

Urban Exceptions 901-1,000 (Section 239)

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
901	R4H[901]	- office		- the following provisions apply to an office: i) if building height is 7 m or less, minimum north side yard setback of 3.5 m and south side yard setback of 6 m required ii) if building height is greater than 7 m, minimum side yard setback of 6 m required iii) maximum building height of 9 m iv) maximum 1,100 m ² of gross floor area to be office use v) minimum of 30% of the lot area to be landscaped area, with first 2 m from side and rear lot line to be landscaped with vegetation vi) parking to be provided at rate of 0.7 spaces per dwelling unit
902	R4T[902]	- parking garage or parking lot for a funeral home		
903	R5C[903] H (45)			- minimum side yard setback of 3.7 m where side yard abuts a street - minimum rear yard setback of 1.6 m where wall of building contains a window and height of wall abutting rear lot line is less than 11 m
904	R4M[904]	- office		- parking permitted only in westerly side yard and westerly portion of rear yard, that is located to the west of the existing building, extending directly back from the westerly side yard to the rear lot line
905	R4M[905]			- front yard parking permitted subject to Section 109 (5) to (10) - only one space permitted, which space is not a required parking space - parking space only permitted for an apartment dwelling, low-rise with a minimum of 7 units - minimum of 45% of front yard to be provided as landscaped area - minimum parking space length of 2.7 m
906 (By-law 2018-206) (By-law 2014-189)	R5K[906] H (19)	- dwelling unit		- one front yard parking space permitted subject to Section 109 (5) to (10), to be located at the front property line, 2.2 m from the east property line, provided: i) parking space not a required parking space ii) a minimum of 32% of front yard to be provided as landscaped area iii) required length of front yard parking space of 1.9 m iv) required width of the parking space 2.6 m
907 (By-law 2010-237) (By-law 2010-123)	R3B[907]		- bed and breakfast - duplex dwelling - three unit dwelling - secondary dwelling unit	- minimum lot width detached dwelling 27.5 m - minimum lot area detached dwelling 920 m ² - minimum lot width semi-detached dwelling 13 m - minimum lot area semi-detached dwelling 450 m ² - minimum front, side and rear yard setbacks 4.5 m - maximum lot coverage 33% - maximum 22 units per hectare - maximum width of a vehicular access at a lot line is 3.05 metres - the maximum combined width at the lot line of

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				<p>all vehicular accesses is 6.1 metres</p> <p>-despite the preceding provision, vehicular accesses from public lanes are not to be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line</p> <p>-minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access</p>
908 (By-law 2012-334)	R4T[908]	<p>- restaurant, full service</p> <p>-outdoor commercial patio</p>		<p>- minimum required lot width of 8.2 m</p> <p>- minimum required lot area of 250 m²</p> <p>- minimum required front yard setback of 2.3 m</p> <p>- no side yard setback required</p> <p>- minimum of 25% of lot area must be used as amenity space</p> <p>- minimum parking aisle width of 5 m</p> <p>- minimum driveway width of 2.4 m</p> <p>- outdoor commercial patio must be located a minimum of 3 m from abutting residential zones</p>
909	R4M[909]	- place of worship		
910 (By-law 2015-197)	R4H[910]	- community centre limited to a social service facility (food bank)		<p>- parking spaces or aisles must be located a minimum of 1.5 m from a residential zone</p> <p>- minimum required rear yard setback of 6 m</p>
911 (By-law 2020-291)	R4N[911]		- secondary dwelling unit	<p>- minimum lot width detached dwelling 12 m</p> <p>- minimum lot area detached dwelling 360 m²</p> <p>- minimum front yard setback 5 m</p> <p>- minimum rear yard setback 7 m</p>
912	R4S[912]			<p>- minimum front yard setback of 5.1 m</p> <p>- minimum side yard setbacks of 1.2 m and 0.6 m respectively</p>
913	R5B[913] H(55)	<p>- restaurant</p> <p>- office</p>		<p>- parking is not required for these additional permitted uses</p> <p>- office permitted, provided it:</p> <p>i) is located in a building with residential uses</p> <p>ii) is located on the ground floor only</p> <p>iii) occupies a maximum gross floor area of 93 m²</p>
914	R5B[914]	<p>- retail food store</p> <p>- office</p>		<p>- retail food store limited to a maximum gross floor area of 75 m²</p> <p>- office permitted, provided it:</p> <p>i) is located in a building with residential uses</p> <p>ii) is located on the ground and second floors only</p> <p>iii) occupies a maximum gross floor area of 316 m²</p> <p>- parking is not required for office uses</p> <p>- maximum of 211 apartment units permitted in this zone</p>
915	R4H[915]	- parking garage		<p>- parking garage must be below grade</p> <p>- maximum gross floor area of a building in this zone of 2,430 m²</p>
916	R4H[916]	- parking garage		<p>- parking garage must be located below grade</p> <p>- minimum required aisle width of 6 m</p> <p>- height of parking garage limited to 10.2 metres</p>
917	R5K[917] H(28)			<p>- a minimum yard setback of 4.5 m is required for a lot line which:</p> <p>i) abuts the west side of Crystal Park Crescent</p> <p>ii) has a bearing of N07°09'10"W, and</p>

