

Urban Exceptions 2,001-3,000

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2001 (By-law 2021-218) (By-law 2015-190) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD2[2001]	-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 15 metre maximum building height, ii a maximum f.s.i. of 1.1 - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iv), 195(4)(e)(iv), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8), 195(13), 196, 195(10) 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
2002 (By-law 2021-218) (By-law 2015-190) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2012-406)	TD2[2002]	-any use that legally existed on November 14, 2012 -automobile service station -gas bar		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 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)(f), 195(4)(g)(ii), 195(9), 195(6), 195(7), 195(8), 196, 195(10) 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
2003 (By-law 2017-47) (By-law 2012-439)	AM1[2003] S296			-maximum permitted heights and number of storeys are as per Schedule 296 -Schedule 296 does not apply to accessory buildings or structures,

				<p>which continue to be regulated by Section 55</p> <ul style="list-style-type: none"> -the lot line abutting Bronson Avenue is deemed the front lot line -the minimum interior side yard setback where it abuts a residential zone is 3 metres -the minimum required residential parking spaces rate is 0.1 per dwelling unit -the minimum required visitor parking space rate is 0.12 per dwelling unit -a minimum of 50 per cent of the visitor parking spaces must be provided at grade -the minimum required bicycle parking space rate is 1.0 per dwelling unit -where a parking space is abutting a column on both sides, it may have a minimum width of 2.25 metres -the minimum width for a visitor parking space is 2.4 metres -the minimum width of a driveway providing access to a parking lot or parking garage is 6.0 metres -the maximum floor space index is 3.0
2004 (By-law 2013-15)	R5Z[2004] S297			<ul style="list-style-type: none"> - the maximum permitted number of dwelling units is 95 for the lot. - maximum lot coverage: 35% - minimum front yard setback: 14 metres, except where the building height is greater than six storeys the building, at or below the 6th storey, must be setback a minimum of 3 metres more than the storeys below from the front lot line - minimum corner side yard setback: 12 metres - minimum interior side yard setback: 4.0 metres - minimum rear yard setback: 11 metres, except where the building height is greater than six storeys then the building, at or below the 6th storey, must be setback a minimum of 3 metres more than the storeys below from the rear lot line - building heights as per Schedule 297 - parking space rate: 1.0 space per dwelling unit - visitor parking space rate: 0.1 spaces per dwelling unit
2005 (By-law 2012-465)	MD[2005] S51	-supervised occasional overnight accommodation		-a supervised occasional overnight accommodation of up to six beds or cots for guests, excluding those for supervisors, is permitted for a period commencing December 12, 2012 and ending on December 12, 2013.
2006 (By-law 2013-16)	GM1[2006]			-minimum width of landscaped area abutting an O1 zone: 3 metres

2007 (By-law 2021-257) (By-law 2013-18)	MC[2007] F(4.8) S299			<p>- Maximum building heights and minimum setbacks and stepbacks as per Schedule 299</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 subject to compliance with all of the conditions set out in this By-law, including the provision by the Owner of the lot of the facilities, services and matters set out in Section 27 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 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 27 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>(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.</p>
2008 (By-law 2013-19)	L1[2008]	-parking lot		<p>- the following provisions are in effect for a temporary period of three years beginning January 23, 2013 and ending on January 23, 2016:</p> <p>(i) despite Table 101, the minimum number of parking spaces required for the use of the lands at 50 and 60 Mann Avenue is 58 spaces;</p> <p>(ii) despite Subsection 100(1), a parking lot comprised of 92 spaces for the exclusive use of the University of Ottawa during normal daytime business hours is permitted</p>
2009 (By-law 2013-30)	R2N[2009]			-minimum corner side yard setback: 3 m
2010 (OMB Order File #PL130209, issued March 25, 2014)	GM[2010] F(1.5) H(11)	-school	-retail store -retail food store	-minimum number of required parking spaces for non-residential uses: 0

(By-law 2013-29)				
2011 (By-law 2013-99)	MC[2011] S300		<ul style="list-style-type: none"> - all non-residential uses except: day care, restaurant, office, retail store, retail food store, convenience store, artist studio, bank, bank machine, medical facility and personal service business 	<ul style="list-style-type: none"> - maximum permitted building heights and minimum setbacks are as per Schedule 300 and Table 191 rows (c) through (e) inclusive, (g) and (h) does not apply - required visitor parking spaces can be used to also fulfill the non-residential parking requirements, and no further non-residential parking spaces need to be provided - minimum number of required visitor parking spaces: 40 - for uses set out in rows (b), (c), and (d) of Table 113A, a vehicle loading space will only be required where the use exceeds 999 square meters of gross floor area - minimum required width of a driveway providing access to a parking garage: 6 m - minimum required width of an aisle providing access to parking spaces within a parking lot or parking garage: 6 m - despite clause 85(3)(a), an outdoor commercial patio may be located a minimum of 15 meters from a residential zone - clause 85(3)(b) does not apply - The following provisions dealing with a Section 37 authorization apply: (i) Pursuant to Section 37 of the <i>Planning Act</i>, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this Bylaw including the provision by the Owner of the lot of the facilities, services and matters set out in Section 3 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in (ii) below of this By-law. (ii) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the <i>Planning Act</i> securing the provision of the facilities, services or matters set out in Section 3 of Part 19 hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities. (iii) Wherever in this By-law a provision is stated to be conditional upon the execution and registration

				of an agreement entered into with the <i>City</i> pursuant to Section 37 of the <i>Planning Act</i> , then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement
2012 (By-law 2013-53)	R5B[2012] H(18)			<ul style="list-style-type: none"> - maximum number of storeys: 5 - minimum interior side yard setback: <ul style="list-style-type: none"> (i) for the first four storeys abutting the northerly side yard: 2.5 meters for the first 21 meters back from the front lot line and 7.5 meters for the remainder; (ii) for the first four storeys abutting the southerly side yard: 2.5 m for the first 27.9 meters back from the front lot line and 7.5 meters for the remainder; and, (iii) for the fifth storey: 5.5 meters for the first 21 meters back from the front lot line and 7.5 meters for the remainder - An aisle providing access to parking spaces within a parking garage may have a minimum width of 5 meters, and may be reduced to 3.07 meters in width at one location and 3.8 meters in width at one other location, each of these measuring no more than one meter in length. - minimum number of visitor parking spaces: 5 - minimum number of resident parking spaces: 21 - No part of the lot within six meters of the rear lot line may be used as outdoor amenity area. For greater clarity a walkway is permitted within this area. - minimum rear yard setback for that part of the building containing a parking garage: 4 m - minimum rear yard setback for the fifth storey: 9 m - Subsections 109(11) and (12) do not apply, however any area of the lot not occupied by buildings, structures, driveways, parking spaces, permitted projections or walkways must be landscaped. - Landscaping on the roof of a building or structure may be applied towards the 30% landscape area required under subsection 163(9).
2013	Reserved for Future Use			
2014 (By-law 2016-249) (By-law 2013-109)	MC[2014] S301		all non-residential uses except: <ul style="list-style-type: none"> - restaurant - office - bank machine - retail store 	<ul style="list-style-type: none"> - despite Table 102 the minimum residential visitor parking space rate is: 0.083 spaces per unit - required residential visitor parking can be used to also fulfill the requirements of non-residential parking, and no further non-

