

Rural Exceptions 501r-600r (Section 240)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
501r	AG[501r]			- despite Section 211(2) the further permitted mobile home may be in the form of a detached dwelling
502r	AG2[502r]		- conditional uses of a detached dwelling or mobile home as provided for under Section 211(2)	
503r	V3E[503r]			- maximum of 16 dwelling units
504r	V3G[504r]			- maximum of 8 dwelling units
505r	V3F[505r]			- maximum of 5 dwelling units
506r	V1P[506r]			- a septic system or the storage of oil is prohibited within 30m of the O1 zone abutting First Line Road - minimum lot area is 1,950 m ²
507r	RC5[507r]	- amusement park		
508r	VM[508r]	- parking lot to accommodate parking for use on lands zoned VM on the abutting lot to the west		- parking lot to have a maximum of ten parking spaces
509r	RR11[509r]			- minimum lot area of 800 m ² - minimum lot width of 15 m - minimum interior side yard setback of 3 m
510r	RI[510r]			- minimum lot area of 450 m ² - minimum lot width of 15 m
511r	RR8[511r]	- retail store limited to an antique and gift shop		- minimum lot width of 60 m - interior side yard and rear yard setback of 0.2 m for the retail store - retail store limited to a maximum floor area of 210 m ²
512r (By-law 2008-457)	RR4[512r]			- minimum interior side yard setback of 2 m one side and 3.5 m other side
513r	RR8[513r]			- maximum building height of 4.6 m - no building or structure permitted within 15 m of edge of escarpment
514r	RR1[514r]	- day care		
515r	RR1[515r]-h	interim permitted		- the holding symbol may only be removed by

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		uses: - agricultural use - forestry - one detached dwelling - group home - home-based business - home-based day care - secondary dwelling unit		amendment to this by-law upon compliance with the following: (a) approval of a subdivision application, or (b) approval of a consent application
516r (By-law 2021-218)	Reserved for future use			
517r (By-law 2021-218)	Reserved for future use			
518r (By-law 2021-218)	Reserved for future use			
519r	RR9[519r]			- despite Section 60 - Frontage on a Public Street, development of the subject land is permitted - front lot line is considered to be the line closest and parallel to River Road - the existing detached garage is permitted in the front yard
520r (By-law 2009-302)	multiple			- all buildings and structures are subject to the setbacks indicated in Section 72- Setback from the Trans Canada Pipeline
521r	RR5[521r]			- despite the permitted use bed and breakfast a total of four guest rooms may be used for this use - all buildings and structures are subject to the setbacks indicated in Section 73- Setback from the Trans Canada Pipeline
522r	RR2[522r]			- rear yard setback for any building or structure of 45 m
523r (By-law 2009-347)	RR5[523r]			- despite the permitted use bed and breakfast a total of four guest rooms may be used for this use - additions and accessory structures, maximum 24 square metres in floor area as measured from the outside walls, are permitted within the 30 metre setback from watercourses and waterbodies as long as the addition or accessory structure is no closer than the principal building to the water - uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres from a principal building located within the 30 metre setback from watercourses and waterbodies - uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m

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				<p>above adjacent grade are permitted to project a maximum of 2 metres, but no closer than 1 metre from any lot line, from a principal building located within the 30 metre setback from watercourses and waterbodies</p> <p>- minimum front yard setback for lots abutting watercourses or waterbodies: 3 metres</p>
524r (By-law 2009-347)	RR5[524r]			<p>- despite Section 69 – Setback from Watercourses and Waterbodies, the water setback provisions for this lot are as determined by the Mississippi Valley Conservation Authority</p> <p>- minimum lot area of 7,500 m²</p> <p>- additions and accessory structures, maximum 24 square metres in floor area as measured from the outside walls, are permitted within the 30 metre setback from watercourses and waterbodies as long as the addition or accessory structure is no closer than the principal building to the water</p> <p>- uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres from a principal building located within the 30 metre setback from watercourses and waterbodies</p> <p>- uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres, but no closer than 1 metre from any lot line, from a principal building located within the 30 metre setback from watercourses and waterbodies</p> <p>- minimum front yard setback for lots abutting watercourses or waterbodies: 3 metres</p>
525r	RU[525r]	- parking lot		- parking spaces located on this lot may be considered required parking spaces for the abutting lands zoned RC4[529r]
526r	RR5[526r]			- despite Section 58 – Flood plain overlay, a detached dwelling and site alterations may be permitted subject to the City's approval based on Conservation Authority advice on flood-proofing and not impacting the floodplain of the Bear Brook
527r	ME[527r]-h	- parking lot		<p>- parking spaces in this zone may be considered required parking for the land uses in the abutting RC4[529r] zone</p> <p>- the holding symbol applies only to the permitted use mineral extraction operation</p> <p>- the holding symbol may only be removed by amendment to this by-law upon compliance with the following:</p> <p>(a) in support of the intent to extract mineral aggregates such studies or plans as the City deems necessary be prepared including those addressing hydrogeology, noise, vibration and site rehabilitation;</p> <p>(b) the City has approved an Environmental Impact Statement submitted when the proposed mineral extraction operation is adjacent to lands zoned EP3</p> <p>- Environmental Protection or lands designated</p>