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				- the length of the lot line, to which the yard requirement applies, must not exceed 30.7 m, measured in a southerly direction from the intersection of Central Park Drive and Crystal Park Crescent
918	R4H[918]	- artist studio - office - personal service business		- any of the additional permitted uses including uses accessory thereto, with the exception of parking, must be located in a building, and must be located at least 24 m from a lot line - any parking accessory to an additional permitted use must be located at least 17 m from the front lot line - additional permitted uses are only permitted if a residential use building is located on the lot - any residential use building must be located at least 25 m from the rear lot line if there is a building on the lot containing any of the additional permitted uses - the overall length of vehicles used for a delivery service must not exceed 7.5 m
919 (By-law 2015-43)	Reserved for Future Use			
920 (By-law 2012-334)	R4M[920]			- minimum required setbacks for detached, semi-detached, and duplex dwellings and planned unit developments of those dwellings: - front yard setback of 5 m - rear yard setback on a corner lot of 3 m - minimum required setbacks for all uses other than detached, semi-detached and duplex dwellings and planned unit developments of those dwellings: - front yard setback of 6 m - side yard setback of 3.6 m - minimum yard setback of 10 m abutting O1 zone - minimum required width of landscaped area of 1 m abutting Johnston Road - where individual units of townhouse dwellings and individual units of planned unit development of townhouse dwellings have separate driveways leading directly to the required parking space from a private way or lane, a minimum driveway length of 5.7 m is required - minimum required yard setback abutting an O1C zone of 10 m - a yard that is at least 10 m in depth is required where that yard abuts Block 23 on Registered Plan #4M-997
921	R4M[921]			- minimum side yard setback of 0 m for that part of the westerly side yard having a bearing of N 30E 28' 45" W and measuring 13.73 m
922 (By-law 2010-307)	Reserved for Future Use			
923 (By-law 2020-291) (By-law 2012-334)	R4S[923]	- library		- minimum required landscaped area of 30% of lot area - minimum required front yard setback of 6 m - minimum required corner side yard setback of 3.6 m - minimum required rear yard setback of 7.6 m - minimum required setback from IG, IH, IL and IP zones of 15 m, all of which must be

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				landscaped area - accessory buildings may be located within the area located between 5 m and 8.5 m from an IG, IH, IL and IP zone - no private way or public street may be located closer than 5 m from an IG, IH, IL and IP zone - minimum 1 m wide landscaped area required abutting Johnston Road and Zaidan Drive - in the case of individual dwelling units of townhouse dwellings and individual dwelling units of a planned unit development that have separate driveways leading directly from a private road or lane to the required parking space, a separate driveway of not less than 5.7 m in length must be provided - despite the above, minimum front yard setback of 5 m, except for a stacked dwellings and apartment dwellings, low-rise - minimum side yard setback of 1.2 m, except for stacked dwellings and apartment dwellings, low-rise - minimum side yard setback of 0.9 m for an attached garage of a detached dwelling - minimum rear yard setback of 6 m for a detached dwelling, semi-detached dwelling and a townhouse dwelling - minimum lot width for a townhouse dwelling is 5.4 m
924 (By-law 2016-110) (By-law 2014-424) (By-law 2012-423)	R5B[924]	<ul style="list-style-type: none"> - convenience store - personal service business - restaurant, fast-food - restaurant, full-service - retail food store - retail store 		<ul style="list-style-type: none"> - One lot for zoning purposes applies to the lands zoned R5B [924]. - Section 65 does not apply to a canopy or similar projection and such a projection may project to a lot line. - Minimum front yard setback: 2 metres. - Minimum rear yard setback: 0 metre. - Minimum northerly interior side yard setback: 0 metre. - Minimum southerly interior side yard setback: 0.45 metre. - Subclause 109(3)(b)(i) does not apply. - Landscaping within the front yard may be either hard or soft. - Where two buildings are located on the lot, one may be a maximum of 81 metres in height, and the other may be a maximum of 71 metres in height. - Where one building is located on the lot, it may be a maximum of 81 metres in height. - Amenity space with a maximum height of 5.0 metres may project above the maximum permitted building height. - Maximum total permitted gross floor area on the lot: 32,750 square metres. - Minimum amount of landscaped open space that must be provided on the lot: 625 square metres. - Visitor parking must be provided at a rate of at least 0.083 spaces per dwelling unit after the first 12 units. - Despite Section 101, the minimum parking space rate for an apartment dwelling mid-high rise or dwelling units, in the same building as other uses, is 0.14 spaces per dwelling unit.