			<ul style="list-style-type: none"> - retail food store - convenience store - artist studio - personal service business 	<p>residential parking spaces need be provided</p> <ul style="list-style-type: none"> - despite clause 85(3)(a), an outdoor commercial patio may be located a minimum of 15 meters from a residential zone - maximum building heights and minimum required setbacks as per Schedule 301 - no maximum floor space index applies - minimum width of landscaped area abutting a street: 0 metres - decorative features may be located a minimum of 2.7 metres from the eastern property line up to a maximum height of 8.0 metres <p>The following provisions dealing with a Section 37 authorization apply:</p> <p>(i) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 5 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this By-law.</p> <p>(ii) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 5 of Part 19 hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>(iii) 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 to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.</p>
2015 (By-law 2013-55)	MC[2015] H(18)			<ul style="list-style-type: none"> -architectural towers with no leasable floor area above 18 metres are permitted to project above the maximum height limit to a maximum of 23 metres

2016 (By-law 2013-59)	TM[2016] H(31)			<ul style="list-style-type: none"> - despite 197(4)(d) for any part of a building above 25 metres a 1.5 metre minimum front yard setback must be provided - despite 197(3)(f) of Table 197 the minimum rear yard setback for a mixed use building is: <ul style="list-style-type: none"> i) 0 metres for any part of a building within 10.8 metres of Flora Avenue ii) 6.9m for any part of a building beyond 10.8 metres from Flora Ave and above 5.5 m in height up to 25.0 m in height; iii) 8.7 metres for any part of a building beyond 10.8 metres from Flora Ave and above 25.0 m in height up to 28.0 m in height iv) 10 metres for any part of a building beyond 10.8 m from Flora Ave and above 28 m in height v) 0 metres for any part of a building beyond 10.8 metres from Flora Avenue and 5.5 metres or less in height - Section 197(3)(e) of Table 197 does not apply and the following minimum corner side yard setback applies: <ul style="list-style-type: none"> i) 0 metres, and ii) 1.5 metres above 25 metres in height - an above grade outdoor amenity space may be located in a rear yard up to the lot lines - minimum width of landscaped area abutting a residential zone: 0 metres - seven visitor parking spaces required for all dwelling units - no parking required for non-residential uses - paragraphs 197(3)(g)(ii)(2) and (3) of Table 197 do not apply
2017 (By-law 2021-150) (By-law 2013-56)	Reserved for Future Use			
2018 (By-law 2013-57)	R4S[2018] H(12)			<ul style="list-style-type: none"> - minimum lot area for a Planned Unit Development: 400 m² - minimum rear yard setback: 4.6 metres - minimum interior side yard setback from the western lot line: 0.6 m - minimum interior side yard setback from the eastern lot line: 1.2 m - minimum width of private way: 3.8 metres - minimum setback of any wall of a residential use building to a private way: 0 metres - minimum setback for any garage or carport entrance from a private way: 0 metres

2019 (By-law 2013-52)	LC[2019]			<ul style="list-style-type: none"> - minimum front yard setback: 2.5 m - minimum rear yard setback from that portion of a rear lot line abutting a residential zone for a non-residential or mixed use building where the functional side of the building is facing the rear lot line: 5 m -minimum width of landscaped area: <ul style="list-style-type: none"> (i) abutting a street: 1.8 m (ii) abutting a residential zone: 2.5 m -minimum parking rate for office use: 2.2 spaces per 100 square meters of gross floor area -No visitor parking is required for a dwelling unit in a mixed use building where that dwelling unit has a driveway accessing a garage, other than a parking garage, located on the same lot as that dwelling unit -The lands zoned LC[2019] are considered one lot for zoning purposes, notwithstanding any future severances
2020 OMB Order, File #PL130286, issued July 23, 2013) (By-law 2013-49)	R1VV[2020]			<ul style="list-style-type: none"> - minimum lot area: 325 m2 - minimum lot width: 9.5 m - maximum building height: 9.5 m - minimum front yard setback: 3 m - minimum corner side yard setback: 3 m - minimum rear yard setback where the rear lot line abuts an O1 zone, public street or internal side yard: 5 m - minimum total interior side yard setback is 1.8 meters, with one yard no less than 0.6 meters. - Where there is a corner lot on which is located only one interior side yard, the minimum interior side yard setback is 0.6 meters.
2021 (By-law 2013-50)	GM1[2021] H(19.5)		-all non-residential uses except artist studio and office	<ul style="list-style-type: none"> - An office used as an embassy must provide a minimum of 28 parking spaces, three of which must be reserved for visitors to the embassy. - Three parking spaces reserved for visitors to the embassy may be located abutting the driveway outside of the parking garage. - Where a driveway abuts a parking space used for visitors to an embassy, it may be reduced to 4.1 meters in width. - minimum front yard setback: 0 m - minimum rear yard setback from a lot line abutting a residential zone: 1.5 m - Despite Table 187(h)(ii), the minimum width of a landscaped area within the rear yard abutting a residential zone may be reduced to 1.5 meters. - no loading space is required - no floor space index applies

				- bed and breakfast limited to 3 guest bedrooms
2022 (LPAT Decision n° PL170303, issued May 25, 2018) (By-law 2017- 41)	AM[2022] S303 AM[2022] H(28)			<p>-No maximum floor space index</p> <p>-Maximum building heights for the AM[2022]S303 zone are set out in Schedule 303</p> <p>-Minimum required setbacks for the AM[2022]S303 zone are set out in Schedule 303</p> <p>- In the AM[2022] S303 zone, a driveway and an aisle providing access to parking spaces in a parking garage may be a minimum of 6.0 metres in width</p> <p>-the properties zoned AM[2022]S303 and AM[2022] H(28.0) shall be considered one lot for zoning purposes</p> <p>-Schedule 303 does not apply to accessory buildings or structures, which continue to be regulated by section 55</p> <p>-Schedule 303 does not apply to permitted projections, which continue to be regulated by section 65</p> <p>- The following provisions dealing with a Section 37 authorization apply:</p> <p>i) the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 4 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in (ii) below</p> <p>ii) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the <i>Planning Act</i> securing the provision of the facilities, services or matters set out in Section 4 of Part 19 entitled 265 Carling Avenue hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities</p> <p>iii) 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 <i>Planning Act</i>, then once such agreement has been executed and registered, such conditional provisions shall continue to be</p>

				effective notwithstanding any subsequent release or discharge of all or any part of such agreement.
2023 (By-law 2014-394) (By-law 2013-93)	TM8[2023] S304			<ul style="list-style-type: none"> - Despite clause 198 (8)(b), paragraph (iii)(1), the rear yard setback where abutting a residential zone: <ul style="list-style-type: none"> i) 1 metre for the first three storeys; ii) 3 metres for the fourth to ninth storeys for the first 24 metres of the property measured from the northern lot line; - minimum required number of residential visitor parking spaces: <ul style="list-style-type: none"> i) for the first 12 dwelling units: no requirement; ii) for the remaining dwelling units: 0.034 per dwelling unit; - parking spaces for non-residential uses: 1.5 spaces per 100 square metres, with the first 150 square metres exempt; - Despite clause 198.(8)(b), subclause (i), the front yard setback minimum: 0 metres for the first five storeys, a minimum of 2 metres above the fifth storey, despite Section 197(3)(c), no maximum above the fifth storey; - Despite clause 198.(8)(b), subclause (ii), the corner side yard setback: <ul style="list-style-type: none"> - a minimum of 0.5 metres and a maximum of 4.17 metres for the first five storeys; - above the fifth storey, a minimum of 2 metres more than the setback of the first five storeys; - Despite Section 65, Table 65, Row (3), Column II, the maximum size and extent of the projection of architectural elements on the northeast corner of the building may be 0 metres from the lot line; - The provisions of Section 197, Table 197, Row (g), paragraph (ii)(3) do not apply; - The provisions of Section 197, Table 197, Row (i)(i) do not apply: there is no minimum required landscaped area; - Despite Section 107, Table 107, Row (d), the minimum required width for an aisle within a parking lot or parking garage is 6.0 metres; - no vehicle loading spaces required - Maximum heights as per Schedule 304. -the provisions in Table 197(j) and Section 110 regarding minimum width of landscaped area around a parking lot do not apply
2024 (By-law 2017-148) (By-law 2013-86)	R5AA[2024] S305		<ul style="list-style-type: none"> - bed and breakfast - converted dwelling - diplomatic mission 	<ul style="list-style-type: none"> - total maximum lot coverage for all accessory buildings: 20% minimum density:65 dwelling units per hectare - maximum density 132 dwelling units per hectare