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				Rural Natural Feature in the Official Plan
528r (By-law 2020-50) (By-law 2018-173) (By-law 2011-234)	RC4[528r] S381-h	-amusement centre, limited to a bingo hall - casino, limited to slot machines and 55 gaming tables -hotel - place of assembly - fairground -retail store, where not accessory to a casino, limited to a flea market - sports arena limited to a horse racing track	all uses except existing uses as of May 9 th , 2018 are prohibited until the holding symbol is removed	- Maximum building heights are shown on Schedule 381 - A hotel building may only be located as shown on Area A of Schedule 381 - The lands within Exception 528r are considered as one lot for zoning purposes. - For the purposes of determining front yard setbacks, lands within Exception 528r are to be treated as though the lot fronts on Albion Road. - The holding symbol within Areas A, B and D of Schedule 381 may only be removed once an application for Site Plan Control under the Planning Act is approved, which addresses the following, and as more specifically described in report ACS2018-PIE-EDP-0021 and all to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development: a. Transportation Demand Management strategies to support and encourage travel options to reduce reliance on single occupancy automobile use; b. Transit or shuttle services between the site and the nearest transit station; c. An update of the Transportation Impact Assessment submitted with the zoning by-law amendment application to provide for a more refined examination of impacts of the expanded facility (taking into consideration phasing) to local road networks and participation in implementation of measures that may accelerate Transportation Master Plan projects where practical and other possible measures such as participating in localized improvements that may alleviate current congestion - The holding symbol within Area C of Schedule 381 may only be removed when sufficient municipal water supply is available. -Section 61 does not apply. -Despite the provisions of Row (i) in Table 218A of the Zoning By-law, parking spaces are permitted within the required front yard where a 3 m landscaped strip is provided. -minimum required aisle width: 6 m -An outdoor commercial patio is permitted if it is operated as part of a restaurant within a hotel or casino.
529r (By-law 2010-197)	RC4[529r]	- environmental preserve and educational area - fairground including temporary trailer parking for event employees - park - place of assembly - sports arena	all uses in the RC zone except for the permitted uses listed in Column III (Additional Land Uses Permitted) and the following conditional uses provided that they are located in the same building or on the same lot as	- maximum building height of 15 m does not apply to temporary amusement rides and similar structures - place of assembly, if outdoors, must be 200 m from boundary of a residential zone - park uses of active recreational nature must be located 100 m from boundary of a residential zone - temporary trailer parking no closer than 150 m from boundary of a residential zone - fairground events involving vehicle competitions will be no closer than 200 m from a boundary of a residential zone - exterior storage associated with any permitted use is permitted in any yard and must be located no closer than 150 m from a boundary of a residential

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			a permitted use: - amusement park - bank machine - restaurant in association with any main permitted use - parking lot	zone - required parking may be located off-site on lands zoned RU[525r] and ME[527r]-h - amusement park rides must be 150 metres from any lot line abutting a residential zone - a minimum 15 metre landscaped area must be provided along any lot line abutting a residential zone
530r	RR4[530r]			- minimum lot area of 0.8 ha - minimum lot width of 20 m - portions of blocks comprising these lots that are in the adjacent EP3 and O1 zones can be included in the calculation of lot area
531r	O1[531r]			- portions of blocks comprising these lots that are in the adjacent RR4 zones can be included in the calculation of lot area
532r	RU[532r]	- crematorium		- the crematorium is limited to cremation of pets
533r	RU[533r]			- despite the definition forestry use a sawmill in a temporary or permanent building may process timber resources from off-site sources
534r	RR7[534r]	- low-rise apartment dwelling		- minimum lot size of 3,800 m ² - maximum building height of 15 m - maximum lot coverage 25% - maximum of 3 dwelling units
535r	AG[535r]	- catering establishment		
536r	AG[536r]	- retail store limited to a butcher shop that may include as an accessory use the slaughter of animals on a small scale		
537r	AG[537r]		- any residential dwelling on a 1.7 ha parcel of land described as Parcel 2 on a Site Development Plan prepared by Neil A. Levac Engineering Ltd., dated April 28, 1994	- minimum lot area of 1.7 ha - minimum lot width of 50 m - minimum rear yard setback of 2 m for the detached dwelling - for agricultural use outside manure storage is prohibited
538r	RH[538r]		all uses except for: - storage yard limited to	