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				<ul style="list-style-type: none"> - The minimum required width of a driveway and aisle is 6.0 metres. - Minimum separation distance between two principal buildings on the same lot: 20.0 metres. - Non-residential uses are subject to the following provisions. <ul style="list-style-type: none"> a. May only be located on the ground floor. b. The cumulative total of all non-residential uses on the lot must not exceed a gross floor area of 375 square metres. c. A single occupancy Restaurant is limited to a maximum gross floor area of 110 square metres. d. Parking is not required for a non-residential use. - Subsection 85(3) does not apply, and a maximum of three outdoor commercial patios are permitted on the lot with a maximum cumulative total area of 120 square metres. A maximum area of 20 square metres used for an outdoor commercial patio is permitted within the front yard.
925	R4J[925]			<ul style="list-style-type: none"> - interior side yard setback of 1.5 m is required abutting the first 15 m of the side lot line, measured back from the street - interior side yard setback of 3.7 m is required abutting the remainder of the side lot line
926	R5C[926] F (2.5)	- office limited to a diplomatic mission		<ul style="list-style-type: none"> - office restricted to a dwelling converted for that use - minimum lot width of 14 m - minimum southerly side yard setback of 0.5 m - minimum northerly side yard setback of 0 m
927	R5B[927] H(37)	- funeral home		- cumulative total gross floor area of funeral home limited to 125% of gross floor area of funeral home in existence on May 19, 1998
928	R5B[928] H(37)	- restaurant, full service		- cumulative total gross floor area of restaurant, full service limited to 125% of gross floor area of restaurant, full service in existence on May 19, 1998
929	R4T[929]	- convenience store		- cumulative total gross floor area of convenience store limited to 125% of gross floor area of convenience store in existence on May 19, 1998
930	R4M[930]			<ul style="list-style-type: none"> - exception 920 applies in this zone - minimum lot area and lot width requirements do not apply to a detached dwelling in this zone
931 (By-law 2014-189)	R3Q[931]		<ul style="list-style-type: none"> - bed and breakfast - diplomatic mission - retirement home, converted - retirement home - rooming house, converted - rooming house - three unit dwelling 	<ul style="list-style-type: none"> - a front yard setback of at least 4.5 m is required - minimum side yard setback: <ul style="list-style-type: none"> i) abutting a public pedestrian pathway or public lane 1.2 m ii) abutting street 2.4 m iii) other cases 0.3 m - minimum rear yard setback: <ul style="list-style-type: none"> i) on an interior lot 5.4 m ii) on a corner lot 3 m - minimum width of driveway 2.4 m
932 (By-law 2020-299)	R5K[932] H(28)			<ul style="list-style-type: none"> - front yard setback of at least 4.5 m - side yard setback of at least 1.2 m is required where that side yard abuts a park

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				<ul style="list-style-type: none"> - a side yard setback of at least 2.4 m is required where that side yard abuts a street - side yard setback of a least 0.3 m in all other cases - a rear yard setback of at least 3 m is required where that rear yard is located on a corner lot - rear yard setback of at least 6 m in all other cases - driveway width of at least 2.6 m -the maximum building height of one building is the lessor of 10 storeys or 30.5 m -the maximum building height of all other buildings is the lesser of eight-storeys or 25.0 metres
933	R3Q[933]			<ul style="list-style-type: none"> - front yard setback of at least 3 m - a side yard setback of at least 3 m is required where that side yard abuts a street -side yard setback of a least 0.3 m in all other cases - a rear yard setback of at least 3 m is required where that rear yard is located on a corner lot - rear yard setback of at least 6 m in all other cases - a driveway width of at least 2.6 m is required
934 (By-law 2018-206)	R4T[934]	<ul style="list-style-type: none"> - convenience store - dwelling unit 		<ul style="list-style-type: none"> - convenience store is permitted if: <ul style="list-style-type: none"> i) there is no more than one convenience store on the lot ii) it is located on the ground floor or in the basement of an apartment dwelling, low-rise and iii) it does not exceed 75 m² in gross floor area - no additional parking required if less than 4 units in a converted house
935	R4T[935] S 74	<ul style="list-style-type: none"> - community centre - day care - dwelling unit - parking lot - parking garage - car wash 		<ul style="list-style-type: none"> - parking garage or parking lot is permitted if a residential use is provided along Clarence Street - required parking for community centre and day care may be located on another lot provided it is within 250 m of the community centre or day care as the case may be - no yard setback required along Murray Street - no side yard setback required - a minimum yard setback of 2.8 m is required along Clarence Street - a car wash may only locate in a building
936 (By-law 2015-191)	R4T[936] S 74	<ul style="list-style-type: none"> - artist studio - dwelling unit - medical facility - office - personal service business - retail store 		<ul style="list-style-type: none"> - the additional permitted uses must be located on the ground floor of a building containing at least 2 dwelling units - accessory storage area for the additional permitted uses may be located in the basement
937	R3Z[937]			<ul style="list-style-type: none"> - minimum lot width 5 m - minimum front yard and corner side yard setback 4.5 m - minimum interior side yard setback for detached dwelling is 2.4 m if no garage provided - minimum rear yard setback 9 m
938	R3X[938]		<ul style="list-style-type: none"> - all principal dwelling types except a planned unit development of detached dwellings 	<ul style="list-style-type: none"> - maximum number of units 35 - minimum front yard setback abutting Stonemeadow Drive 4.5 m - minimum rear yard setback abutting Scissons road allowance 1.2 m

