

Urban Exceptions 1,901-2,000

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1901 (By-law 2012-6)	R1WW[1901]			-minimum lot area: 555m ² -maximum principal building height: 8 metres
1902 (By-law 2012-6)	R1WW[1902] R1W[1902]			-maximum principal building height: 9.5 metres
1903 (By-law 2015-45) (By-law 2012-7)	Reserved for Future Use			
1904 (By-law 2012-12)	R3B[1904]			-minimum interior side yard setback: (i) for a distance of 30 metres measured from the rear lot line: 3.5 m (ii) for that portion of the lot line which abuts 225 Waymark Crescent: 3.5 m (iii) from all other lot lines: 5.5 m -minimum rear yard setback: 5.5m -a driveway providing access to a parking lot must have a minimum width of 6.5 metres
1905 (By-law 2020-151) (By-law 2016-249) (By-law 2012-40)	R4Z[1905] S277			-Notwithstanding Table 101, the minimum required number of parking spaces for a stacked dwelling is 1.1 per dwelling unit. -minimum lot width for a planned unit development: 12.5 m -minimum lot width for a stacked dwelling: 12.5 m -Notwithstanding Table 110 Row (b), the minimum required width of a landscape buffer not abutting a street for: (i) a parking lot containing between 10 and 100 parking spaces is 1.0 metres; and, (ii) a parking lot containing more than 100 parking spaces is 1.5 metres. -No buildings are permitted within Area A on Schedule 277
1906 (By-law 2012-39)	R1W[1906]			-minimum lot area: 220 m ² -minimum front yard setback: 3 m -minimum front yard setback for an attached garage: 3.5 m -Minimum total interior side yard setback is 1.8 m with a minimum of 0.6 metres on at least one side. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. -minimum corner side yard: 2.5 m -maximum lot coverage: 55% -A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by

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				<p>projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping</p> <p>-Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.</p> <p>-Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.</p> <p>-Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 metres of a lot line.</p> <p>-Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard, but may be located in a corner side yard.</p> <p>-in the instance of any dwelling listed in 57(1), the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.</p>
1907 (By-law 2012-39)	R1W[1907]			<p>-minimum lot area: 220 m²</p> <p>-minimum rear yard setback: 7.5 m</p> <p>-minimum front yard setback: 3 m</p> <p>-minimum front yard setback for an attached garage: 3.5 m</p> <p>-Minimum total interior side yard setback is 1.8 m with a minimum of 0.6 metres on at least one side.</p> <p>Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-minimum corner side yard: 2.5 m</p> <p>-maximum lot coverage: 55%</p> <p>-A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used</p>

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				<p>for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.</p> <p>-Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.</p> <p>-Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.</p> <p>-Despite Table 65, Row6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 of a lot line.</p> <p>-Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard, but may be located in a corner side yard.</p> <p>-in the instance of any dwelling listed in 57(1), the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres</p>
1908 (By-law 2012-39)	R1W[1908]			<p>-minimum lot area: 220 m²</p> <p>-minimum rear yard setback: 7 m</p> <p>-minimum front yard setback: 3 m</p> <p>-minimum front yard setback for an attached garage: 3.5 m</p> <p>-Minimum total interior side yard setback is 1.8 m with a minimum of 0.6 metres on at least one side.</p> <p>Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-minimum corner side yard: 2.5 m</p> <p>-maximum lot coverage: 55%</p> <p>-A maximum of 60 per cent of the area of the front yard, or the required</p>

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				<p>minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping.</p> <p>-Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the sidewalk.</p> <p>-Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.</p> <p>-Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 of a lot line.</p> <p>-Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard, but may be located in a corner side yard.</p> <p>-in the instance of any dwelling listed in 57(1), the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres</p>
1909 (By-law 2018-359) (By-law 2012-334) (By-law 2012-39)	R3YY[1909]			<p>A maximum of 60 per cent of the area of the front yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the yard, except for areas occupied by projections permitted under Section 65 and a walkway with a maximum width of 1.8 metres, must be landscaped with soft landscaping</p> <p>-Where an attached garage accesses a public street by means of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 metres from the nearest edge of the</p>

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				<p>sidewalk.</p> <p>-Despite Table 65, Rows 1, 2 and 3, a chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from a lot line other than a corner side lot line, from which they can be as close as 0 metres.</p> <p>-Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 metres but no higher than 0.6 metres above adjacent grade may project to within 0.6 metres of a lot line, and any portion of a deck with a walking surface less than 0.31 metres may project to within 0.3 of a lot line.</p> <p>-Despite Table 65, Row 8, an air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling, but may be located in a corner side yard.</p> <p>-Despite Section 57(2), for townhouse dwellings, the corner sight triangle will be calculated using 57(1) and in the instance of any dwelling listed in (1) including multiples, the distance used to determine a corner sight triangle is 2.75 metres and not 6 metres.</p> <p>-In the case of a home based business operating within a townhouse or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site. Section 136 does not apply.</p> <p>-zone requirements for detached dwellings:</p> <p>i) minimum lot area: 220 m²</p> <p>(ii) minimum front yard setback 3 m</p> <p>(iii) minimum front yard setback for an attached garage: 3.5 m</p> <p>(iv) Minimum total interior side yard setback is 1.8 metres with a minimum of 0.6 metres on at least one side.</p> <p>Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>(v) minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not</p>

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				<p>exceeding a total floor area of 3m², may be located no closer than 2.1 m from the side lot line abutting a street.</p> <p>(vi) maximum lot coverage: 55%</p> <p>(vii) for a detached dwelling on a corner lot:</p> <ul style="list-style-type: none"> -Minimum rear yard setback may be reduced to 2.5 m for part of the building that is no higher than 4.5 m and any part of the building, excluding projections, located less than 6 m from the rear lot line must be located at least 4 m from any interior side lot line. -An active entrance must be provided on the side of the building facing the corner side yard. -zone requirements for semi-detached and townhouse dwellings: <ul style="list-style-type: none"> -minimum lot area: 137 m² -minimum lot width: 5.5 m -minimum front yard setback: 3.0 m -minimum interior side yard setback: 1.5 m -minimum corner side yard: 2.5 m -maximum building height: 14 m -maximum lot coverage: 65% -zone requirements for back-to-back townhouse dwellings: <ul style="list-style-type: none"> -minimum lot area: 81 m² -minimum lot width: 5.5 m -minimum front yard setback: 3.0 m -minimum rear yard setback: 0.0 m -minimum interior side yard setback: 1.5 m -minimum corner side yard: 2.5 m -maximum building height: 14 m
1910 (By-law 2015-277) (By-law 2012-39)	R4A[1910]-h			<ul style="list-style-type: none"> - Despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 16, but no more than eight are permitted within a single row - Within a Planned Unit Development: <ul style="list-style-type: none"> (i) for townhouse dwellings where the units are not attached back-to-back: <ul style="list-style-type: none"> (a) maximum building height: 14 m (b) minimum setback from a lot line is 6 metres where the functional back of the building faces the lot line (c) minimum setback from a lot line is 1.5 metres where the functional side of the building faces the lot line (ii) for townhouse dwellings where the units are attached back-to-back the maximum building height is 14 m - parking requirement for home based business in a townhouse dwelling is one parking space required only when an on-site, non-resident employee is involved
1911 (By-law 2015-45) (By-law	AM5[1911] S278			<ul style="list-style-type: none"> -maximum building heights and yard setbacks as shown on Schedule 278 -required parking for apartment building: 1.0 space dwelling unit