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			dismantling of automobiles, storage of parts for sale and removal of unsalvageable vehicles parts. Accessory use includes the sale of salvageable vehicles.	
539r	AG[539r]	- heavy equipment and vehicles sales, rental and servicing limited to milk truck storage and repair facility including accessory milk testing facility	all uses except for: - accessory dwelling unit	
540r	RR3[540r]			- minimum lot frontage of 55m for lots 1 to 8 and 21 on Plan 4M-1234 - minimum lot frontage of 45m for lot 10 on Plan 4M-1234 - minimum rear yard setback for any dwelling unit or septic system of 75m for lots 1 to 5 on Plan 4M-1234 - minimum rear yard setback for any dwelling unit or septic system of 50m for lot 6 on Plan 4M-1234 - no development to occur on the wetland portion of lots 8, 9, 10 and 20 on Plan 4M-1234 prior to approval by the City and Mississippi Valley Conservation Authority
541r	ME[541r]-h			- the holding symbol applies only to the permitted use mineral extraction operation - the holding symbol may only be removed by amendment to this by-law upon compliance with the following: (a) in support of the intent to extract mineral aggregates such studies or plans as the City deems necessary be prepared including those addressing hydrogeology, noise, vibration and site rehabilitation; (b) the City has approved an Environmental Impact Statement submitted when the proposed mineral extraction operation is adjacent to lands zoned EP3- Environmental Protection or lands designated Rural Natural Feature in the Official Plan.
542r	RR5[542r]			a maximum number of 5 detached dwellings is permitted
543r	RU[543r]	- instructional facility		

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544r	RR2[544r]			- lot area shall be calculated by including the respective adjacent block of land at the rear or side zoned RR2[129r]
545r	RU[545r]	- storage yard limited to the storage of heavy vehicles or construction equipment		- storage yard use restricted to storage of heavy vehicles or construction equipment - storage yard use to be conducted entirely within an enclosed building or within an uncovered area which is fully screened from streets and adjacent properties by means of fencing and/or landscaping features - all vehicle maintenance must be conducted within an enclosed building the permitted use shall not become obnoxious or offensive by reason of emission of odour, smoke, dust, noise, gas, fumes, cinders, vibration, refuse matter or water carried waste, or that which is or may become explosive [OMB Order No. 0113, Issued Jan. 17, 2007]
546r	RC3[546r];RC3[546r]-h	- convenience store - daycare - light industrial use limited to the manufacture of canoes and kayaks - medical facility - office - parking lot - personal service business - place of assembly limited to a club - retail store - storage yard that is enclosed and shielded from view from the street or adjacent lots - theatre	- all RC uses except: - detached dwelling - dwelling unit - restaurant	- where a holding symbol exists it may only be removed by amendment to this by-law upon compliance with the following: (a) submission and approval by the City of a site plan control application
547r	EP3[547r]	- place of assembly limited to a hunting camp		- the place of assembly may include overnight accommodations for users
548r	RU[548r]	- accessory detached dwellings - accessory dwelling units - place of assembly limited to an eco-wellness centre including the sale or rental of		- minimum front yard setback of 60m - despite Section 131, Planned unit development, the provisions of said section shall not apply and instead the provisions of the RU zone apply with a maximum number of detached dwellings or accessory dwelling units limited to 1 per 0.8ha of land zoned RU[548r]