			-urban agriculture	<ul style="list-style-type: none"> - minimum yard setback from a lot line abutting Campeau Drive: 6 m - maximum yard setback for a building wall facing Campeau Drive: 6.5 m - minimum yard setback from a lot line abutting Maritime Way: 0 m - maximum yard setback for a building wall facing Maritime Way: 4.5 m - minimum yard setback from a lot line abutting an O1 zone: 1.2 m - minimum and maximum building heights as per Schedule 305
2025 (By-law 2017-148) (By-law 2013-86)	R5AA[2025]		<ul style="list-style-type: none"> - bed and breakfast - converted dwelling - diplomatic mission -urban agriculture 	<ul style="list-style-type: none"> - minimum yard setback from a lot line abutting Maritime Way: 0 m - maximum yard setback for a building wall facing Maritime Way: 4.5 m - minimum rear yard setback: 6 m - total maximum lot coverage for all accessory buildings: 20% - minimum density: 65 dwelling units per hectare - maximum density: 132 dwelling units per hectare - minimum building height: 15 m - maximum building height: the lesser of 29 metres or eight-storeys
2026 (By-law 2013-86)	MC15[2026] S306	- hotel	- stacked dwelling	<ul style="list-style-type: none"> - minimum yard setback from a lot line abutting Campeau Drive: 6 m - maximum yard setback for the building wall of a parking garage facing Campeau Drive: no maximum - maximum yard setback is 6.5 meters for any other building wall that is: <ul style="list-style-type: none"> (i) located within 25 meters of Campeau Drive; and, (ii) is facing Campeau Drive <p>Setbacks from a lot line abutting a public street other than Campeau Drive:</p> <ul style="list-style-type: none"> i. no minimum ii. maximum: <ol style="list-style-type: none"> 1. for the building wall of a parking garage: no maximum 2. for at least 50% of the width of any other building wall facing a public street other than Campeau Drive: 2.5 m - minimum and maximum building heights as per Schedule 306
2027 (By-law 2013-86) (Subject to By-law 2022-294)	MC15[2027]		- stacked dwelling	<ul style="list-style-type: none"> - minimum yard setback from a lot line abutting Campeau Drive: 6 m - maximum yard setback for the building wall of a parking garage facing Campeau Drive: no maximum - maximum yard setback for at least 80% of the width of any other building wall facing Campeau Drive: 6.5 m - setbacks from a lot line abutting a public street other than Campeau Drive:

				<p>i. no minimum ii. maximum: 1. For the building wall of a parking garage: no maximum 2. For at least 80% of the width of any other building wall facing a public street other than Campeau Drive: i. 5.0m from a lot line abutting Great Lakes Avenue ii. 5.5m from a lot line abutting Canadian Shield Avenue - minimum building height: no minimum - maximum building height: i. for the first 3 meters back from all lot lines abutting a street other than Campeau Drive: 15m ii. for any part of a building not within the area identified in i. above: the lesser of 23 m or six-storeys Section 192(15)(c)(i) does not apply in the case of a mixed-use building with a minimum of 450m² of non-residential space. Despite the provisions of Table 192C, the following provisions apply to a mixed-use building: 1. maximum gross floor area for the fifth storey: 3,000m²; and 2. maximum gross floor area for the sixth storey: 2,275m²</p>
2028 (By-law 2013-86)	MC15[2028]	- hotel	- stacked dwelling	<p>- a hotel is a permitted use subject to the floor space index being equal to or greater than 1.5 for the non-residential uses listed in clause 192(15)(a) - minimum floor space index: 2.0 - minimum yard setback from all lot lines abutting a public street: no minimum - maximum yard setback for the building wall of a parking garage: no maximum - maximum yard setback for at least 80% of the width of any other building wall facing a public street: a. 0.5 m; or b. 2 m where a patio is located between the building wall and a lot line - minimum building height: 11 m - maximum building height: i. for the first 3 metres back from the front yard for all buildings: 15 m ii. for a building containing only non-residential uses and where that part of the building is not within the area identified in (i) above: the lesser of 29 m or eight-storeys iii. for a mixed use or residential use building and where that part of the building is not within the area identified in (i) above: the lesser of 35 m or 10-storeys</p>

2029 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22) (By-law 2013-112)	TD3[2029]	- any use that legally existed on January 22, 2014		<p>The following provisions apply to:</p> <ul style="list-style-type: none"> a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed a 15 metre maximum building height if within 12 metres of a R1, R2 or R3 zone <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 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</p> <p>In any other case the full provisions of the TD zone and appropriate TD subzone apply and only the following exception provision applies:</p> <ul style="list-style-type: none"> - all required parking spaces may be located on any part of the TD3[2029], TD3[2077] H(107), TD3[2077] H(137), I2A[347] F(3.0), I2E[1377] F(3.0), I2E [1376] S232, I2A [1378] S232, TD3[2090] and TD2[2077] zoned lots
2030 (By-law 2014-24) (By-law 2013-114)	GM1[2030] H(12.0)			<ul style="list-style-type: none"> -no loading space is required for a theatre -no maximum floor space index -no parking is required for a theatre -no landscaped area is required when abutting a street
2031 (By-law 2016-290) (OMB Order, File #PL130585, issued January 15, 2014)	MD2[2031] S307			<ul style="list-style-type: none"> - residential visitor parking rate: 0.083 per unit - required parking rate for a hotel: no spaces required -subsection 85(6) does not apply and an outdoor rooftop commercial patio is permitted -the maximum building heights will be as per Schedule 307 - 193(6) does not apply - Table 194A row 18 does not apply - despite 194(2) (a) and (b) a hotel lobby is permitted on the ground floor of a building - a minimum of 40% of the required total amenity area must be provided as communal amenity area - no loading spaces required -accessory uses associated with a hotel use may project above the maximum height limits -despite subsection 193(6), a maximum of five surface spaces are permitted at 137 George Street

2032 (By-law 2015-320) (By-law 2013-115)	AM[2032] H(143)			<p>-no maximum floor space index</p> <p>-no minimum width of landscaping required</p> <p>-no minimum rear yard</p> <p>-minimum visitor parking space rate: 0.1 per dwelling unit</p> <p>-required residential visitor parking can be used to also fulfill all the requirements of non-residential parking</p> <p>-no loading spaces are required</p> <p>-the minimum driveway aisle width is 6.0 metres.</p> <p>-a bicycle parking space must have access from an aisle having a minimum width of 1.2 m</p> <p>- the following provisions dealing with a Section 37 authorization apply:</p> <p>1. heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including; the provision by the Owner of the lot of the facilities, services and matters set out in Section 2 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in (ii) below</p> <p>2. Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 2 of Part 19, entitled 505 Preston Street hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>3. 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 to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement</p>
2033 (By-law 2013-113)	R2Q[2033] R3Z[2033]			<p>-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</p>