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2012-41)				
1912 (By-law 2012-62)	I1A[1912]			-no parking required for a place of worship or community health and resource centre, -minimum lot width: 10.06 metres, -minimum lot size: 344 square metres, -rear yard setback for the first storey: 0 metres, -minimum front yard setback: 1.7 metres, -interior side yard setback: 0 metres, -community health and resource centre may occupy a maximum of 38% of the gross floor area of the building in which it is located.
1913 (By-law 2016-249) (By-law 2012-91)	AM1[1913], AM1[1913] H(27), AM[1913], AM[1913] H(20), O1P[1913]			-despite Table 101, where a lot is located within Area C on 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
1914 (By-law 2012-61)	LC7[1914]	-instructional facility		-instructional facility limited to a cumulative maximum of 310 m ² gross floor area
1915 (By-law 2020-161) (By-law 2012-65)	Reserved for future use			
1916 (By-law 2012-70)	R2G[1916]		-duplex -linked detached	-no person may park a passenger vehicle in a rear yard, unless such parking is in a legally provided garage with direct access from a public street to the garage -front yard parking is permitted on a lot with an interior side yard of less than three metres that is not capable of being developed as a parking space, and which is developed with a detached dwelling or semi-detached dwelling, with no garage, subject to the following: (i) in the case of a detached dwelling a maximum of one parking space is permitted; (ii) in the case of a semi-detached dwelling or a linked detached dwelling a maximum of one parking space is permitted for each half of the dwelling; -motor vehicles may be parked in a driveway leading to the front yard parking space -Despite Table 55 (1), a detached carport may be located 2 metres closer to the front lot line than the required front yard setback

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				-maximum permitted height of a detached carport: 3 metres -a detached garage is not permitted within the front yard
1917 (By-law 2012-91)	AM8[1917]			-the provisions of 186(8)(d), (e) and (g) do not apply
1918 (By-law 2012-120)	R3YY[1918] H(12)	-stacked dwelling		-minimum front yard setback: 3.5 m -minimum corner side yard setback: 4.0 m -minimum rear yard setback: 4.0 m -minimum interior side yard setback: 7.2 m -maximum permitted size of all accessory buildings: 160 m ² -minimum corner side yard setback for an accessory building: 3.0 m -maximum building height for stacked dwelling: 12 metres
1919 (By-law 2017-302) (By-law 2012-123)	GM5[1919]	-bank -convenience store -day care -payday loan establishment -post office -research and development centre -service and repair shop -technology industry -training centre	-bed and breakfast -hotel	-the total cumulative gross floor area of the following ancillary uses may not exceed 49% to a maximum of 1560 square metres: - artist studio - convenience store -personal service business - restaurant - retail store - service and repair shop -where a drive through facility is provided in combination with an ancillary use it must be included in the maximum gross floor area set out above -Table 103 which provides a maximum parking restriction for lands situated within 600 metres of a designated transit station does not apply
1920 (By-law 2012-123)	GM9[1920]	-parking lot		
1921 (By-law 2012-133)	R4V[1921]		-planned unit development	-minimum interior side yard setback of 1.2 metres on the east side of the lot -minimum interior side yard setback of 0.41 metres on the west side of the lot -a cornice may project no closer than 0.149 metres to the west lot line -a cornice may project 0.61 m into a required front yard -26% of the lot area must be provided as landscaped area -Section 109(11)(a) does not apply -minimum driveway aisle width of 3.05 metres
1922 (By-law 2012-131)	R5P[1922] H(26)			-Minimum interior side yard setback from the southern side lot line is 0 metres for any part of a building no greater than 3 metres in height and located between 25 metres and 50 metres back from the front lot line.
1923 (By-law	R5A[1923] H(34)	-parking lot -snow disposal		-see also R5A[1160] H(34) for shared density provision

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2015-278) (By-law 2012-132)		facility		-a parking lot is permitted for a temporary period effective August 26, 2015 and expiring August 26, 2017 -the following applies to a temporary parking lot: (i) minimum width of a parking space: 2.4 m (ii) a landscape buffer with a minimum width of 1.5 metres must be provided between the parking lot and all lot lines; and, (iii) section 110 does not apply
1924 (By-law 2017-148) (By-law 2014-189) (By-law 2014-75) (By-law 2012-127)	R4Z[1924] S280		all uses except for: - detached dwelling - duplex dwelling - linked detached dwelling - park - planned unit development - retirement home - retirement home, converted - residential care facility - semi-detached dwelling - townhouse dwelling - three unit dwelling -urban agriculture	- maximum permitted height and minimum required yard setbacks are as per Schedule 280 - the maximum permitted height limits shown on Schedule 280 do not apply to permitted projections - maximum permitted number of storeys: 4 - Schedule 280 does not apply to accessory buildings or structures, which continue to be regulated by Section 55 - maximum projection of a canopy into a required front yard: 8 metres - landscape requirement for front yard: 20 per cent - balconies and uncovered porches are not permitted on the rear façade of a building, abutting the existing dwellings along Howden Avenue
1925 (By-law 2019-41) (OMB Order, File #PL110856, issued June 1, 2012)	GM[1925] S281-h		-all uses until the holding symbol is removed	-Each of the following uses may not exceed 300 square metres of gross floor area: animal care establishment, animal hospital, artist studio, bank, catering establishment, convenience store, drive-through facility, instructional facility, personal service business, post office, restaurant, retail store, retail food store, service and repair shop and personal brewing facility. -maximum permitted height is as per Schedule 281 -a mixed use building is subject to the maximum permitted number of storeys and building height for residential as shown on Schedule 281 -each of the blocks created by plan of subdivision within the GM[1925]S281 and GM[1926]S281 are to be considered as one lot for zoning purposes -the lot line abutting Rossignol Drive is deemed to be the front lot line -minimum front yard setback: 2.5 m -minimum rear yard setback: 4.5 m -minimum width of landscaped area

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				<p>abutting a street: 2.5 m</p> <p>-the holding symbol may not be removed until such time as a plan of subdivision has been approved and registered, however its application shall not prevent the issuance of a building permit limited to excavation and shoring</p>
<p>1926 (By-law 2019-41) (OMB Order, File #PL110856, issued June 1, 2012)</p>	<p>GM[1926] S281-h¹h²</p>		<p>-all uses until the h¹ holding symbol is removed</p> <p>-all residential uses until the h² holding symbol is removed</p>	<p>-The following uses: animal care establishment, animal hospital, artist studio, bank, catering establishment, convenience store, drive-through facility, instructional facility, personal service business, post office, restaurant, retail store, retail food store, service and repair shop, and personal brewing facility, must:</p> <p>(i) not exceed 300 square metres of gross floor area each;</p> <p>(ii) be located on the ground floor of a building containing office uses; and,</p> <p>(iii) not exceed a cumulative total gross floor area of 2,999 square metres</p> <p>-maximum permitted height is as per Schedule 281</p> <p>-a mixed use building is subject to the maximum permitted number of storeys and building height for residential as shown on Schedule 281</p> <p>-each of the blocks created by plan of subdivision within the GM[1925]S281 and GM[1926]S281 are to be considered as one lot for zoning purposes</p> <p>-the lot line abutting Rossignol Drive is deemed to be the front lot line</p> <p>-minimum front yard setback: 2.5 m</p> <p>-minimum rear yard setback: 4.5 m</p> <p>-minimum width of landscaped area abutting a street: 2.5 m</p> <p>-the h¹ holding symbol may not be removed until a plan of subdivision has been approved and registered, however its application shall not prevent the issuance of a building permit limited to excavation and shoring</p> <p>-the h² holding symbol may not be removed until May 31, 2022</p>
<p>1927 (By-law 2016-249) (By-law 2012-349) (By-law 2012-146)</p>	<p>R4M[1927]</p>	<p>-office associated with a diplomatic mission</p> <p>-instructional facility</p> <p>-post secondary educational institution</p>		<p>-Despite Table 101, parking for the non-residential permitted uses must be provided at 1.2 spaces per 100 square metres of gross floor area</p> <p>-minimum rear yard setback: 4.75 m</p> <p>-minimum driveway width: 5.0 m</p> <p>-minimum aisle width: 6.0 m</p> <p>-Section 113 does not apply</p> <p>-an addition to a building in an area to which a heritage overlay applies is permitted if the gross floor area of the addition does not exceed 45% of the gross floor area of the building</p>
<p>1928</p>	<p>I1A[1928]</p>	<p>-parking lot</p>		<p>-parking lot as a principal use is only</p>