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			on private way	<ul style="list-style-type: none"> - minimum rear yard setback abutting west lot line 1.2 m - minimum side yard setback abutting land zoned residential 7 m - minimum distance from private way to garage 6 m, to main building 3 m - maximum building height is 10.5 m for the main building and 4 m for an accessory building - minimum building separation of main buildings is 1.2 m on one side and 2.4 m on the other side - minimum width of a landscaped buffer is 0.5 m - despite the lawful severance of a lot pursuant to the <i>Planning Act</i>, as amended, the <i>Condominium Act</i>, as amended, or any similar legislation, lands zoned R4A are considered one lot for zoning purposes and for applying the zone provisions; however, the following applies to each legally conveyable parcel: <ul style="list-style-type: none"> (i) accessory buildings are only permitted in the yard that acts as an interior side yard; (ii) accessory buildings must be a minimum of 1.0 metre from any property line; and, (iii) main buildings must be a minimum of 1.0 metre from any side property line.
939 (By-law 2019-219) (By-law 2016-249) (By-law 2008-407)	IL[939] S240			<ul style="list-style-type: none"> - clauses 100(1)(a) and (c) do not apply - despite Table 110, row (b): <ul style="list-style-type: none"> i) the minimum required width of a landscape buffer for the land shown as Area A on Schedule 240 is 1.0 metre - despite Table 101 parking for a warehouse use in Area A on Schedule 240 is calculated at a rate of 1 parking space for every 1,000 m² of gross floor area provided that the maximum floor area for individual warehouse units does not exceed 80 m²
940	R2A[940]		<ul style="list-style-type: none"> - detached dwelling - linked-detached dwelling - semi-detached dwelling 	<ul style="list-style-type: none"> - minimum lot area 540m² - minimum lot width 18 m - minimum rear yard setback 6 m - maximum building height 9 m
941	R4T[941] S 69	<ul style="list-style-type: none"> - office - post office 		<ul style="list-style-type: none"> - office and post office restricted to a building not exceeding 11 m in height - no yard setbacks and landscaped area required for a building in which there is an office or post office
942	R4T[942] S 71	- parking lot		- parking lot limited to a maximum of 60 motor vehicles
943	R2N[943]			<ul style="list-style-type: none"> - minimum lot width 9 m - minimum lot area 280 m² - maximum building height 8 m - minimum front yard setback 6 m - minimum corner side yard setback 4.5 m - minimum rear yard setback 6 m
944	R1Q[944]			<ul style="list-style-type: none"> - minimum front yard setback 4 m and 3 m where a garage does not extend toward the front of the lot past the habitable portion of the building, 5 m for any single car garage - minimum rear yard setback 6.5m - minimum landscaped open space 30%
945	R3Z[945]		-the ancillary uses in	- minimum lot area 165m ²

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(By-law- 2008-283)			subsection 131(4)	- minimum lot width 6m - minimum front yard setback 3 m - minimum interior side yard setback 3m - minimum corner side yard setback 4.5m - minimum rear yard setback 6m - minimum landscaped open space 30% - maximum density: 35 units/ha - minimum setback to garage: 5m
946	R1AA[946]			- minimum lot width 20 m - minimum lot area 2,000 m ²
947	R1AA[947]			- minimum lot width 20 m - minimum lot area 1,330 m ² - despite Section 69, minimum setback from the Rideau River 20 m - despite Section 59, minimum frontage on a public street 0 m
948	R1AA[948]			- minimum lot width 13 m - minimum lot area 2,000 m ²
949	R1O[949]			- minimum lot area 385 m ²
950 (By-law 2008-386) (By-law 2009-18)	GM[950]	- automobile service station - gas bar - car wash accessory to an automobile service station or gas bar	- funeral home - place of assembly - place of worship - residential use building	- minimum yard setback from all lot lines- 4 metres - maximum gross leasable floor area: (1) for a lot less than 4 hectares in area- 9999 square metres (2) other cases- 13333 square metres - for any lot containing a use which is located within 600 metres of a rapid transit station, the number of required parking spaces may be reduced by 25%
951 (By-law 2018-171)	R4T [951] R5O[951] H(20)	- dwelling units - light industrial use or storefront industry restricted to manufacture of wooden baseball bats including cooling, painting and storage of material and the use of four lathes		- light industrial use or storefront industry restricted to ground floor - light industrial use or storefront industry limited to a maximum gross floor area of 190 m ² - office and display area accessory to light industrial use or storefront industry limited to cumulative total gross floor area of 94 m ² - offices accessory to light industrial use or storefront industry limited to maximum gross floor area of 93 m ² on upper floors
952 (By-law 2015-191)	R4T[952] S 74, R4T[952] S 77	- artist studio - community centre - community health and resource centre - day care - instructional facility - library - museum - personal service business - recreational and athletic facility - retail store, limited to a book store, pharmacy, florist shop, gift or novelty shop and a stationery store		- artist studio, instructional facility, personal service business and the permitted retail stores must be located on the ground floor, basement and the building must contain one or more dwelling units - a permitted retail store must not exceed 112 m ² of gross floor area
953	R5M[953] S 70	- retail store		
954	R5B[954] H (37)	- parking lot		- the area occupied by the parking lot on May 19, 1998 may be increased by up to 25%, subject to all other regulations of the zone
955	R5B[955] H (37)	- retail store		- the gross floor area occupied by the retail