				<p>line</p> <ul style="list-style-type: none"> -canopies and awnings may project 1 metre into a required interior side yard but no closer than 0.2 metres to the lot line -where located above the floor level of the first floor, stairs may project 2.5 metres into a required yard, but may be no closer than 0.5 metres from the lot line -covered or uncovered balconies and porches may project to within 0 metre of a side lot line abutting a street -an air conditioning condenser unit may project 1 metre into a required yard, but no closer than 0.2 metres to a lot line, and may not be located in a front yard or a corner side yard
2034 (By-law 2014-292) (By-law 2013-137)	GM[2034] H(13.5)		-all residential uses listed under subsection 187(2) except for: townhouse dwelling, apartment, low-rise, apartment, mid rise, and dwelling unit	<ul style="list-style-type: none"> -no maximum floor space index applies -minimum interior side yard setback: 1.5m - minimum rear yard setback: 6m - residential parking rate: 1 parking space per dwelling unit -visitor parking rate: 0.25 parking spaces per dwelling unit - parking rate for an office use: 1 space per 50m² of gross floor area -the provisions of Column III, row (b) of Table 110 do not apply -the provisions of Table 187, row (h) do not apply
2035 (By-law 2013-137)	R4Z[2035]		<ul style="list-style-type: none"> -detached dwelling -duplex dwelling - semi-detached dwelling - three unit dwelling 	<ul style="list-style-type: none"> - maximum building height for an apartment dwelling, low-rise: 13.5m - residential parking rate: 1 parking space per dwelling unit -visitor parking rate: 0.25 parking spaces per dwelling unit -minimum required rear yard setback is 3m.
2036 (By-law 2016-249) (By-law 2013-157)	MC[2036] S169			<ul style="list-style-type: none"> - maximum building heights as per Schedule 169 - rooftop amenity area: <ul style="list-style-type: none"> i. having a maximum height of 5 metres is not included in the overall height of the building ii. has a maximum gross floor area of 270 m² - building podium height not to exceed four storeys along both Somerset Street and City Centre Avenue and any tower above the podium must have a minimum 3 metre step back at or below the top of the fourth storey of the podium along Somerset Street - maximum gross floor area per floor of a non-residential building containing only office use: 2000m² - at least 70% of the lot width along City Centre Avenue and Somerset Street must be occupied by one or more buildings and lot width will be measured at the front yard building setback

				<ul style="list-style-type: none"> -for any buildings along City Centre Avenue and Somerset Street the maximum building setback is 3 metres, except where a recessed entrance may be provided to accommodate a ground floor entrance and/or a corner treatment - maximum number of parking spaces permitted, as per Section 103, Table 103, Column II, Area A on Schedule 1, despite the location of the land on Schedule 1.
2037 (By-law 2013-164)	R4S[2037]			<ul style="list-style-type: none"> -despite Section 60(3)(c)(i), the side yard setback for any addition is to be at least 30 cm greater than that of the wall of the existing building, located closest to the side lot line-despite Section 60(4), eaves are permitted to project into a required yard subject to Section 65
2038 (By-law 2020-289) (By-law 2013-164)	R4S[2038]			<ul style="list-style-type: none"> -section 139 and 140 does not apply-for the purpose of Section 59, River Lane is deemed to be an improved public streetminimum lot area required for a detached dwelling is 245 m²-the front lot line is deemed to be the lot line abutting River Lane
2039 (By-law 2018-51) (By-law 2013-161)	GM[2039] S74			<ul style="list-style-type: none"> -minimum front yard setback: 1.8 m -minimum corner side yard setback: 0.45 m -minimum interior side yard setback from a non-residential or mixed use building, for any portion of a lot line abutting a residential zone : 0.15m -minimum rear yard setback: 0 m -minimum width of landscaped area abutting a street or residential zone: 0 m -minimum parking space requirements for all residential and non-residential uses: 0 -Table 187(h) does not apply
2040 (By-law 2013-165)	TM[2040] S310			<ul style="list-style-type: none"> -maximum heights as per Schedule 310 -minimum setbacks as per Schedule 310 -attendant tandem parking spaces may be used toward the commercial parking requirements for the underground parking garage - minimum landscaped area is required to be 12% of the lot area and a minimum of 5% must be soft landscaping - schedule 310 does not apply to accessory buildings or structures as well as permitted projections into required yards, which continue to be regulated by Section 55 and 65, respectively - despite section 65, canopies and awnings are permitted 0 metres from the front and corner side yard lot lines - a bus shelter is permitted in the

				front yard - no requirement for residential and commercial floor area to be equal
2041 (By-law 2013-175)	R3P[2041]	-day care	-planned unit development	Zone requirements for a day care: -no parking spaces are required for day care use -minimum lot width: 9m -minimum lot area: 167m ² -maximum building height: 11m -minimum front yard setback: 3m -minimum corner side yard setback: 0.9m -minimum rear yard setback: 1.2m -minimum interior side yard setback: 0.6m
2042 (By-law 2018-206) (By-law 2013-174)	R4F[2042]	-community health and resource centre -day care -office		-minimum rear yard setback: 1 m -no parking spaces are required for non-residential uses -parking is permitted in a corner side yard -no loading space requirement for an office use
2043 (By-law 2013-173)	IL1[2043]	-day care -amusement centre limited to a children's play centre		-amusement centre is only permitted in the same building as an operating day care -amusement centre limited in size to 1,600 square metres for a children's play centre, consisting of party rooms and open play area with amenities, including climbing structures and slides, but prohibiting a video game or pinball arcade, bingo hall, bowling alley, pool hall and similar uses.
2044 (By-law 2019-449) (By-law 2017-302) (By-law 2014-250) (By-law 2013-185)	IP[2044] H (33)	-automobile body shop	-gas bar -hotel -place of worship	- minimum lot area: 10,000 m ² - minimum lot width: 100 m - all operations of an automobile body shop must be within an enclosed building and no vehicle storage is permitted within the front yard - Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, payday loan establishment, instructional facility or place of assembly - Where a parking lot abuts the O'Keefe drainage corridor, minimum required width of landscaping buffer for: (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 meters; and, (ii) a parking lot containing 100 or more spaces: 3 meters.
2045 (By-law 2019-449) (By-law 2019-41) (By-law 2017-302) (By-law 2014-	IP[2045] H(45) IP[2045] H(18)	-catering establishment -environmental preserve and education area	- animal care establishment - animal hospital - automobile dealership - automobile rental establishment	- minimum lot area: 10,000 m ² - minimum lot width: 100 m - catering establishment is subject to the provisions of clauses 205(2)(a) to (c) inclusive - Convenience store, restaurant, personal service business, post office and recreational and athletic