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		environmentally friendly products, supplies and services		
549r	RU[549r]		all RU uses except: - artist studio - bed and breakfast - detached dwelling - equestrian establishment - environmental preserve and educational area - flood or erosion control works - forestry operation - group home - home-based business - home-based daycare - retirement home, converted - secondary dwelling unit	
550r	AG2[550r]			- minimum lot area of 3 hectares - a bed and breakfast is permitted in an accessory building to a maximum of four guest rooms
551r	V1C[551r]			- minimum rear yard setback of 8.5 m
552r	V2D[552r]			- minimum lot area of 450 m ² per dwelling unit - minimum lot width of 13 m per dwelling unit
553r	V3B[553r]			- maximum lot coverage of 34% - minimum front yard setback of 1.4 m
554r	V3F[554r]			- maximum of 5 dwelling units permitted
555r	Reserved for future use			
556r	V1I[556r]	- office limited to an insurance office		- minimum lot area of 0.29 ha - minimum lot width of 44.5 m - maximum of 11 parking spaces permitted - minimum side yard setback of 6 m and a minimum rear yard setback of 15 m - minimum front yard setback of 20 m
557r	V1I[557r]			- minimum front yard setback of 1.4 m

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558r	V1I[558r]			- minimum lot area of 8.7 hectares - minimum lot width of 55.9 m
559r (By-law 2009-347)	V2B[559r]		- semi-detached dwelling	- minimum lot width of 19 m - additions and accessory structures, maximum 24 square metres in floor area as measured from the outside walls, are permitted within the 30 metre setback from watercourses and waterbodies as long as the addition or accessory structure is no closer than the principal building to the water - uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres from a principal building located within the 30 metre setback from watercourses and waterbodies - uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres, but no closer than 1 metre from any lot line, from a principal building located within the 30 metre setback from watercourses and waterbodies - minimum front yard setback for lots abutting watercourses or waterbodies: 3 metres
560r	V1I[560r]			- no limit on the number of residents permitted in a retirement home - maximum floor area not to exceed that of existing building
561r	V1I[561r]			- minimum lot area of 1097 m ² - minimum lot width of 21.8 m
562r	V1I[562r]			- maximum interior side yard of 7.5 m on one side - minimum of 10 m on other side
563r	V1I[563r]		- all development prohibited	- lands to be used as private monitoring sites
564r	V3B[564r]-h			- holding symbol may only be removed following approval of a subdivision and site plan application - maximum density: 40 units per hectare - minimum lot width for lots fronting on a public street: 6.1 m - minimum lot width for lots fronting on a private way: 7 m - minimum front yard setback from a private way: 5 m - minimum setback from John Street: 4 m - minimum setback from Doctor Leach Drive: 4.9 m - minimum interior side yard setback: 1.2 m - minimum corner side yard setback: 3.7 m - minimum rear yard setback: 5 m
565r	V1N[565r]			- minimum lot area of 400 m ²
566r	V1G[566r]	- warehouse		- maximum lot coverage of warehouse of 10%

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		limited to an accessory commercial storage building		
567r	V1J[567r]			<ul style="list-style-type: none"> - minimum lot area of 1,950 m² - maximum lot coverage is 25% - minimum interior side yard is 2.5 m - for lots which are partially located within both the V1J[567r] and V1J[631r] zones, the rear yard, lot area and lot coverage for those lots will be calculated as including that portion of the rear yard which is zoned V1J[631r]
568r (By-law 2009-347)	V2B[568r]			<ul style="list-style-type: none"> - minimum lot area of 900 m² - minimum lot width of 23 m - minimum corner side yard setback of 6.7 m - additions and accessory structures, maximum 24 square metres in floor area as measured from the outside walls, are permitted within the 30 metre setback from watercourses and waterbodies as long as the addition or accessory structure is no closer than the principal building to the water - uncovered, unenclosed features such as decks or platforms where the walking surface is not higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres from a principal building located within the 30 metre setback from watercourses and waterbodies - uncovered, unenclosed features such as decks or platforms where the walking surface is higher than 0.6 m above adjacent grade are permitted to project a maximum of 2 metres, but no closer than 1 metre from any lot line, from a principal building located within the 30 metre setback from watercourses and waterbodies - minimum front yard setback for lots abutting watercourses or waterbodies: 3 metres
569r	V3B[569r] D(39)			<ul style="list-style-type: none"> - any lot that obtains access from Langstaff Drive must be used only for a detached dwelling
570r	V1H[570r]-h			<ul style="list-style-type: none"> - holding symbol may only be removed following approval of a consent application
571r	V3H[571r]			<ul style="list-style-type: none"> - minimum interior side yard setback of 5 m - maximum permitted height of 1 storey - maximum of 5 dwelling units
572r	V3F[572r]	office	<ul style="list-style-type: none"> - all uses other than an office or an apartment dwelling, low rise 	<ul style="list-style-type: none"> - maximum number of dwelling units: 5 - office to be located on ground floor only - minimum lot area: 1150 m² - minimum lot width: 30 m - minimum front and corner side yard setbacks: 1 metre - maximum lot coverage: 15% - maximum height: 8.5 m
573r	V3G[573r]		<ul style="list-style-type: none"> - all uses other than semi-detached 	<ul style="list-style-type: none"> - nine semi-detached dwellings permitted in zone - minimum lot width of 11 m - minimum interior side yard setback of 3 m

