along the CPR Line traversing the Mixed-Use Centre</p> <p>(4) traffic demand measurements to encourage any of the following: car pooling, bicycle, walking and/or use of transit,</p> <p>(iv) identification of required modification to Flannery and Brookfield intersection and implementation – cost to be borne by the developer;</p> <p>(d) acceptance of a sanitary servicing and water supply study and all necessary improvements to within the Mixed-Use Centre and to systems owned by the City to municipal standards and sized to provide sufficient capacity to accommodate all potential development within the Mixed-Use Centre; and</p> <p>(e) confirmation from the City that the modal split levels established in the Official Plan for the corresponding level of employment in Confederation Heights have been achieved or exceeded.</p>
400	EP[400]	- agricultural use limited to maple syrup production		