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(By-law 2012-209)	S283			permitted within Area A on Schedule 283 and may not exceed 10 parking spaces -a principal use parking lot may share its driveway and aisle with other parking lots on the same lot
1929 (By-law 2020-329) (By-law 2012-223)	R5B[1929] S284			-yards and building heights as per Schedule 284 -an amenity room with a maximum height of 5.0 metres and a maximum area of 557 square metres may project above the allowable building height -despite Section 65, balconies, landings, stairs and exhaust grates may project into Area C on Schedule 284
1930 (By-law 2012-224)	R4A[1930]			-minimum interior side yard setback: 1.2 m -minimum required parking: 1.0 space per unit -minimum private way width with parallel visitor parking: 5.6 m -minimum width of private way in a PUD: 3.0 m -minimum setback or residential building to private way: 0.8 m -minimum landscape buffer width of parking lot not abutting a street: 0.4 m
1931 (By-law 2012-264)	GM15[1931] H(8) S285 GM15[1931] H(15) S285			-minimum required perimeter landscaped buffer under Section 110, and minimum required landscaped area under Table 187(h) do not apply, and instead landscaped areas must, at a minimum, be provided within those areas shown in Schedule 285. -total minimum required number of loading spaces for all uses on the lot: 2 spaces
1932 (By-law 2012-277)	O1[1932]-h DR[1932]-h IL[1932]-h L2[1932]-h		-all uses, except those that existed on July 11, 2012 are prohibited until such time as the holding symbol is removed	-the holding symbol can be removed only at such time as the following conditions are met: a. The Minister of the Environment will have approved the Carp River, Pool Creek and Feedmill Creek Restoration Class EA; b. The Kanata West Landowners Group, or the City, will have commenced Phase I of the Carp River restoration works; c. Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the Conservation Authorities Act for the placement and removal of fill in accordance with the Carp River Restoration Plan and the EA; d. Filling of the property and an as-built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and e. At all times, the flood storage capacity of the corridor will be maintained at or above existing

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1933 (By-law 2012-277)	DR[1933]-h	-snow disposal facility	-all uses, except those that existed on July 11, 2012 are prohibited until such time as the holding symbol is removed	conditions. -the holding symbol can be removed only at such time as the following conditions are met: a. The Minister of the Environment will have approved the Carp River, Pool Creek and Feedmill Creek Restoration Class EA; b. The Kanata West Landowners Group, or the City, will have commenced Phase I of the Carp River restoration works; c. Mississippi Valley Conservation Authority will have issued a permit under Section 28 of the Conservation Authorities Act for the placement and removal of fill in accordance with the Carp River Restoration Plan and the EA; d. Filling of the property and an as- built survey will have been completed to demonstrate that the area is entirely removed from the flood plain; and e. At all times, the flood storage capacity of the corridor will be maintained at or above existing conditions.
1934 (OMB Order, File #PL120711, issued February 27, 2013) (By-law 2012-259)	R5B[1934] S286-h	-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station -place of assembly limited to a club -retail store -restaurant	-all land uses, with the exception of the use existing on June 13, 2012 until such time as the holding symbol is removed	- additional permitted uses other than place of assembly limited to a club restricted to the ground floor or basement of a residential use building. - despite Table 65: (i) balconies may project: (A) to the front lot line; (B) 2 metres into Area C in the rear yard on Schedule 286; and, (C) 2.4 m towards the side lot line within Area F on Schedule 286 provided they are located above the second storey; and, (ii) a trellis may project to the easterly side lot line - maximum building heights and setbacks as per Schedule 286 are as follows: (i) in Area D of Schedule 286: 1. The minimum westerly side yard setback for the structural columns of the building is 1.2 metres 2. The minimum westerly side yard setback is 2.4 metres for that part of the building below a line measured at 3.6 metres in height at the front lot line and increasing to 6 metres in height where Area D abuts Area C on Schedule 286. 3. The maximum height for the remainder of the building above 6.0 metres (2 storeys) is: 19.0 metres (6 storeys) (ii) In Area E of Schedule 286: 1. The minimum front yard setback for the first 12 metres (4 storeys) of the

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				<p>building is: 3.0 metres</p> <p>2. The minimum front yard setback for the structural columns of the building is: 1.8 metres</p> <p>3. The maximum height for the remainder of the building above 12 metres (4 storeys) of the building is: 83.0 metres (27 storeys)</p> <p>(iii) In Area F of Schedule 286:</p> <p>1. The minimum easterly side yard setback for the first 15 metres (5 storeys) of the building is: 4.0 metres</p> <p>2. The maximum height for the remainder of the building above (5 storeys) is: 83.0 metres (27 storeys)</p> <p>- pursuant to Section 36 of the Planning Act, the holding symbol "h" on lands zoned R5B [1934] S286 -h may only be lifted when the following conditions have been fulfilled to the satisfaction of the General Manager, Planning and Growth Management Department:</p> <p>(a) the execution of a site plan agreement for the proposed development; and</p> <p>(b) the conveyance of monies to be directed to a reserve account for off-site community benefits</p>
1935 (By-law 2018-223) (By-law 2015-98)	TM[1935] S385			<p>- Maximum building heights and minimum setbacks and stepbacks as shown on Schedule 385</p> <p>- Despite Section 197(i), minimum width of landscaped area along the interior lot line may be reduced to 0 m</p> <p>- Clause 197(1)(b) does not apply to residential uses</p> <p>- A loading space may be located in a required interior side yard abutting a residential zone.</p>
1936 (OMB Order, #PL120352, issued May 7, 2014) (By-law 2012-269)	TM[1936] S287	-hotel -place of assembly		<p>- Minimum width of an aisle and driveway is 6 metres, however any part of an aisle that is not required to access a parking space may be reduced to 3 metres provided it is only for one-way traffic.</p> <p>- minimum number of parking spaces for non-residential uses: 1 space per 100 square metres of gross floor area</p> <p>- residential visitor parking must be provided at a rate of 0.083 per dwelling unit beyond the first 12 units</p> <p>- Notwithstanding clause 100(1)(a), all required and provided visitor and non-residential parking spaces must not be set aside exclusively for the related land use, and instead must be available for use by both residential uses as visitor parking, and as parking for non-residential uses.</p> <p>- lots 603 m² in area or greater must</p>

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				<p>be developed as a mixed use, where the gross floor area dedicated to commercial uses must not exceed the gross floor area dedicated to residential uses</p> <ul style="list-style-type: none"> - the following uses are limited to locations above the ground floor: place of assembly, instructional facility, recreational and athletic facility - The provisions of Table 197(c) through (g) inclusive do not apply and sub-section 197(4) does not apply. - All minimum yards and maximum building heights are as per Schedule 287. - Permitted projections are not subject to the height provisions of Schedule 287 - Despite the above provision, balconies are not allowed to project into Areas A and B on Schedule 287 from that part of a building between 15.6 metres and 80 metres in height, facing Preston Street and located in Area D on Schedule 287. - No permitted projections are allowed within 1 metre of the lot line abutting Sidney Street. - Notwithstanding Section 85, a commercial patio is allowed up to a maximum height of 13.5 metres. - There is no required landscape buffer from an adjacent residential zone. - Only non-residential uses are permitted at a height of less than 7 metres above the ground floor within 13.5 metres measured at a right angle from the lot line abutting Preston Street for a distance of 13.8 metres measured from the intersection of the front and corner side lot line.
1937 (By-law 2012-260)	IL4[1937] H(21)			<ul style="list-style-type: none"> - notwithstanding section 203(5), outdoor storage is permitted subject to the following: <ul style="list-style-type: none"> (i) outdoor storage may not exceed a height of 1.82 metres; (ii) an area used for outdoor storage must be screened from view from an abutting lot and public street by an opaque screen with a minimum height of 1.83 metres; (iii) all areas used for outdoor storage must not exceed 1,100 square metres; and (iv) all areas used for outdoor storage must be setback a minimum of: <ul style="list-style-type: none"> (A) 1.6 metres from the eastern lot line (B) 200 metres from the western lot line; and, (C) 3 metres from the southern lot line (v) no parking is required for outdoor storage
1938	R4Z[1938]			- minimum required number of parking