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				store on April 22, 1997 may be increased by up to 25%, subject to all other regulations of the zone
956	R4N[956]	- community centre - day care - place of worship		
957	R5N[957] S 74	- medical facility - office		- medical facility, office and uses listed in Table 164B, endnote 19 restricted to ground floor and to a cumulative total gross floor area of 1,150 m ² - required parking for the non-residential uses may be provided on any other lot
958	R4M[958]		- all uses except for the following: - apartment dwelling, low-rise - bed and breakfast - detached dwelling - diplomatic mission - park - retirement home, converted - rooming house, converted - rooming house	- apartment dwelling, low-rise limited to eight dwelling units - retirement home, converted and rooming house accommodating no more than 13 residents or rooming units respectively (OMB Order # 0551 - 01/04/17)
959 (By-law 2014-24)	Reserved for Future Use			
960	R5F[960] S 69			- Sections 110, 131, 163 (9), and Table 164A, Columns VIII to XI do not apply
961 (By-law 2012-334)	R4T[961]			- minimum side yard setback required is 1.2 m - minimum rear yard setback required is 2.4 m - maximum building height is 11 m for the townhouse dwellings abutting Crichton Street and 10 m for the townhouse dwellings abutting Avon Lane - minimum private way width is 4.8 m - minimum frontage of a private way on a street is 4.8 m - minimum setback from a private way is 0 m, and - minimum parking space width is 2.4 m for 12 of the 24 parking spaces
962 (By-law 2012-334)	R4T[962]			- minimum front yard setback required is 1.5 m - minimum south side yard setback required is 0.3 m - minimum lot area is 105 m ² for each townhouse dwelling - minimum parking space width is 2.4 m for 10 parking spaces - parking spaces may be accessed from Avon Lane - a roof top terrace with pergola, guards, screens and up to 9 m ² of mezzanine area within a stair well enclosure on a townhouse dwelling may extend above the height limit - a cornice or other ornamental architectural feature may project to a lot line
963 (By-law 2010-124)	R4S[963] S 214	-research and development centre -office		- balconies are only permitted in Area A of Schedule 214 - accessory parking, for research and development centre and office uses, and building stairs/ramps are only permitted in

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				<p>Area B of Schedule 214</p> <ul style="list-style-type: none"> - the uses of research and development centre and office are only permitted at 80 Aberdeen Avenue - the minimum parking requirement for research and development centre and office uses is 1.3 spaces for every 100 m² of gross floor area - the maximum permitted height for research and development centre and office uses is 13.2 metres
964 (By-law 2010-123)	R5K[964] H (28) S 215			<ul style="list-style-type: none"> - a minimum landscaped strip of 7.5 m must be provided abutting an L1 [367] zone - 25% of the lot area must be provided as landscaped area - required commercial use parking for the abutting AM5 [134] zone is permitted to a maximum of 110 parking spaces in this zone - maximum height of a parking structure is regulated as per Schedule 215
965	R4L[965] S 217			<ul style="list-style-type: none"> - a park and a utility installation are the only uses permitted in Area C shown on Schedule 217 - open space is the only use permitted in Area D shown on Schedule 217 - in Area B, yards must be as shown on Schedule 217 - no principal buildings are permitted in the hatched area shown on Schedule 217 - the setback from the rear boundary of severed land within a planned unit development is 6.1 m.
966	R5N[966] S 71	- restaurant, full service	- all non-residential uses	- restaurant, full service restricted to ground floor or basement
967 (By-law 2012-334)	R4U[967]		- all uses other than a planned unit development of townhouse dwellings - apartment dwelling, low-rise	<ul style="list-style-type: none"> - mutual driveway for the benefit of the abutting lands zoned R3Z [665] permitted - height limit of 17 m for apartment dwelling, low-rise - the minimum lot area for a planned unit development is 1,600 m² - the setback from a side lot line of 0.6 m does not apply to parking structures of a planned unit development of townhouse dwellings - front yard parking is permitted for a unit in a planned unit development of townhouse dwellings - an accessory garage need not be setback from a private way - the following minimum development standards apply to the units in a planned unit development: - lot width of 5.5 m - lot area of 120 m² for each unit - front yard setback of 5.2 m - rear yard setback abutting a street of 1.5 m - minimum setback of 7.5 m from the 1:100 year floodplain or 15 m from the high water mark of Graham Creek, whichever is the more restrictive, must be provided
968	R4T[968]			- where the landscaped area between a lot line and a parking lot contains an opaque screen that is at least 1.4 m high and runs parallel or concentric to the lot line, that landscaped area may be reduced in the case