250) (By-law 2013-185)			<ul style="list-style-type: none"> - automobile service station - car wash - drive-through facility - gas bar - personal brewing facility - place of worship - warehouse 	<p>facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, payday loan establishment, instructional facility, hotel or place of assembly</p> <ul style="list-style-type: none"> - Where a parking lot abuts the O'Keefe drainage corridor, minimum required width of landscaping buffer for: <ul style="list-style-type: none"> (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 meters; and, (ii) a parking lot containing 100 or more spaces: 3 meters.
2046 (By-law 2019-449) (By-law 2017-302) (By-law 2016-293) (By-law 2013-185)	IP[2046] H(18)	<ul style="list-style-type: none"> - catering establishment - environmental preserve and education area 	<ul style="list-style-type: none"> - animal care establishment - animal hospital - automobile rental establishment - automobile service station - car wash - drive-through facility - gas bar - place of worship - warehouse 	<ul style="list-style-type: none"> - minimum lot area: 10,000 m² - minimum lot width: 100 m - catering establishment is subject to the provisions of clauses 205(2)(a) to (c) inclusive - Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, payday loan establishment, instructional facility, hotel or place of assembly - Where a parking lot abuts the O'Keefe drainage corridor, minimum required width of landscaping buffer for: <ul style="list-style-type: none"> (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 meters; and, (ii) a parking lot containing 100 or more spaces: 3 meters.
2047 (By-law 2019-449) (By-law 2014-250) (By-law 2013-185)	GM[2047] H(18)	<ul style="list-style-type: none"> - amusement centre - automobile service station - bar - cinema - gas bar - parking garage - parking lot - theatre 	<ul style="list-style-type: none"> - all residential uses - funeral home - place of worship - residential care facility - shelter 	<ul style="list-style-type: none"> - automobile service station is permitted only within a large complex containing a retail store use - Where a parking lot abuts the O'Keefe drainage corridor, minimum required width of landscaping buffer for: <ul style="list-style-type: none"> (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 meters; and, (ii) a parking lot containing 100 or more spaces: 3 meters.
2048 (By-law 2013-203)	MD2[2048] S74			<ul style="list-style-type: none"> - despite subsection 193(6) one parking space not located in a parking garage is permitted - despite clause 194(2)(d) the maximum front yard setback is 1.52 metres - no parking is required for all residential and nonresidential uses - no visitor parking is required for residential uses - no vehicle loading spaces are required
2049 (By-law 2013-204)	IL[2049] S311			<ul style="list-style-type: none"> - despite the provision of section 203, subsection 5, outdoor storage of construction piping is permitted - outdoor storage is limited to the

				<p>storage of construction piping of over 5 metres in length</p> <p>-outdoor storage is only permitted in accordance with the locations shown in Schedule 311</p> <p>-a 1.8m high privacy screen must be provided in accordance with the provisions of Schedule 311</p> <p>-no new loading spaces are permitted in association with the outdoor storage</p> <p>-despite the provisions of Table 113, row (b), the minimum aisle width for an oversized loading space is 9 metres</p> <p>-no parking space is required in association with the outdoor storage use</p>
<p>2050 (By-law 2019-38) (By-law 2013-205)</p>	<p>R2V[2050]-h LC8[2050]H(11)-h</p>		<p>-all uses until such time that the holding symbol is removed</p>	<p>The holding symbol can be removed only at such time as it is demonstrated to the satisfaction of the General Manager of Planning and Growth Management that:</p> <ol style="list-style-type: none"> 1) there is availability of, and connection to municipal servicing; 2) proof of appropriate decommissioning of existing private services – septic system(s) and/or well(s); 3) Submission of the following reports, completed in accordance with applicable City standards, guidelines and procedures, and approved by the General Manager, Planning and Growth Management: <ol style="list-style-type: none"> a. Tree conservation report; b. Transportation brief or, if proposed development requires a higher level of analysis and detail, Transportation Impact Study or Community Transportation Study, as applicable; and c. Stormwater Management Brief/Report <p>and, prior to the lifting of the holding provision denoted by the 'h' symbol, the lands must not be used for any other purpose other than that which it is being used on June 26, 2013 and may not be further developed or redeveloped on private services or combined municipal/private services.</p> <p>-the lands zoned with exceptions 2084 and 2050 are considered one lot for zoning purposes.</p>
<p>2051 (OMB Order File #PL130951, issued June 14, 2016) (OMB Order, File #PL130951, issued February 27, 2014) (By-law 2013-215)</p>	<p>R3Q[2051]H(9)</p>		<p>-planned unit development</p>	<p>- minimum rear yard setback on lots with a lot depth greater than 40 metres:</p> <p>no new principal building or addition to an existing principal building can extend into the rear yard by more than 20 per cent of the average existing provided rear yard of the two abutting properties, or in the case of a corner lot or a lot that shares a side lot line with only one abutting lot, of the one</p>

				<p>abutting property, however, in no case can a principal building be closer than 7.5 metres to the rear lot line</p> <p>- If a completed application for any one or more of :</p> <p>(i) Committee of Adjustment approval;</p> <p>(ii) site plan control approval, including an extension of site plan control approval;</p> <p>(iii) payment in lieu of parking agreement;</p> <p>(iv) part lot control approval; or</p> <p>(v) building permit</p> <p>was received prior to June 25th, 2013 the complete application, as well as any subsequent application listed in (i) to (v) above submitted prior to the issuance of a building permit, are exempt from the provisions of this exception and will be processed in accordance with the zoning regulations and provisions in place prior to July 17th, 2013. This clause is repealed on September 2nd, 2014.</p>
<p>2052 (OMB Order File #PL130951, issued June 14, 2016) (OMB Order, File #PL130951, issued February 27, 2014) (By-law 2013-215)</p>	<p>R3Q[2052] H(9)</p>		<p>-planned unit development</p>	<p>- minimum front yard setback: 1.5 metres</p> <p>- maximum front yard setback: 3 metres</p> <p>- minimum rear yard setback on lots with a lot depth greater than 40 metres:</p> <p>no new principal building or addition to an existing principal building can extend into the rear yard by more than 20 per cent of the average existing provided rear yard of the two abutting properties, or in the case of a corner lot or a lot that shares a side lot line with only one abutting lot, of the one abutting property, however, in no case can a principal building be closer than 7.5 metres to the rear lot line</p> <p>- If a completed application for any one or more of :</p> <p>(i) Committee of Adjustment approval; (ii) site plan control approval, including an extension of site plan control approval;</p> <p>(iii) payment in lieu of parking agreement;</p> <p>(iv) part lot control approval; or</p> <p>(v) building permit</p> <p>was received prior to June 25th, 2013 the complete application, as well as any subsequent application listed in (i) to (v) above submitted prior to the issuance of a building permit, are exempt from the provisions of this exception and will be processed in accordance with the zoning regulations and provisions in place prior to July 17th, 2013. This clause is repealed on September 2nd, 2014.</p>

2053 (By-law 2020-38) (By-law 2013-262)	R5N[2053] S312	-parking lot	- additional permitted uses of Table 164B, endnote 19 - residential care facility - shelter	- maximum building heights and minimum required setbacks as per Schedule 312 - hard landscaping features may be located within the required front yard - amenity area provided outdoors may be located in a required front yard -Parking Lot, as a use, may only be used by residents from a residential use building located on the lots municipally known as 17, 19, 21, 27, 29, 31, 36, 38, 40, 44, 46, 130, 134 and 138 Robinson Avenue. -The minimum number of parking spaces required for the first 46 dwelling units is 3. -Despite Section 109(3)(b)(i), a walkway may not exceed 2.4m in width. -the minimum number of bicycle spaces required is 1.0 per dwelling unit or rooming unit. -Stacked bicycle parking structures are permitted and may use a shared aisle with a minimum width of 1.5 m." -An outdoor rooftop amenity area is prohibited.
2054 (OMB Order, File #PL130952, issued March 11, 2014)	GM9[2054] H(15)		- all non-residential uses except: community health and resource centre, day care, diplomatic mission, library, medical facility, office, research and development centre, and training centre	-minimum required rear yard setback from any portion of a rear lot line abutting a residential zone: 7.5 m -A 3.75 metre wide treed soft landscaping area must be provided abutting the rear lot line -an opaque screen a minimum of 2 meters in height must be provided along the rear lot line -a permitted use may also contain an ancillary multi-purpose space that offers a variety of programs of a recreational, cultural, day care, social, community service, information or instructional nature to the public, provided this space is not located in a stand-alone building
2055 (By-law 2013-218)	R3Z[2055]			- minimum front yard setback: 5 metres - no portion of a private garage attached to a detached dwelling can be located more than 2.7 metres closer to a street lot line than the closer of: (i) a building front wall or side wall, or (ii) a covered porch or veranda that is at least 2.5 metres wide for townhouse dwellings in a Planned Unit Development: - minimum setback from a rear lot line to a building sidewall 1.2 metres; and, - minimum setback from an interior side lot line to a building sidewall: 1.2 metres