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(By-law 2012-244)				spaces for a stacked dwelling: 1 per dwelling unit - minimum required width of a landscape buffer not abutting a street for a parking lot containing more than 100 parking spaces is 1.0 metre - minimum rear yard setback for a planned unit development and stacked dwelling: 3.0 metres - minimum interior side yard setback for a planned unit development and stacked dwelling: 3.0 metres Provisions for accessory buildings and structures - minimum required setback from a front lot line: 0.6 metres. - minimum required setback from a corner side lot line or rear lot line abutting a street: 0.6 metres. - minimum required setback from an Interior side lot line or a rear lot line not abutting a street: 0.0 metres - notwithstanding Table 55 Row (7), Column II, the aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 100 m ² as measured from the exterior walls of the building - maximum number of accessory buildings permitted on a lot is 3
1939	Reserved for future use			
1940 (By-law 2012-247)	R2A[1940]	-electrical contracting business		-minimum front yard setback for detached garage: 10.5 metres -minimum rear yard setback for detached garage: 7.4 metres -minimum interior side yard setback for detached garage: 5.1 metres -maximum area of detached garage: 362.31 square metres -maximum height of detached garage: 4.5 metres -the electrical contracting business is restricted to the same floor area and location as existed on July 11, 2012
1941 (By-law 2012-252)	R3Q[1941]			-minimum lot width for semi-detached dwelling: 7.0 metres per unit -minimum lot width for townhouse dwelling: 5.5 metres per unit -minimum rear yard setback: 6.0 metres
1942 (By-law 2016-249) (By-law 2015-45) (By-law 2012-251)	AM[1942]			-required minimum lot area of 1500m ² for an automobile dealership The following provisions apply to medical facility and retail use within the building existing as of July 11, 2012 and to the expression of those uses into any future addition up to a maximum gross floor area of 200 square metres: -Table 101 does not apply -a maximum of 22 parking spaces

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				<p>may be provided on site</p> <ul style="list-style-type: none"> -Sections 106, 107 and 110 do not apply to any driveway, parking space and parking lot -subclause 185(3)(h)(i) does not apply
<p>1943 (By-law 2014-94) (OMB Order File #PL120981, issued December 4, 2012) (By-law 2012-246)</p>	<p>TM[1943] S288-h</p>		<p>-all uses except those existing on July 11, 2012 until such time as the holding symbol is removed</p>	<ul style="list-style-type: none"> - required setbacks and maximum building heights as per Schedule 288 - residential visitor parking rate: 0.083 spaces per dwelling unit after the first 12 units -the holding symbol may only be lifted when the following conditions have been fulfilled to the satisfaction of the General Manager, Planning and Growth Management Department: <ul style="list-style-type: none"> (a) The execution of a site plan agreement for the proposed development; and (b) The conveyance of monies to be directed to a reserve account for off-site community benefits.
<p>1944 (By-law 2012-272)</p>	<p>TM[1944] S241</p>			<ul style="list-style-type: none"> - minimum width of an aisle or driveway: 5.9 metres - minimum required number of parking spaces for non-residential uses: 1.0 space per 120 square metres of gross floor area - residential visitor parking rate: 0.09 per dwelling unit beyond the first 12 units - despite clause 100(1)(a), all required visitor and non-residential parking spaces that are provided may be available for use by both residential uses as visitor parking, and as parking for non-residential uses - the provisions of Table 197(c) through (g) inclusive do not apply - all minimum yards and maximum building heights as per Schedule 241 - no permitted projections are allowed in or into Area "B" above the height limit of Area "B" as shown on Schedule 241 - balconies more than 7.0 metres from any lot line abutting a street must be a minimum of 3.5 metres from the easterly property line - in Area D on Schedule 241 a communal amenity area with a maximum floor area of 105 sq. m. may project above the maximum height limit but only to a maximum building height of 37.3 metres - a permitted projection above the maximum height limit, except for a stairwell, must be a minimum of 2.0 metres from the facade of all other floors of the building - roof top internal and outdoor amenity area must be a minimum of 3.0 metres from the facade of the building
<p>1945 (By-law</p>	<p>R3Z[1945]</p>			<ul style="list-style-type: none"> -minimum rear yard setback: 7.5 metres

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2012-280)				
1946 (By-law 2012-280)	IP9[1946]			-clause (g) of Table 205 does not apply and the minimum floor space index is 0.3
1947 (OMB Order File #PL110686, issued October 24, 2012)	TM[1947]			The setbacks of 198(11) do not apply and the following setbacks apply: -minimum setback from a lot line abutting Wellington Street: 2.5 metres -minimum setback from a lot line abutting Parkdale Avenue: 1.0 metres -maximum building height of 9 storeys or 30 metres whichever is less -subclause 198(11)(b)(ii) does not apply -clause (e) of Table 197 does not apply
1948 (OMB Order File #PL110686, issued October 24, 2012)	I2[1948] F(1.5) S289			-maximum building height of 6 storeys or 20m, whichever is less -no buildings are permitted in Area A of Schedule 289
1949	Reserved for future use			
1950 (By-law 2012-301)	R1Q[1950]			-minimum lot width: 13.5 metres -minimum front yard setback: 6.0 metres
1951 (By-law 2020-289) (OMB Order File #PL121163, issued January 10, 2013) By-law 2012-300)	R3Z[1951]			- minimum front yard setback for a planned unit development: 1.2 metres - the minimum interior side yard setback for a planned unit development: i. 6.0 metres for any dwelling where the functional back of the building is facing the lot line, and ii. 4.5 metres for any dwelling where the functional side of the building is facing the lot line - maximum building height: 8.0 metres
1952 (By-law 2012-303)	I1A[1952]			-minimum required rear yard setback: 3.0 metres -maximum permitted building height: 12 metres -minimum landscape buffer for the south side of a parking lot containing more than 10 but fewer than 100 spaces: 1.0 metre -minimum number of loading spaces for a place of assembly less than 2000 square metres in area: no spaces required -minimum width in metres of aisle accessing loading space of between 60° and 90°: 6.7 metres
1953	Reserved for future use			
1954	Reserved for future use			
1955 (By-law 2012-306)	R1J[1055]			- The lot line abutting Nantes Street is deemed to be the front lot line - minimum front yard setback: 4.3 m

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				- minimum rear yard setback: 3.5 m
1956 (By-law 2012-306)	R2Z[1956]			- minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk: 5.2 m - minimum rear yard setback: 3.5 m
1957 (By-law 2013-358) (By-law 2012-288)	MC[1957] F(1.1) H(15)	-automobile dealership		- at least 50% of the Cyrville Road frontage must be occupied by one or more building walls within the permitted front yard setback - a minimum 5.0 metre wide pathway must be provided along the west interior lot line comprised of a minimum of 3.0 metres of hard landscaping and a minimum of 2.0 metres of soft landscaping - no outdoor display of vehicles is permitted within the front yard - minimum front yard setback: 4.25 metres - maximum front yard setback: 4.5 metres - the facade of any building fronting onto Cyrville Road must have at least 50% of the front wall containing windows comprised of clear glazing - maximum permitted size of an area used for outdoor storage of inventory vehicles must not exceed 6% of the lot area - a 1.5 metre landscape buffer is required along the rear and east interior lot lines; - minimum lot coverage: 29% - minimum gross floor area: 5450 square metres - the requirement for minimum number of parking spaces is not applicable and a maximum of 40 parking spaces can be provided on the lot - minimum required aisle width: 6.0 metres
1958 (By-law 2012-318)	R3A[1958]			- maximum building height: 9.65 metres - maximum number of units in a multiple unit dwelling: 3 - minimum of at least one visitor parking space required - minimum of at least one parking space per unit required - minimum front yard for a planned unit development: 3.5 metres - minimum interior side yard along north side: 1.8 metres - maximum of seven dwelling units - sub-section 131(4), (5), and (6) do not apply - minimum setback from a private way: 1.5 metres - minimum setback for a garage or carport: 1.5 metres for a maximum of two garages/carports - minimum separation between buildings: 1.1 metres