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				<ul style="list-style-type: none"> of the northerly side yard, to 0.6 m; and in the case of the rear yard, to 1 m - a front yard setback of at least 1.1 m is required - a side yard setback on the southerly side of the lot is not required
969 (By-law 2015-43) (By-law 2014-292) (By-law 2012-334)	R5K[969] S 221	<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -stacked dwelling -three-unit dwelling -townhouse dwelling 		<ul style="list-style-type: none"> - building setbacks and separation distances must be as shown on Schedule 221 - building heights are on Schedule 221
970	R5B[970]	<ul style="list-style-type: none"> - personal service business limited to: barber shop, beauty parlour and dry cleaner's distribution station - retail store limited to drug store, florist shop and newsstand - restaurant - place of worship 		<ul style="list-style-type: none"> - additional permitted uses, except for a place of worship, must be on the ground floor - parking is not required for a place of worship with a gross floor area of 135 m² or less
971	R4T[971]	<ul style="list-style-type: none"> - a parking lot 		<ul style="list-style-type: none"> - a parking lot restricted to accessory parking for an office building at 196 Bronson Avenue is allowed for a temporary period effective May 14, 2003, expiring May 13, 2006
972	R4N[972]			<ul style="list-style-type: none"> - front yard setback of at least 10.5 m from Bernard Street - side yard setback of at least 7.6 m from the north property line - side yard setback of at least 6.2 m from the south property line - rear yard setback of at least 7.6 m from the east property line
973 (By-law 2014-292)	R4T[973]	<ul style="list-style-type: none"> - apartment dwelling, mid rise 		<ul style="list-style-type: none"> - the apartment dwelling, mid rise is limited to five storeys and must be at the westerly end of the property bounded by Champagne Ave., Spruce Street and Somerset Street - Spruce Street is to be treated as the front lot line - a front yard setback of at least 2 m is required - the yard setback abutting Somerset Street and facing the TM[78]H(15) zone must be at least 1.2 m - the interior side yard setback of an apartment dwelling, mid rise must be at least 1.5 m for the first 26 m back from Somerset Street and 7.5 m for the remainder - landscaped area between a parking lot and a street maybe reduced to 2 m - the maximum height for an apartment dwelling low-rise, or a stacked dwelling is 12 m - the maximum height for an apartment dwelling, mid rise is 19 m - one 3 m wide elevated pedestrian link is permitted to extend from an apartment dwelling, mid rise to Somerset Street - a 3 m landscaped area does not need to be

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				provided along a lot line that abuts an R1, R2 or R3 zone - the land in this exception zone may be treated as one lot for zoning purposes
974	R4P[974] S 223			- maximum building height of 4 stories as measured from the average centreline from the abutting streets as per Schedule 223 - yard setbacks as per Schedule 223
975	R4M[975]			- maximum permitted height 12 m - minimum setback abutting Second Avenue and Lyon Street South 5.4 m - the exception provisions do not apply to a building designated under Part IV of the Ontario Heritage Act
976 (By-law 2018-206)	R4F[976]	- dwelling unit - office, limited to a diplomatic mission		
977 (By-law 2012-334)	R4M[977]			- balconies, canopies and eaves may project up to 2.4 m into the yard abutting River Lane and 2.8 m into the yard abutting Keefer Street - minimum yard setback abutting River Lane 3.6 m and Keefer Street is 3.8 m - minimum westerly side yard setback 7.6 m for an apartment dwelling, 2.8 m for townhouse dwelling - one parking space is permitted in a yard abutting Stanley Avenue - 6 of the required parking spaces that are angled may have a minimum width of 2.4 m - minimum aisle width 3.6 m and minimum driveway width 3 m - maximum four townhouse dwellings
978	R4T[978]	- restaurant, full service		- cumulative total gross floor area of restaurant, full service limited to 125% of gross floor area restaurant, full service in existence on January 28, 2004
979	R4Z[979]			- minimum front yard setback 4.5 m - minimum corner side yard setback 9 m - minimum yard setback requirements next to Trim Road 9 m - maximum lot coverage 50%
980	R4K[980]			- the front lot line is deemed to be the lot line abutting Young Street - minimum corner side yard setback of 1.2 m
981	R4T[981]			- the following apply to a stacked dwelling: i) minimum rear yard setback is 3.6 m ii) despite Section 110 there is no requirement for a minimum separation distance and landscape strip between a parking lot and a lot line iii) the minimum width of a driveway leading to a parking garage is 6 m iv) air conditioning units may project into the required vertical clearance above a parking garage v) an overall minimum lot width of 39 m is required for 33 stacked dwelling units
982	R4M[982] S 225	- instructional facility limited to culinary and hospitality instructional facility that may also function		- the total floor area for retail store use permitted in column II (Applicable Zones) is limited to a maximum of 150 m ² - the total floor area for office use permitted in column III (Additional Land Uses Permitted) is