2056 (By-law 2015-372) (By-law 2013-263)	MD[2056]			<ul style="list-style-type: none"> - the minimum required width for an aisle within a parking lot or parking garage: 6.0 metres - minimum vehicle loading spaces required: 0 spaces - maximum building height is 14.1 metres above sea level - no parking is required for all residential and non-residential uses - no visitor parking is required for residential uses - minimum required setback for the ground floor of the building from the lot line that abuts Waller Street: 2 metres - minimum required setback for the ground floor of the building from the lot line abutting Daly Avenue: 1.5 metres - minimum required setback from a lot line for storeys above the ground floor: 0 metres - Section 65 shall not apply to limit projections. - minimum driveway width is 6 metres.
2057 (By-law 2013-224)	L1A[2057]/ R3YY[1455]		<ul style="list-style-type: none"> -group home -recreational and athletic facility -residential care facility -retirement home -retirement home, converted -shelter -sports arena -training centre limited to a job instruction/ training associated with a school 	-school use limited to a primary or elementary school
2058 (By-law 2013-224)	I1A[2058]/R1 Q[720]		<ul style="list-style-type: none"> -group home -recreational and athletic facility -residential care facility -retirement home -retirement home, converted -shelter -sports arena -training centre limited to a job instruction/ training associated with a school 	-school use limited to a primary or elementary school
2059 (By-law 2013-223)	R3Z[2059]			Provisions for townhouse dwellings that are vertically attached in the rear and side: -minimum lot area is 84m ²

				-no rear yard setback is required -minimum interior side yard setback is 1.5m -maximum lot coverage is 70% -maximum number of units per building is 12 -air conditioner condenser may be located in a front yard when units are attached back to back
2060	Reserved for Future Use			
2061 (By-law 2017-148) (By-law 2014-445) (By-law 2013-275)	GM[2061] F(4.52) S370			-minimum required width for an aisle within a parking lot or parking garage is 6m -there are no requirements for a vehicle loading space - maximum building height as per Schedule 370 The following provisions dealing with a Section 37 authorization apply: a) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 6 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this By-law. b) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 6 of Part 19 hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities. 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 to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement. -The provisions of row (h) in Table 187 do not apply

				-The required landscaped buffer around a parking lot may be reduced to 0.5 metres in width for a distance of 7 metres
2062 (By-law 2014-394) (By-law 2014-280) (By-law 2013-246)	R4M[2062]		-apartment dwelling, low-rise	<p>zone provisions for stacked dwellings:</p> <ul style="list-style-type: none"> -minimum yard setback abutting La Chapelle Street: 4.5 metres -minimum yard setback from lot line abutting the rear yards of adjacent residential lots: 7.5 m -minimum yard setback from lot line abutting Orléans Boulevard to an accessory building: 0 metres -an outdoor refuse collection area contained within a parking lot must be located: <ul style="list-style-type: none"> (i) at least 3.5 m from a lot line abutting a public street; and (ii) at least 2.2 m from an interior side yard lot line abutting another interior side yard lot line -permitted projection of a covered or uncovered balcony into the required yard abutting La Chapelle Street is no closer than 3.5 m from the lot line -maximum number of dwelling units is 51 -maximum building height is 9.5 metres -a maximum cumulative floor area of 135 m², as measured from the exterior walls of the building is permitted for accessory buildings
2063 (By-law 2019-41) (OMB Order #PL110686 #PL130794, issued March 16, 2015) (By-law 2013-248)	MC16[2063] F(6.0) S3330-h	-light industrial uses limited to a brewery -parking garage	-all uses except existing uses until such time as the holding symbol is removed	<ul style="list-style-type: none"> -maximum permitted building heights and minimum setbacks are as per Schedule 333 -despite Section 107, the minimum required width of a driveway providing access to parking garage and the minimum width of a parking aisle is 6 m -despite Section 101, no parking spaces are required for non-residential uses -despite Section 113, Table 113A does not apply; there are no requirements for a loading space -despite Section 192(16)(g) and (h), there is no maximum gross floor area per unit for retail, retail food store, personal service business, restaurant, bar, convenience store, service and repair shop, personal brewing facility, ground floor office and light industrial uses limited to a brewery -the holding symbol may only be removed at such time as: <ul style="list-style-type: none"> An application for Site Plan Control Approval has been approved and which approval will include the Remedial Action Plan to achieve a Record of Site Condition (RSC), to the satisfaction of the General Manager of the Planning and Growth Management Department.

2064 (By-law 2013-247)	R3A[2064]	-duplex dwelling with a secondary dwelling unit		<p>- despite the provisions of Section 133, this by-law does not apply to prevent the issuance of a building permit for a duplex with secondary dwelling unit for which an application for a building permit has been received on or before July 17, 2013</p> <p>-required number of parking spaces for a duplex dwelling with secondary dwelling unit: 3</p> <p>- a parking space for a secondary dwelling unit in a new duplex dwelling may be located in a driveway that passes through a front yard to a garage, carport or other parking space, and may be in tandem in the driveway</p>
2065 (Règlement 2014-149) (By-law 2013-272)	GM[2065]-h			<p>-minimum front yard setback is 7.5 metres.</p> <p>-there is no minimum rear yard setback</p> <p>-maximum building height:</p> <p>i) within 12.5 metres of a residential zone the maximum height is 10 metres.</p> <p>ii) within 12.5 to 18 metres of a residential Zone the maximum height is 26 metres.</p> <p>iii) in all other cases the maximum height is 29 metres.</p> <p>-no maximum floor space index</p> <p>-minimum width of drive aisles for two way traffic is six metres</p> <p>-minimum of two loading spaces are required.</p>
2066 (By-law 2017-302) (By-law 2013-301)	Reserved for Future Use			
2067 (By-law 2019-449) (By-law 2017-302) (By-law 2013-273)	IP4[2067]	<p>-community centre</p> <p>-place of worship</p> <p>-school</p>		<p>-place of worship must:</p> <p>i) be located in a building containing one or more of the other permitted uses of the IP4[2067] zone</p> <p>ii) not exceed 150 square metres of gross floor area</p> <p>-a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.</p>
2068 (By-law 2013-269)	LC[2068]			<p>-despite Section 100(1)(a) and (b), queuing, parking and aisles required to gain access to the provided loading space may be shared</p> <p>-minimum width of an aisle accessing a loading space is 7.0m</p>
2069 (By-law 2014-291) (By-law 2013-302)	GM[2069] H(22)	<p>-amusement centre</p> <p>-bar</p> <p>-broadcasting studio</p> <p>-cinema</p> <p>-hotel</p> <p>-nightclub</p> <p>-light industrial uses</p> <p>-principal use parking lots other than rapid-transit network park and ride</p>		<p>-light industrial uses limited to the maintenance and assembly of hydraulic equipment, as the use existed on May 21, 2013</p>