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				- balconies not permitted above 4.5 metres in the building wall facing the west lot line - minimum width of a private way: 5.5 metres
1959	Reserved for future use			
1960 (By-law 2012-334)	R1HH[1960]			-minimum lot width: 30 m -minimum lot area: 2,500 m ²
1961 (By-law 2012-334)	R1HH[1961]			-minimum lot width of 30 m -minimum lot area of 8,000 m ²
1962	Reserved for future use			
1963 (By-law 2020-289) (By-law 2017-148) (By-law 2014-189) (By-law 2012-345)	R3Z[1963]	-dwelling unit above garage	-park -retirement home, converted -urban agriculture	DETACHED DWELLINGS Provisions for detached dwellings: -a secondary dwelling unit is permitted above a detached garage - minimum lot width: 9.0m - minimum lot area: 250m ² - maximum lot coverage: 65% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 1.2m on other side - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m - building separation distance: 1.8m Provisions for garage accessory to detached dwelling: - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a Provisions for secondary dwelling unit above garage: - maximum building height: 8.0m Provisions for breezeway connecting detached dwelling and garage: - maximum width: 3.0 m - maximum building height: 1 storey - minimum side yard setback: 0.6m on one side, 1.2m on other side General provisions - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - stairs leading to a dwelling unit above a garage may project 1.0m into a corner side yard - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - all garages must be setback at least

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				<p>6.0m from the rear wall of the main dwelling, this does not include the connecting breezeway</p> <ul style="list-style-type: none"> - the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply - endnote 3 does not apply - a deck is permitted on the garage roof <p>SEMI-DETACHED DWELLINGS Provisions for semi- detached dwellings:</p> <ul style="list-style-type: none"> -a secondary dwelling unit is permitted above a detached garage - minimum lot width: 6.0m per dwelling unit - minimum lot area: 170m² per dwelling unit - maximum lot coverage: 65% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.0m on one side, 1.2m on other side - building separation distance: 2.4m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m <p>Provisions for garage accessory to semi-detached dwelling:</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a <p>Provisions for secondary dwelling unit above garage:</p> <ul style="list-style-type: none"> - maximum building height: 8.0m - the dwelling unit above garage is exempt from lot width and lot area provisions <p>Provisions for breezeway connecting semi-detached dwelling and garage:</p> <ul style="list-style-type: none"> - if there is a breezeway incorporated then the minimum lot width is: 8.0m per dwelling - maximum width: 3.0 m - maximum building height: 1 storey - minimum side yard setback: 0.0m on one side, 1.2m on other side <p>General provisions</p> <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - stairs leading to a dwelling unit above a garage may project 1.0m into a corner side yard - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of

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				<p>the unit's gross floor area</p> <ul style="list-style-type: none"> - all garages must be setback at least 6.0m from the rear wall of the main dwelling, this does not include the connecting breezeway - a deck is permitted on the garage roof - endnote 3 does not apply <p>TOWNHOUSE DWELLINGS Provisions for townhouse dwellings with detached garage:</p> <ul style="list-style-type: none"> - minimum lot width: 5.0m per dwelling unit - minimum lot area: 140m² per dwelling unit - maximum lot coverage: 65% - minimum front yard setback: 3.0m - minimum interior side yard setback: 1.5m - building separation distance: 3.0m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m <p>Provisions for detached garage accessory to townhouse dwelling:</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a <p>General provisions</p> <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - all garages must be setback at least 6.0m from the rear wall of the main dwelling - maximum units per building: 8 units - a deck is permitted on the garage roof - the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply <p>Provisions for townhouse dwellings with attached garage:</p> <ul style="list-style-type: none"> - minimum lot width: 5m per dwelling unit - minimum lot area: 110m² per dwelling unit - maximum lot coverage: 65% - minimum front yard setback: 3.0m - minimum interior side yard setback: 1.5m - building separation distance: 3.0m

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				<ul style="list-style-type: none"> - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m Provisions for attached garage accessory to and located at the rear of a townhouse dwelling: <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum yard setback from rear lane or private road: 0.6m - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: n/a General provisions <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - maximum units per building 8 units - a deck is permitted on the garage roof - the maximum width of 50% of the rear lot line does not apply, and the 1.0m rear yard setback does not apply Provisions for townhouse dwellings with units attached back-to-back: <ul style="list-style-type: none"> - minimum lot width: 5m per dwelling unit - minimum lot area: 84m² per dwelling unit - maximum lot coverage: 70% - minimum front yard setback: 3.0m - minimum interior side yard setback: 1.5m - building separation distance: 3.0m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0m - maximum building height: 11m General provisions <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - for dwelling units fronting on Longfields Drive a home-based business may occupy up to 50% of the unit's gross floor area - maximum units per building: 12 units, however no more than 6 units may be provided in a single row - a deck is permitted on the garage roof - an air conditioner condenser may be located in the front yard
1964 (By-law)	R3U[1964]		-park -retirement	DETACHED DWELLINGS Provisions for detached dwellings with

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2017-148) (By-law 2014-189) (By-law 2012-345)			home, converted -urban agriculture	<p>rear detached garage:</p> <ul style="list-style-type: none"> -a secondary dwelling unit is permitted above a detached garage - dwelling unit above the garage is permitted - minimum lot width: 12.0m - minimum lot area: 300m² - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m <p>Provisions for garage accessory to detached dwelling</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m <p>Provisions for secondary dwelling unit above garage</p> <ul style="list-style-type: none"> - maximum building height: 8.0m <p>General provisions:</p> <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m -minimum separation distance between garage and dwelling is 1.2m <p>Provisions for detached dwellings with rear attached garage:</p> <ul style="list-style-type: none"> - dwelling unit above garage permitted - minimum lot width: 12.0m - minimum lot area: 300m² - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.6m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 5.5m - maximum building height: 11m <p>Provisions for garage accessory to detached dwelling:</p> <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 1.2m - minimum corner side yard setback: 3.0m - minimum rear yard setback: 5.5m <p>Provisions for dwelling unit above garage:</p> <ul style="list-style-type: none"> - maximum building height: 8.0m <p>General provisions:</p>

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				<ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m SEMI-DETACHED DWELLINGS Provisions for semi-detached dwellings with rear detached garage: <ul style="list-style-type: none"> -a secondary dwelling unit is permitted above a detached garage - dwelling unit above the garage is permitted - minimum lot width: 9.0m per dwelling unit - minimum lot area: 270m² per dwelling unit - maximum lot coverage: 60% - minimum front yard setback: 3.0m - minimum interior side yard setback: 0.0m on one side, 3.5m on other side if private driveway and 2.0m on other side if shared driveway - minimum corner side yard setback: 3.0m - minimum rear yard setback: 8.0m - maximum building height: 11m Provisions for garage accessory to semi-detached dwelling: <ul style="list-style-type: none"> - maximum size of garage: 6.5m deep x 7.0m wide - minimum interior side yard setback: 0.6 m if detached or 0.0m if attached to neighbouring garage - minimum corner side yard setback: 3.0m - minimum rear yard setback: 0.6m - minimum separation distance between garage and dwelling is 1.2m Provisions for secondary dwelling unit above garage: <ul style="list-style-type: none"> - maximum building height: 8.0m General provisions: <ul style="list-style-type: none"> - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum driveway width: 3.5m The provisions for detached dwellings are: <ul style="list-style-type: none"> -minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 9.0m - minimum lot area: 240m² - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 0.6m on one side and 1.2m on other side - minimum corner side yard setback: 3.0m - building separation distance: 1.8m

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				<ul style="list-style-type: none"> - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line Provisions for semi-detached dwellings: <ul style="list-style-type: none"> - minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 14.0m per building - minimum lot area: 380m² - maximum lot coverage: 55% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.2m - minimum corner side yard setback: 3.0m - building separation distance: 2.4m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line TOWNHOUSE DWELLINGS Provisions for townhouse dwellings: <ul style="list-style-type: none"> - minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 5 m - minimum lot area: 110m² - maximum lot coverage: 65% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for garage: 4.0m - minimum interior side yard setback: 1.5m - minimum corner side yard setback: 3.0m - building separation distance: 3.0m - minimum rear yard setback: 6.0m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum of 6 units per building Provisions for townhouse dwellings with units attached back-to-back: <ul style="list-style-type: none"> - minimum distance between the garage to the nearest edge of the sidewalk is 6.0m - minimum lot width: 5 m - minimum lot area: 84m² - maximum lot coverage: 70% - minimum front yard setback for dwelling: 3.0m - minimum front yard setback for