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		<p>in whole or part as:</p> <p>i) a post-secondary educational institution either on its own or in association with another post-secondary educational institution, and/or</p> <p>ii) a training centre;</p> <p>- dwelling unit</p> <p>- retail store limited to a boutique selling culinary and related items</p> <p>- office associated with the culinary and hospitality industries and also including any association, group or organization related thereto</p> <p>- the following uses are permitted provided they are operated in association with and as part of a culinary and hospitality instructional facility:</p> <p>i) restaurant full service</p> <p>ii) catering establishment</p> <p>iii) club</p>		<p>limited to a maximum of 478 m²</p> <p>- dwelling units are required on floors 3, 4 and 5 of any new building or addition</p> <p>- the yard requirements of the R4M zone apply except as amended in Schedule 225</p> <p>- the maximum height limit is 11 m except as indicated for areas A, B, C and D on Schedule 225</p> <p>- Section 60 does not apply to a new building for a culinary and hospitality instructional facility</p>
983 (By-law 2014-292)	R4N[983] S 145	<p>- catering establishment</p> <p>- dwelling units</p> <p>- apartment dwelling, mid rise</p> <p>- apartment dwelling, high rise</p> <p>- medical facility</p> <p>- office</p> <p>- restaurant</p>		<p>- where residential and non-residential uses are located in the same building, non-residential uses are restricted to the ground floor</p> <p>- for buildings containing non-residential uses:</p> <p>i) no minimum front yard setback required</p> <p>ii) minimum side yard setback of 3 m required abutting a I1, I2, EP3 or residential zone</p> <p>- other cases, no side yard setback required</p> <p>- minimum rear yard setback of 6 m</p> <p>- maximum building height for buildings containing residential uses, as shown on Schedule 145</p> <p>- other cases, maximum height of 11 m</p> <p>- the permitted uses located on the eighth storey of a building containing residential uses are limited to the amenity area and mechanical penthouse</p> <p>- required loading space permitted to project 1.8 m into the required 3 m wide landscaped area between lands zoned R4N [983] and abutting R4G lands</p> <p>- minimum 25% landscaped area</p>
984	Reserved for Future Use			
985 (By-law 2014-292)	R4N[985] S 226			<p>- minimum required yard setbacks as per Schedule 226</p> <p>- minimum parking rate for apartment dwelling, mid rise, apartment dwelling, high rise,</p>

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				apartment dwelling, low-rise and stacked dwelling is 0.75 spaces per unit - all of the lands zoned R4N[985] S 226 are considered to be one lot for zoning purposes
986	R5F[986] H(36)			- minimum driveway width 3.6 m - maximum building height as per Schedule 70 - minimum side yard setback is 4 m - yard setback requirements of the R5F subzone do not apply to buildings containing non-residential uses - despite the required side and rear yard setback provisions, the wall of a parking garage, up to a height of 1.6 m, may have a setback of 0 m - ground floor retail uses are limited to professional offices - for the portion of the building over 36 metres, the minimum yard setbacks are: front yard – 4 metres side yard – 9 metres rear yard – 11 metres
987	R4L[987]			- minimum corner side yard setback of 3.1 m - minimum interior side yard setback 1.2 m - minimum width for an aisle for a parking space having an angle of 75 to 90 degrees is 6 m - a stacked dwelling is not permitted within 28 m of Edgeworth Avenue - maximum number of dwelling units is 22 - there shall be a minimum of 25 outdoor parking spaces, of which 3 spaces shall be for visitor parking - Section 131 (4), (5), and (6) do not apply [OMB Order No. 2129, Issued August 15, 2005]
988	Reserved for Future Use			
989	TM1[989]			- required parking may be provided off site on the abutting lands to the east zoned R5G[990] H(32) - minimum rear yard setback: 1 m - no parking is required for the place of worship located at 138 Somerset Street West - 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.
990 (By-law 2021-218)	R5G[990] H(32)	- parking lot		- minimum front yard setback of 3 m (Somerset Street) - minimum interior side yard setback of 0 m - minimum rear yard setback of 6 m - a rear yard setback of 0 m for a parking garage only and the maximum permitted height above grade for a parking garage cannot exceed 1 m - maximum building height of 32 m - minimum driveway width and aisle width of 5.8 m - no loading space is required - minimum indoor amenity space of 35 m ² - maximum number of public parking spaces is 42 - the width of a parking space adjacent to a

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				reserved parking space for the physically disabled may be reduced to 2.1 m - despite Section 106(3)(c), parking spaces that are reduced in size may be located adjacent to a column or other structure
991	R5M[991] H(37)	- place of assembly limited to a club		
992 (By-law 2012-334) (By-law 2011-151) (By-law 2010-231)	GM[992]	- amusement centre - bar - hotel	- funeral home - townhouse dwelling - place of worship - recreational and athletic facility	- retail food store limited to a maximum gross floor area of 1393 square metres - retail store for furniture and appliance sales limited to a maximum gross floor area of 650 square metres - dwelling units are permitted provided they are located in a building where more than 50 per cent of the ground floor area is occupied by permitted non-residential uses - the front lot line is deemed to be the lot line abutting Romina Street - maximum front yard setback - 3 metres; however, once 30 per cent of the width of the lot is occupied by buildings with ground level walls and active entrances within the front yard the maximum front yard requirement no longer applies - minimum rear yard setback - 0 metres - maximum setback provision only apply along Eagleson Road - these lands are considered one lot for zoning purposes
993	R2A[993]			- maximum number of dwelling units 5 - these uses and the corresponding zoning provisions are permitted for a maximum period of three years up to May 25, 2008 - minimum front yard setback: i) building, main and accessory structure 3 m ii) attached garage 3.7 m iii) where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision or building permit, the front yard will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6 m from the sidewalk - minimum exterior side yard setback 2.5 m, minimum lateral separation distances between dwellings, single detached buildings, buildings and structures 1.2 m - maximum lot coverage 688 m ² , the measurement of lot coverage will include any enclosed projections supported by full basement foundations; a temporary sales office will not be included in the calculation of lot coverage - provisions for sales office related to surrounding residential development: i) minimum front yard setback, building: 3 m ii) minimum front yard setback, accessory structures 3 m iii) minimum rear yard setback 31m iv) minimum corner side yard setback 2.5 m - encroachments in minimum yards:

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				<p>i) for open, roofed porches not exceeding one storey in height: maximum projection permitted in front and exterior yard 2.3 m, with 0.6 m minimum required setback from the nearest property line</p> <p>ii) for sill, belt course, cornices, eaves, gutters or pilasters: maximum projection permitted in all yards 0.6 m, with 0.3 m minimum required setback from the nearest property line or 0.9 minimum required setback from the nearest dwelling whichever is greatest</p> <p>iii) for chimneys: maximum projection permitted in all yards 1 m, with 0.3 m minimum required setback from the nearest property line or 0.9 minimum required setback from the nearest dwelling whichever is greatest</p> <p>iv) for window bays: maximum projection permitted in front, rear and exterior side yard only 1 m</p> <p>v) for underground structure: maximum projection permitted in all yards 0.3 m minimum required setback from the nearest property line, or 0.9 m from the nearest dwelling</p> <p>vi) for balconies on detached, semi-detached and duplex dwellings: maximum projection permitted in front and rear yards only 2.3 m</p> <p>- parking space in case of garage: minimum width 2.6 m minimum length: 5.2 m</p>
994	R2O[994]			- minimum interior side yard setback: main building 1.2 m on each side
995	R2O[995]			- minimum lot width 15 m - minimum lot area 450 m ²
996	R3XX[996]		-detached dwelling	<p>- minimum lot area 230 m² per dwelling unit</p> <p>- minimum lot width 15 m</p> <p>- maximum density 35 units per hectare</p> <p>- minimum front yard setback: 9 m</p> <p>- minimum corner side yard setback 9 m</p> <p>- minimum interior side yard setback 6 m</p> <p>- minimum rear yard setback 10 m</p> <p>- minimum distance between buildings</p> <p>i) between the front and/or rear walls of adjacent buildings 15 m</p> <p>ii) between end walls of adjacent buildings 3m</p> <p>- minimum dwelling unit area 65 m²</p> <p>- minimum landscaped open space 30%</p> <p>- maximum lot coverage main building: 40%</p> <p>- maximum building height of accessory use 4 m</p> <p>- maximum dwellings per lot no maximum provided all other provisions of this section are complied with</p> <p>- a children's play area must be provided where more than ten dwelling units are located within this zone in accordance with the following provisions:</p> <p>i) minimum area: 4% of the area of the lot</p> <p>ii) not closer than 8 m from a ground floor habitable room window</p> <p>iii) not closer than 15 m from any street line</p>
997	R3XX[997]		- detached dwelling	- maximum lot coverage, building, main: 55% -maximum building height:

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				<ul style="list-style-type: none"> i) building, main: 6.0 m provided that it does not exceed one storey ii) accessory use 4 m <ul style="list-style-type: none"> - a maximum of 4 attached units in a row and a minimum of 2 attached units - maximum density 40 units/ha
998	R3YY[998]		<ul style="list-style-type: none"> - detached dwelling - semi-detached dwelling 	<ul style="list-style-type: none"> - minimum lot area 140 m² per dwelling unit - minimum lot width 6.0 m per dwelling unit - maximum density 50 units per hectare - minimum front yard setback; despite the definition of front lot line, for those lots known municipally as 2, 4, 6, 8, 10, 12, 14 and 16 Riverbank Court the lot line, front is deemed to be that abutting Main Street - minimum corner side yard setback: 5 m - minimum interior side yard setback: <ul style="list-style-type: none"> i) building, main with attached garage or attached carport 1.5 m ii) building, main with no attached garage or attached carport 3 m on one side, 2 m on the other side - minimum rear yard setback 5 m - minimum distance between buildings: <ul style="list-style-type: none"> i) between buildings, main 3 m ii) between other buildings 1.5 m- minimum dwelling unit area: 50 m² plus 12 m² for each bedroom in excess of one - minimum landscaped open space 30% - maximum building height <ul style="list-style-type: none"> i) building, main 10 m ii) accessory use 4 m
999	R3XX [999]			<ul style="list-style-type: none"> - the maximum number of dwelling units must not exceed 107 - the lot coverage for any dwelling must not exceed 55 % - the building height of any building in this zone must not exceed one storey
1000	R3X[1000]		<ul style="list-style-type: none"> - detached dwelling 	<ul style="list-style-type: none"> - maximum lot coverage, building, main 55% - maximum building height <ul style="list-style-type: none"> (i) building, main 6.0 m provided that it does not exceed one storey (ii) accessory use 4 m - maximum attached units in a row: 4 - minimum attached units: 2 - minimum front yard setback: 5 m - minimum set back from Poole Creek: 25 m from the high water mark - maximum density 40 units/ha