		facilities, being located at least 600 metres from a rapid transit station -production studio -theatre		
2070 (By-law 2014-292) (By-law 2013-297)	MC[2070] H(11)	-park	All uses except for: - amusement centre limited to a billiard establishment - apartment dwelling, low rise - apartment dwelling, mid rise - bank - cinema - community centre - convenience store - day care - dwelling units - group home - home-based business - home-based day care - hotel - library - medical facility - townhouse dwelling - office - personal service business - place of assembly limited to a club - place of worship - planned unit development - recreational or athletic facility - restaurant - retail food store limited to a bakery or farmer's market - stacked dwelling - theatre	- minimum residential density: 70.9 units/ha - minimum lot coverage: 35% - minimum front, corner side yard and interior side yard setback: 3.0 m - minimum rear yard setback: 5.2 m - the facade of any building fronting onto a street must have at least 30% of the wall consisting of windows comprised of clear glazing - all outdoor loading areas and refuse collection areas must be screened from view by an opaque screen a minimum height of 2.4 metres which must be constructed to be in keeping with the architectural treatment of the main building - minimum setback for any wall of a residential use building in a planned unit development to a private way: 1.0 m - despite Section 136 a townhouse dwelling may have a maximum of 15 dwelling units - minimum required width of landscape buffer for a parking lot not abutting a street: no minimum
2071 (By-law 2017-302) (By-law 2016-290) (By-law 2016-277) (By-law 2016-132) (By-law 2014-291) (By-law 2013-334)	GM[2071]	-amusement centre - bar - broadcasting studio - cinema - hotel - nightclub - principal use parking lots other than rapid-transit network park and ride facilities, being located at least 600 metres from a rapid transit station -production studio - theatre		- the maximum allowable surface parking that can be provided is calculated at a rate of 5.75 spaces per 100 square metres of gross leasable area - no more than 45 per cent of the width of the lot along Industrial Avenue and within 30 metres of the lot line can be occupied by parking unless screened from the street frontage by a building - the minimum building setback for any building within 30 metres of Industrial Avenue is 0 metres

				<ul style="list-style-type: none"> - the minimum height for any building within 30 metres of Industrial Avenue is 6.7 metres and the maximum building depth is 30 metres - a 1.5 metre landscape strip must be provided along the rear property line except where the provisions of Table 110 apply; - if a parking garage is provided, the perimeter of the ground floor area of the parking garage must be occupied by any of the following uses: bank bank machine payday loan establishment personal service business post office restaurant retail store -maximum front yard setback: 3 m
2072 (By-law 2014-292) (By-law 2013-320)	GM1[2072]		<ul style="list-style-type: none"> -apartment building, mid rise -apartment dwelling, high rise -all non residential uses except office 	<ul style="list-style-type: none"> -office use only permitted in a 2 storey building having a gross floor area of 1050 square metres or less -no office use permitted in a basement -parking aisle width of 5.9m permitted for angled parking of 75 to 90 degrees -minimum parking space length: 5m -minimum driveway width: 3.6m -landscaped area required along River Lane -front yard setback: 5.9m -side yard setback: 6.5m -rear yard setback: 4.5m -no parking permitted in the front yard -parking for no more than 20 vehicles may be provided
2073 (By-law 2013-315)	R4E[2073]	<ul style="list-style-type: none"> -artist studio -catering establishment -convenience store -day care -home-based business -home-based day care -instructional facility -medical facility -office -personal service business -restaurant -retail food store -retail store -service and repair shop -theatre 		
2074 (By-law 2015-43) (By-law 2013-315)	Reserved for Future Use			
2075 (By-law 2015-43) (By-law 2013-315)	Reserved for Future Use			

2076 (By-law 2013-316)	GM[2076] H(12)	-detached dwelling -duplex dwelling -semi-detached dwelling -three-unit dwelling		
2077 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD2[2077]			- all required parking spaces may be located on any part of the TD2[2077], TD3[2090], TD3[2077] H(107), TD3[2077] H(137), I2A[347] F(3.0), I2E[1377] F(3.0), I2E [1376] S232, I2A [1378] S232, and TD3[2029] zoned lots.
2078 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD2[2078] TD1[2078]	- any use that legally existed on January 22, 2014		The following provisions apply to: a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed an 11 metre maximum building height if abutting a R1, R2 or R3 zone and 15 metres abutting any other zone, - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 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.
2079 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD1[2079] TD2[2079]	- any use that legally existed on January 22, 2014 - storage yard limited to a municipal works yard	- all non-residential uses	The following provisions apply to: a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 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 except for the permitted use of storage yard and the prohibited uses.
2080 (OMB Order File	TD2[2080]			The following provisions apply to: a. a use that legally existed as of

#PL140185, issued March 9, 2015) (By-law 2014- 22)				January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed a 45 metre maximum building height, - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 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.
2081 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014- 22)	TD2[2081]			The following provisions apply to: a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed a 42 metre maximum building height, - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 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.
2082 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014- 22)	TD2[2082] TD1[2082]	- any use that legally existed on January 22, 2014	-retail food store	The following provisions apply to: a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed either of: i. a 22 metre maximum building

				<p>height,</p> <p>ii. a maximum floor space index of 0.6</p> <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(f), 195(4)(e)(iv), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 195(13) 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 except for the prohibited use of retail food store.</p>
<p>2083 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)</p>	TD1[2083]	- any use that legally existed on January 22, 2014		<p>The following provisions apply to:</p> <p>a. a use that legally existed as of January 22, 2014, or</p> <p>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</p> <p>c. any new use within a building existing as of January 22, 2014, or</p> <p>d. any developments for which site plan approval has been granted prior to January 22, 2014,</p> <p>e. development that does not exceed either of:</p> <p>i. a 22 metre maximum building height,</p> <p>ii. a maximum floor space index of 0.6</p> <p>-195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 195(13) 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>2084 (By-law 2019-38) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)</p>	TD2[2084] TD3[2084]	- any use that legally existed on January 22, 2014	-retail food store	<p>The following provisions apply to:</p> <p>a. a use that legally existed as of January 22, 2014, or</p> <p>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</p> <p>c. any new use within a building existing as of January 22, 2014, or</p> <p>d. any developments for which site plan approval has been granted prior to January 22, 2014,</p> <p>e. development that does not exceed either of:</p> <p>i. a 22 metre maximum building height,</p> <p>ii. a maximum floor space index of 1.1</p> <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii),</p>

				<p>195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 195(13) 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 except for the prohibited use of retail food store.</p> <p>-the lands zoned with exceptions 2084 and 2050 are considered one lot for zoning purposes.</p>
<p>2085 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)</p>	<p>TD2[2085]</p>	<p>- any use that legally existed on January 22, 2014</p>		<p>The following provisions apply to:</p> <p>a. a use that legally existed as of January 22, 2014, or</p> <p>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</p> <p>c. any new use within a building existing as of January 22, 2014, or</p> <p>d. any developments for which site plan approval has been granted prior to January 22, 2014,</p> <p>e. development that does not exceed either of:</p> <p>i. a 48 metre maximum building height,</p> <p>ii. a maximum floor space index of 1.8</p> <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 195(13) 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>2086 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)</p>	<p>TD1[2086] TD2[2086], TD3[2086]</p>	<p>- any use that legally existed on January 22, 2014</p> <p>- automobile service station</p> <p>- car wash</p> <p>- gas bar</p>		<p>The following provisions apply to:</p> <p>a. a use that legally existed as of January 22, 2014, or</p> <p>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</p> <p>c. any new use within a building existing as of January 22, 2014, or</p> <p>d. any developments for which site plan approval has been granted prior to January 22, 2014,</p> <p>e. development that does not exceed either of:</p> <p>i. a 22 metre maximum building height,</p> <p>ii. a maximum floor space index of 1.1</p> <p>- 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 195(13)</p>