I Exception Number	II Applicable Zones	Exception Provisions		
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				garage: 4.0m - minimum interior side yard setback: 1.5m - minimum corner side yard setback: 3.0m - building separation distance: 3.0m - minimum rear yard setback: 0 m - maximum building height: 11.0 - unenclosed covered porch may project 2.0m into a front yard as long as the steps attached come no closer than 0.5m to the property line - maximum of 12 units per building, however no more than 6 units may be provided in a single row - an air conditioner condenser may be located in the front yard
1965 (By-law 2012-349)	IL[1865] H(21)	-storage yard limited to the storage of recreational vehicles		
1966 (OMB Order File #PL110686, issued October 24, 2012) (By-law 2011-216)	MC16[1967] H20			-minimum side yard setback: 1.2 metres
1967 (By-law 2021-101) (By-law 2018-346) (By-law 2016-249) (By-law 2012-336)	MC[1967] S291			-The lands zoned MC[1967] S291 are considered one lot for zoning purposes -Table 191 – MC Zone Provisions, does not apply -The minimum setback for all yards is 0 m -Maximum permitted building heights and number of storeys are as per Schedule 291. -Within Area A on Schedule 291, the maximum permitted height is 65 storeys. -A maximum of one high-rise tower, over 9 storeys, is permitted within each of Areas A, B and C on Schedule 291. -In the Areas B and C a total of two towers are permitted, and the maximum height of one tower is 56 storeys, and the maximum height of the other tower is 27 storeys. -Section 74(1) does not apply for buildings only connected below grade. -Minimum separation distance between towers: 20 m. For the purpose of this section, a tower is defined as the portion of the building above the podium -maximum Gross Floor Area: 130,064 m ² -maximum outdoor parking: 10 surface stalls may be located within

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				<p>Area D as shown on Schedule 291</p> <p>-The maximum building heights on Schedule 291 do not apply to permitted projections above the height limit listed in Section 64.</p> <p>-Despite Areas D on Schedule 291, projections above the height limit are permitted and may include items including but not limited to ornamental elements, canopies, awnings, steps, landings, and ramps, covered or uncovered balconies, raised pedestrian bridges or other similar structures.</p> <p>-Despite Section 65, a vent, garage exhaust, and knee-wall are permitted projections and may be no higher than 1 m.</p> <p>-A vent, garage exhaust, and knee-wall along with other permitted projections may project no closer than 0.2 m to a lot line</p> <p>-Despite the definition of average grade, average grade is to be calculated from the geodetic reference of 63 m ASL.</p> <p>-Despite Section 85(3), and an Outdoor Commercial Patio may be located within 20 m of a residential zone with no requirement for screening or a wall.</p> <p>-Despite Table 137(6), the minimum required amenity area for the first 1245 residential units on the site is 7,225 m²; of which at least 50% is required to be communal. The amenity area for any additional residential units must be provided as per Table 137(6).</p> <p>-The maximum floor plate size for residential uses within a tower is 1,120 m², excluding balconies</p> <p>-The maximum floor plate for an office use is 2,000 m²</p> <p>-Despite Section 106(3)(a), up to 40% of the provided parking spaces may be reduced to a minimum width of 2.4 m and a minimum length of 4.6 m.</p> <p>The following provisions dealing with a Section 37 authorization apply:</p> <p>a. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted to comply with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 1 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and to the agreement referred to in b. below.</p> <p>b. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section</p>

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				37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 1 of Part 19 hereof, the lands are to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities. c. Wherever in this by-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the Planning Act, then once such agreement has been executed and registered, such conditional provisions shall continue.
1968 (By-law 2012-376)	R4M[1968]			- minimum interior side yard setback for apartment dwelling, low-rise: 2.9m - despite Table 101, the minimum required number of parking spaces for apartment dwelling, low-rise: 1 space per dwelling unit - maximum building height: 12.5m
1969 (By-law 2012-375)	I1A[1969]			minimum interior side yard setback from the northern side lot line: (i) for the first 35.2 metres from the front lot line: 2 m (ii) in all other cases: 3.5 m - minimum interior side yard setback from the southern side lot line: 2 m - minimum rear yard setback: 0 m - minimum required number of parking spaces for a place of worship and community centre: 25 - maximum building height: 11 m
1970 (By-law 2012-406)	TD2[1970]	-any use that legally existed on November 14, 2012 -adult entertainment parlour		-the lot line abutting Avenue L is deemed to be the front lot line
1971 (By-law 2021-218) (By-law 2017-302) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD2[1971] TD3[1971]	-any use that legally existed on November 14, 2012 -bank -payday loan establishment -restaurant		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 34 metre maximum building height, ii a maximum f.s.i. of 2.0 - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8) and

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				<p>196 do not apply</p> <ul style="list-style-type: none"> - the cumulative total gross floor area of all retail store and retail food store must not exceed 23,225 square metres, and must be distributed proportionally, on a lot by lot basis, in accordance with the following formula: (lot area ÷ zone area) x 23,255 square metres - a parking structure is permitted if it is located on a lot with another principal use and it is located in a rear yard not abutting a street <p>In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
<p>1972 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)</p>	TD3[1972]	-any use that legally existed on November 14, 2012		<p>The following provisions apply to:</p> <ul style="list-style-type: none"> a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed either of: <ul style="list-style-type: none"> i a 18 metre maximum building height, ii a maximum f.s.i. of 3.0 <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8) and 196 do not apply</p> <p>In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
<p>1973 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)</p>	TD3[1973]	-any use that legally existed on November 14, 2012 -adult entertainment parlour		<p>The following provisions apply to:</p> <ul style="list-style-type: none"> a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted) , or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e development that does not exceed either of: <ul style="list-style-type: none"> i a 22 metre maximum building height, ii a maximum f.s.i. of 2.0 <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(5), 195(6), 195(7), 195(8), 195(9) and 196 do not apply</p> <p>In any other case the full provisions of the TD zone and appropriate TD</p>

I Exception Number	II Applicable Zones	Exception Provisions		
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				subzone apply and the provisions of this exception do not apply
1974 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD2[1974]	-any use that legally existed on November 14, 2012 -adult entertainment parlour		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 22 metre maximum building height, ii a maximum f.s.i. of 2.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(5), 195(6), 195(7), 195(8), 195(9) , 195(13) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1975 (By-law 2012-406)	TD3[1975]	-parking lot -adult entertainment parlour		
1976 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1976]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9) , 195(13) and 196 do not apply - maximum building height: no maximum - maximum fsi: no max - the maximum gross leasable floor area for non-residential uses must not exceed 52 400 m ² , - the maximum parking rate for non- residential uses is 2 per 100 m ² In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1977 (By-law 2021-218) (By-law 2018-206) (OMB	TD3[1977]	-any use that existed legally existed on November 14, 2012 -place of worship and ancillary		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III

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Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)		rooming house -community centre		(Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed a maximum building height of 15 m - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(5), 195(6), 195(7), 195(8), 195(9) , 195(13) and 196 do not apply - an ancillary rooming house containing a maximum of three rooming units is permitted in a place of worship In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1978 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1978] TD1[1978]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed either of: i a 22 metre maximum building height, ii a maximum f.s.i. of 2.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(5), 195(6), 195(7), 195(8), 195(9) , 195(13) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1979 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) By-law 2012-406)	TD3[1979] TD2[1979]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9) , 195(13) and 196 do not apply - maximum building height: no maximum

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		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<ul style="list-style-type: none"> - maximum fsi: no max - the maximum gross leasable floor area for non-residential uses must not exceed 50,100 m², - the maximum parking rate for non-residential uses is 2 per 100 m² <p>In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
1980 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2015-41) (By-law 2014-22) (By-law 2012-406)	TD3[1980]-h TD2[1980]-h	-any use that legally existed on November 14, 2012	-stand alone retail or restaurant uses greater than 900 m ² in gross floor area	<ul style="list-style-type: none"> - the holding symbol can only be removed, in whole or in part, upon the completion of required studies to the satisfaction of the General Manager of Planning and Growth Management, to determine environmental remediation required, if there is adequate sewer, water and road capacity to accommodate the development and if not, what measures or improvements have to be completed to provide for this capacity. <p>The following provisions apply to:</p> <ul style="list-style-type: none"> a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012: <ul style="list-style-type: none"> - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(13) and 196 do not apply <ul style="list-style-type: none"> - maximum building height: no maximum - maximum fsi: no max - surface parking is limited to the rate of 5.0 spaces per 100 square metres of gross leasable area plus 15% - where any part of a building is located within 10 metres of a lot line abutting Trainyards Drive, Industrial Avenue or Belfast Road, the maximum setback for that building from that lot line is 4.5 metres and the yard must be landscaped -no more than 45% of the frontage along Industrial Avenue and Belfast Road can be occupied by parking, - new, after December 14, 2011, stand alone retail and restaurant uses that are in excess of 900 m² in area are prohibited until such time as the holding symbol is removed. <p>In any other case, after the holding symbol is removed, the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
1981	TD3[1981]	-any use that		The following provisions apply to:

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(By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)		legally existed on November 14, 2012		a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed a maximum f.s.i. of 3.5: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(13) and 196 do not apply - maximum building height: no maximum - surface parking is limited to the rate of 5.0 spaces per 100 square metres of gross leasable area plus 15% In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1982 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD2[1982]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 25 metre maximum building height, ii a maximum f.s.i. of 3.5 if 80% of required parking is provided below grade, or 2.0 in all other cases: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(5), 195(9), 195(6), 195(7), 195(8), 195(13), and 196 do not apply, - outdoor storage is permitted for existing automobile dealerships and must be located in an interior side yard or rear yard In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1983 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law	TD2[1983]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior

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2014-22) (By-law 2012-406)				to November 14, 2012, e. development that does not exceed either of: i a 20 metre maximum building height, ii a maximum f.s.i. of 3.5 if 80% of required parking is provided below grade, or 2.0 in all other cases: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(5), 195(9), 195(7), 195(8), 195(13), and 196 do not apply, - outdoor storage is permitted and must be located in an interior side yard or rear yard, and completely enclosed and screened from a public street, residential zone or institutional zone In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1984 (By-law 2021-218) (By-law 2018-155) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD1[1984]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, - 195(3)(a), 195(4)(c)(i), 195(4)(c)(iii), 195(4)(d)(i), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(9), 195(6), 195(7), and 195(8) do not apply, - minimum front yard setback of 3.04m from Bernard Street - side yard setback of at least 7.6 m from the north property line - minimum side yard setback of 2.32m from the south property line - minimum rear yard setback of 3.0m from the east property line In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1985 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (OMB Order File #PL121441, issued August 15,	TD2[1985]	-any use that legally existed on November 14, 2012 -parking garage -parking lot	-all residential use buildings	The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 18 metre maximum building height, ii a maximum f.s.i. of 2.0

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		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2013) (By-law 2012-406)				- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(i), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8), 195(13) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply with the following exception provisions: -minimum interior side yard setback 6 storeys: 0 m -minimum front yard setback: 0 m -despite 195(8) outdoor communal space may be located anywhere on the lot, including indoors -minimum required residential parking: 0 spaces per unit -minimum required residential visitor parking and required non-residential parking may be provided on an abutting lot.
1986 (By-law 2012-406)	TD2[1986]			The following provisions apply to: a. a use that legally existed as of November 14, 2012, b. any expansion of the that use in a. above, - parking lot is restricted to one to serve the shopping centre use located to the south
1987 (By-law 2021-218) (By-law 2018-155) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1987]	-any use that legally existed on November 14, 2012		- all land zoned with exception 1987 are considered one lot for the purposes of parking, including calculating parking and parking lot related provisions The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 48 metre maximum building height, ii a maximum f.s.i. of 2.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(g)(ii), 195(10), 195(9), 195(6), 195(7), 195(8) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply
1988 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015)	TD3[1988] S263-h ¹	-any use that legally existed on November 14, 2012		- The "h1" holding symbol will not be lifted until all agreements required outlining the details of the relocation of Coventry Road to the north and west sides of 525 and 535 Coventry Road have been executed; The following provisions apply to: a. a use that legally existed as of November 14, 2012, or

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(By-law 2014-22) (By-law 2012-406)				<p>b. any expansion of the building and any new building for that use in a. above, or</p> <p>c. any new use within a building existing as of November 14, 2012, or</p> <p>d. any developments for which site plan approval has been granted prior to November 14, 2012,</p> <p>e. development that does not exceed a maximum f.s.i. of 1.0:</p> <ul style="list-style-type: none"> - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(9), 195(7), 195(8), 195(13), and 196 do not apply, - required parking may be located in the adjacent TD2[1986] zone; - minimum required number of parking spaces is 2.5 per 100 m² of gross leasable floor area (GLFA); - maximum permitted number of parking spaces is 4.85 per 100 m² of GLFA; - notwithstanding above, the maximum permitted number of parking spaces for an office use is 2.2 spaces per 100 m² of GLFA and the minimum permitted number of parking spaces for an office use is zero spaces per 100 m² of GLFA; - Areas G, H and L shall be treated as one-lot for zoning purposes, should there be any future divisions of the property; - maximum building height will be in accordance with Schedule 263; - all buildings located within 10 metres of a public street must be occupied at grade level by permitted non-residential or residential uses to a minimum distance of 20 metres from the building facade facing the public street, and a minimum of 75 per cent of the surface area of the facade at grade level must be occupied by transparent windows and operable doors that are open to the public during all regular business hours; - an above-grade level parking garage is not permitted within 10 metres of a public street; - all non-residential uses located on the ground floor of a building located must provide direct pedestrian access toward the street - notwithstanding the parking space rates above, the provisions set out below apply to all residential uses. - the following additional zone provisions will apply to the property after the lifting of the -h1 holding symbol: <ul style="list-style-type: none"> - the maximum permitted GLFA for all retail uses is 139,000 m² - notwithstanding the provision directly above, the maximum GLFA for all

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				<p>retail uses may exceed 139,000 m² when building(s) are provided along the easterly edge of the property, that contain at grade level permitted non-residential uses with direct pedestrian access to St. Laurent Boulevard, covering a minimum of 20 metres of the buildable area measured westerly from the lot line abutting St. Laurent Blvd. and for a minimum distance of equal to 65 per cent of the frontage along St. Laurent Blvd., and of 65per cent, a minimum of 30 metres measured southerly along St. Laurent Blvd. from Coventry Road must be occupied by building(s);</p> <ul style="list-style-type: none"> - the maximum total combination of GLFA for all non-residential uses plus Gross Floor Area for all residential uses is 170,000 m² ; - notwithstanding the provision directly above, the maximum total combination of GLFA for all non-residential uses plus Gross Floor Area for all residential uses GLFA may exceed 170,000 m² when building(s) are provided along the easterly edge of the property, that contain at grade level permitted non-residential uses with direct pedestrian access to St. Laurent Boulevard, covering a minimum of 20 metres of the buildable area measured westerly from the lot line abutting St. Laurent Boulevard and for a minimum distance equal to 65 per cent of the frontage along St. Laurent Blvd., and of that 65 per cent a minimum of 30 metres measured southerly along St. Laurent Blvd. from Coventry Road must be occupied by building(s). <p>In any other case, after the holding symbol is removed, the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
<p>1989 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)</p>	<p>TD2[1989] S263-h²</p>			<p>The "h2" holding symbol will not be lifted until Coventry Road has been relocated and constructed to City standards to the north and west sides of 525 and 535 Coventry Road. The following provisions apply to:</p> <ul style="list-style-type: none"> a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed a maximum f.s.i. of 1.0: <ul style="list-style-type: none"> - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv),

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(9), 195(7), 195(8), 195(13), and 196 do not apply,</p> <ul style="list-style-type: none"> - required parking may be located in the adjacent TD2[1986] zone; - minimum required number of parking spaces is 2.5 per 100 m² of gross leasable floor area (GLFA); - maximum permitted number of parking spaces is 4.85 per 100 m² of GLFA; - notwithstanding above, the maximum permitted number of parking spaces for an office use is 2.2 spaces per 100 m² of GLFA and the minimum permitted number of parking spaces for an office use is zero spaces per 100 m² of GLFA; - Areas G, H and L shall be treated as one-lot for zoning purposes, should there be any future divisions of the property; - maximum building height will be in accordance with Schedule 263; - all buildings located within 10 metres of a public street must be occupied at grade level by permitted non-residential or residential uses to a minimum distance of 20 metres from the building facade facing the public street, and a minimum of 75 per cent of the surface area of the facade at grade level must be occupied by transparent windows and operable doors that are open to the public during all regular business hours; - an above-grade level parking garage is not permitted within 10 metres of a public street; - all non-residential uses located on the ground floor of a building located must provide direct pedestrian access toward the street - notwithstanding the parking space rates above, the provisions set out below apply to all residential uses. - The following additional zone provisions will apply to the property after the lifting of the -h2 holding symbol: <ul style="list-style-type: none"> - the maximum permitted GLFA for all retail uses is 139,000 m² - notwithstanding the provision directly above, the maximum GLFA for all retail uses may exceed 139,000 m² when building(s) are provided along the easterly edge of the property, that contain at grade level permitted non-residential uses with direct pedestrian access to St. Laurent Boulevard, covering a minimum of 20 metres of the buildable area measured westerly from the lot line abutting St. Laurent Blvd. and for a minimum distance of equal to 65 per cent of the frontage