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			dwelling	
574r (By-law 2014-289)	V3G[574r]		- all uses other than semi-detached dwellings	- three semi-detached dwellings permitted in zone - minimum lot width of 11 m - minimum interior side yard setback of 3 m
575r (By-law 2014-94)	V1D[575r]-h	The following uses are permitted until such a time as the holding symbol is removed: - agricultural use - environmental preserve and education area - forestry operation - one detached dwelling		- holding symbol may only be removed following approval of a subdivision application or consent request, to ensure proper lot and street layout
576r	V1G[576r]			- minimum front yard and corner side yard setbacks for detached dwellings of 12 m
577r	V1G[577r]			- minimum front yard and corner side yard setbacks for detached dwellings of 9 m
578r	V2C[578r]	- retirement home		- minimum lot area of 1.2 hectares, and maximum of 15 dwelling units permitted in a retirement home
579r	V1G[579r]			- minimum front yard setback of 7.5 m - minimum interior side yard setback of 1.8 m - minimum corner side yard setback of 6 m
580r (By-law 2012-334) (By-law 2010-308)	V3G[580r]	- retirement home	-all uses except for: - retirement home - townhouse dwelling and apartment dwelling, low rise providing a residence mostly for senior citizens	- minimum lot area of 2.1 hectares and maximum of 40 dwelling units permitted in a retirement home -minimum front yard setback: 6.m -minimum interior side yard setback: 3m -minimum corner side yard setback: 6m -minimum rear yard setback: 7.5m -minimum landscaped area: 20% -maximum lot coverage: 25%
581r	V1G[581r]	- medical facility existing as of 1983		- only 1 detached dwelling unit permitted - minimum front yard and corner side yard setbacks for detached dwelling of 7 m
582r	V1P[582r]			- Parts 1,2,3 and 10 of Plan 5R-5339 considered to be one lot for zoning purposes - Parts 4,5 and 6 of Plan 5R-5339 considered to be one lot for zoning purposes - Parts 7,8 and 9 of Plan 5R-5339 considered to be one lot for zoning purposes
583r	V1P[583r]	- multiple unit		- maximum of 8 units permitted

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		dwelling limited to townhouse		
584r	AG3[584r]	- semi-detached dwelling		
585r	V1P[585r]			- minimum rear yard setback of 3 m
586r	AG2[586r]			- minimum lot area of 1500m ²
587r	V1P[587r]	- marine facility - office		- office must not exceed 130 m ² in area, and must be located within the dwelling unit or garage existing on April 18, 1995
588r (By-law 2008-457)	V3C[588r] V1H[588r]			- minimum front yard setback of 10 m - minimum corner side yard setback of 10 m
589r	V1P[589r]	- office		
590r	V1P[590r], V2C[590r], AG3[590r]			- minimum lot area of 1350 m ²
591r	V1P[591r]	- retail store limited to sale of antiques and antique reproductions		- retail store must be located within detached dwelling - display and sales area for retail store must not exceed 30% of total gross floor area of detached dwelling
592r	V1H[592r]-h			- holding symbol may only be removed following approval of a consent application - minimum setback of 9 m from the perpendicular extension of Carleton or Shirreff Streets
593r	V1H[593r]	- post office		- post office permitted only on Lot 1, Registered Plan M-199
594r	V1H[594r]			- minimum lot area: 4000 m ² - minimum lot width: 45 m
595r	V1H[595r]			- minimum lot area and lot width as per existing lots
596r	V1H[596r]			- minimum front yard setback: 15 m - minimum side yard setback: 4.5 m
597r	V1H[597r]-h			- holding symbol may only be removed following receipt of registered plan of survey of the building envelopes, and construction of road subject to City of Ottawa approval - minimum lot area and minimum lot width as per existing lot area and lot width
598r	V1H[598r]			- minimum front yard setback: 12 m - minimum exterior side yard setback: 12 m
599r	V1H[599r]			- minimum lot area and lot width as shown on registered plan
600r	RI2[600r]			- minimum setback of one metre from any lot line not abutting a residential zone