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				<p>along St. Laurent Blvd., and of 65 per cent, a minimum of 30 metres measured southerly along St. Laurent Blvd. from Coventry Road must be occupied by building(s);</p> <ul style="list-style-type: none"> - the maximum total combination of GLFA for all non-residential uses plus Gross Floor Area for all residential uses is 170,000 m² ; - notwithstanding the provision directly above, the maximum total combination of GLFA for all non-residential uses plus Gross Floor Area for all residential uses GLFA may exceed 170,000 m² when building(s) are provided along the easterly edge of the property, that contain at grade level permitted non-residential uses with direct pedestrian access to St. Laurent Boulevard, covering a minimum of 20 metres of the buildable area measured westerly from the lot line abutting St. Laurent Boulevard and for a minimum distance equal to 65 per cent of the frontage along St. Laurent Blvd., and of that 65 per cent a minimum of 30 metres measured southerly along St. Laurent Blvd. from Coventry Road must be occupied by building(s). <p>In any other case, after the holding symbol is removed, the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
1990 (By-law 2012-406)	TD3[1990]			<ul style="list-style-type: none"> - Residential uses and residential buildings are prohibited until a minimum F.S.I. of 1.5 is achieved for any non-residential or mixed use buildings on the site; or until the gross floor area of all non-residential buildings is at least 40,000 m². - Federal government lands zoned TD3[1990] are considered one lot for the purposes of calculating parking requirements.
1991 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1991]	-any use that legally existed on November 14, 2012 -automobile dealership		<p>The following provisions apply to:</p> <ol style="list-style-type: none"> a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e development that does not exceed either of: <ol style="list-style-type: none"> i a 22 metre maximum building height, ii a maximum f.s.i. of 1.1: <ul style="list-style-type: none"> - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(g)(ii), 195(10),

I Exception Number	II Applicable Zones	Exception Provisions		
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				195(9), 195(6), 195(7), 195(8), 195(13) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1992 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1992] S263	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed a maximum f.s.i. of 1.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(9), 195(7), 195(8), 195(13), and 196 do not apply, i. Required parking may be located in the adjacent TD2[1986] zone; ii. Minimum required building setback from St. Laurent Boulevard is 3.5 metres; iii. Maximum permitted setback from St. Laurent Boulevard is 4.5 m; iv. Minimum required number of parking spaces is 2.5 per 100 m ² of gross leasable floor area (GLFA); v. Maximum permitted number of parking spaces is 4.85 per 100 m ² of GLFA; vi. Notwithstanding "v", the maximum permitted number of parking spaces for an office use is 2.2 spaces per 100 m ² of GLFA; vii. Notwithstanding "iv", the minimum permitted number of parking spaces for an office use is zero spaces per 100 m ² of GLFA; viii. Areas L, H and G on Schedule 263 shall be treated as one-lot for zoning purposes, should there be any future divisions of the property; ix. Maximum building height will be in accordance with Schedule 263; x. All buildings located within 10 metres of a public street must be occupied at grade level by permitted non-residential or residential uses to a minimum distance of 20 metres from the building facade facing the public street, and a minimum of 75 per cent of the surface area of the facade at grade level must be occupied by transparent windows and operable doors that are open to the public during all regular business hours; In any other case the full provisions of the TD zone and appropriate TD

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				subzone apply and the provisions of this exception do not apply
1993 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD1[1993]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed either of: i an 11 metre maximum building height within 20 metres of a residential zone, and 18 metres in all other cases, or ii a maximum f.s.i. of 2.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8),195(13), and 196 do not apply, In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1994 (By-law 2021-218) (By-law 2015-190) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1994]	-any use that legally existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed either of: i a 25 metre maximum building height, ii a maximum f.s.i. of 3.5 if 80 % of required parking is provided below grade, or 2.0 in all other cases: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(5), 195(9), 195(6), 195(7), 195(8), 195(10),195(13), and 196 do not apply, - outdoor storage is permitted and must be located in an interior side yard or rear yard for existing automobile dealerships In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1995 (By-law 2021-218) (OMB	TD3[1995]	-any use that existed on November 14, 2012		The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and

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Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)				any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed either of: i a 48 metre maximum building height, ii a maximum f.s.i. of 1.2 for commercial uses: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(g)(ii), 195(10), 195(9), 195(6), 195(7), 195(8), 195(13) and 196 do not apply - no maximum f.s.i. for uses other than commercial use In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply
1996 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1996]	-any use that legally existed on November 14, 2012		- all land zoned TD3[1996] is considered one lot for purposes of calculating parking provisions The following provisions apply to: a. a use that legally existed as of November 14, 2012 b. any expansion of the building and any new building for that use in a. above c. any new use within a building existing as of November 14, 2012, and d. any developments for which site plan approval has been granted prior to November 14, 2012 e. development that does not exceed either of: I a 48 metre maximum building height, ii a maximum f.s.i. of 2.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(g)(ii), 195(10), 195(9), 195(6), 195(7), 195(8), 195(13) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply
1997 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD3[1997]	-any use that legally existed on November 14, 2012 -automobile dealership -warehouse		The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of:

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>i a 48 metre maximum building height, ii a maximum f.s.i. of 2.0: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(g)(ii), 195(10), 195(9), 195(6), 195(7), 195(8), 195(13) and 196 do not apply In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
<p>1998 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2013-320) (By-law 2012-406)</p>	TD3[1998]	-any use that existed on November 14, 2012		<p>The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above or a use listed in column III (Additional Land Uses Permitted), or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 14 metre maximum building height, ii a maximum f.s.i. of 0.7: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(10), 195(9), 195(6), 195(7), 195(8) and 196 do not apply - maximum lot coverage 65% In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
<p>1999 (By-law 2021-218) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)</p>	TD1[1999] TD3[1999]	-any use that legally existed on November 14, 2012		<p>The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a. above, or c. any new use within a building existing as of November 14, 2012, or d. any developments for which site plan approval has been granted prior to November 14, 2012, e. development that does not exceed either of: i a 14 metre maximum building height, ii a maximum f.s.i. of 0.7: - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(10), 195(9), 195(6), 195(7), 195(8) and 196 do not apply - maximum lot coverage 65% In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>
<p>2000 (By-law 2021-218) (OMB Order File</p>	TD2[2000]	-any use that legally existed on November 14, 2012		<p>The following provisions apply to: a. a use that legally existed as of November 14, 2012, or b. any expansion of the building and any new building for that use in a.</p>

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#PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)				<p>above, or</p> <p>c. any new use within a building existing as of November 14, 2012, or</p> <p>d. any developments for which site plan approval has been granted prior to November 14, 2012,</p> <p>e. development that does not exceed either of:</p> <p>i a 34 metre maximum building height,</p> <p>ii a maximum f.s.i. of 2.0:</p> <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(e)(iii), 195(4)(f), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8) and 196 do not apply</p> <p>- the cumulative total gross floor area of all retail store and retail food store must not exceed 23,225 square metres, and must be distributed proportionally, on a lot by lot basis, in accordance with the following formula: (lot area ÷ zone area) x 23,255 square metres</p> <p>- a parking structure is permitted if it is located on a lot with another principal use and it is located in a rear yard not abutting a street</p> <p>In any other case the full provisions of the TD zone and appropriate TD subzone apply and the provisions of this exception do not apply</p>