				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 except for additional land uses permitted of automobile service station and gas bar
2087 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD1[2087] TD2[2087] TD3[2087]	- any use that legally existed on January 22, 2014		The following provisions apply to: a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed either of: i. a 48 metre maximum building height, ii. a maximum floor space index of 2.0 - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 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.
2088 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	O1H[2088]	- place of assembly ancillary to a boat house		- maximum floor area for a place of assembly: 150m ²
2089 (By-law 2015-190) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD1[2089]			The following provisions apply to: a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed a 12.5 metre maximum building height, - 195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(9) 195(6), 195(7), 195(8), 195(10), 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.
2090 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD3[2090]			<ul style="list-style-type: none"> - all required parking spaces may be located on any part of the TD2[2077], TD3[2090], TD3[2077] H(107), TD3[2077] H(137), I2A[347] F(3.0), I2E[1377] F(3.0), I2E [1376] S232, I2A [1378] S232 and TD3[2029] zoned lots. - minimum required yard setback from the lot line that abuts Robinson Avenue: 3.0m - minimum required yard setback from the lot line that abuts Lees Avenue: 1.0m
2091 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD2[2091] TD3[2091]			- a maximum of 50% of the width of the street frontage of the entire zone may be occupied by buildings taller than 6 storeys in height, no matter the setback of the buildings from the street lot line
2092 (By-law 2017-148) (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)	TD2[2092]	<ul style="list-style-type: none"> - park - temporary parking lot 		<ul style="list-style-type: none"> - all permitted uses except community centre, day care, emergency service library, municipal service centre, park, recreational and athletic facility, sports arena and urban agriculture must be located above the ground floor - the ground floor can only be used for required parking, lobby area, mechanical room and access to other floors - despite the above retail use, restaurant use and personal service use may be located on the ground floor or above in that part of a building that is located within 25 metres of the lot line abutting Lees Ave if each occupancy has its main pedestrian entrance facing Lees Avenue - the following provisions are in effect for a temporary period of three years beginning January 23, 2013 and ending on January 23, 2016: <ul style="list-style-type: none"> (i) despite Table 101, the minimum number of parking spaces required for the use of the lands at 50 and 60 Mann Avenue is 58 spaces; (ii) despite Subsection 100(1), a parking lot comprised of 92 spaces for the exclusive use of the University of Ottawa during normal daytime business hours is permitted (iii) a parking lot may be located at grade or on the ground floor of a building
2093 (By-law 2017-148) (By-law 2015-190)	GM[2093]			-the minimum interior side yard setback for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone is 2.7 metres

(By-law 2014-226) (By-law 2013-367)				<ul style="list-style-type: none"> - in all other cases, the minimum interior side yard setback is 2.5m - the property line that abuts Scott Street is considered to be the front lot line - the minimum front yard setback is 3 metres - the minimum rear yard setback is 0.5 metres - the minimum corner side yard setback is 1.5 metres - no single garages are permitted to face Carruthers Avenue - where more than 9 dwelling units are located on the lot, a minimum of 23 visitor parking spaces must also be provided - required residential visitor parking can be used to also fulfill the requirements of non-residential parking, and no further non-residential parking spaces need be provided - the minimum width of a driveway and parking aisle is 3 metres - despite clause 85(3)(a), an outdoor commercial patio may be located within 30 metres of a residential zone - there are no vehicle loading spaces required - bicycle parking space rate is 1 per dwelling unit - bicycle parking space must have access from an aisle having a minimum width of 1 metre, except bicycle parking spaces located within a vehicle parking space, for which no aisle is required. - table 111B does not apply - section 111(11) does not apply - bicycle parking space may be located within a vehicle parking space - notwithstanding any further division or partition of the lands subject to this by-law, all lands zoned with exception 2093 are deemed to be one lot for zoning purposes. - Roof top amenity area which projects above the maximum permitted height limit:: (i) may not exceed three metres in height, (ii) has a maximum gross floor area of 200 square metres
2094 (By-law 2013-411) (By-law 2013-368)	GM9[2094] H(18.5)	-recreational and athletic facility		
2095 (By-law 2015-371) (By-law 2014-100)	MC[2095] H(58.5)	- catering establishment		<ul style="list-style-type: none"> - minimum corner side yard setback: 2.0 metres - minimum rear yard setback: 2.0 metres, however a rear yard setback of 0.2 metres is permitted for a distance of 9.6 metres - minimum interior side yard

				<p>setback is 2.5 metres</p> <ul style="list-style-type: none"> - minimum amount of on-site landscaping: 25% of lot area - required visitor parking spaces: 6 spaces - required commercial parking spaces: 0 spaces - minimum length of parking spaces: <ul style="list-style-type: none"> i. twelve parking spaces may have a minimum length of 3.4 metres, ii. twelve parking spaces may have a minimum length of 4.9 metres, iii. all other parking spaces may have a minimum length of 5.0 metres, - minimum driveway, aisle and ramp width is 6.0 metres - no loading spaces are required - despite Table 65(8)(a) the stated features may project no closer than 0.2 metres to a lot line - a roof top amenity area: <ul style="list-style-type: none"> i. maximum gross floor area of 200 square metres, and ii. maximum height of 5.0 metres and is not included in the overall height of the building <p>- The following provisions dealing with a Section 37 authorization apply:</p> <ul style="list-style-type: none"> i. Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 7 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this By-law. ii. Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 7 of Part 19 hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities. iii. 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
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				the Planning Act, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.
2096 (By-law 2014-23)	TM[2096] H(32.5)			<ul style="list-style-type: none"> - Non-residential parking may be used to fulfill the requirements of residential visitor parking - Subsection 197(3), Table 197(e), (f), (g)(ii)(2) and (3) and clause 197(4)(d) do not apply - A minimum 2.4 meter corner side and interior side yard setback is required above the seventh storey - Despite the foregoing, in the case of an interior side yard, where a stairwell is located adjacent to the easterly wall of the building, no minimum setback is required above the seventh storey for such stairwell; - A minimum 2.4 meter front yard setback is required above the seventh storey - The above minimum front yard setback may be reduced to 1.3 meters for a distance of 3.5 meters. - Minimum rear yard setback: <ul style="list-style-type: none"> (i) for the first storey: 0.2 m (ii) in all other instances: 5.3 m - minimum width of a driveway and aisle: 5.5 m - 11 parking spaces may have a minimum width of 2.4 meters - 10 parking spaces may have a minimum length of 5 m - minimum required width of landscaped area abutting the rear yard: 0.2 m - No part of the lot within 5 meters of the rear lot line may be used as outdoor amenity area.
2097 (By-law 2013-380)	R1V[2097]			<ul style="list-style-type: none"> - End Note 11 does not apply. - The minimum front yard setback for an attached garage is 3.5 m. - Where access from an attached garage to a public street is provided 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. - Maximum building height: 11 m - Despite Section 101, one parking space is required for detached dwellings. - 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. - Despite Table 65 Row 6(b), the

				<p>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> <ul style="list-style-type: none"> - 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. - 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.
2098 (By-law 2013-380)	R3YY[2098]			<ul style="list-style-type: none"> - Where access from an attached garage to a public street is provided 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. - Despite Section 101, one parking space shall be required for detached and townhouse dwellings. - 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. - Despite Table 65, Row 6(b), balconies and porches may project to within 0 metres of a corner lot line. - 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. - 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 above adjacent grade may project to within 0.3 metres of a lot line. - 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. - Despite Section 57(2), for

			<p>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, a parking space is only required if a non-resident employee works on-site.</p> <p>Performance standards 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. 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: 2.5 m.</p> <p>vi) maximum lot coverage: 55%.</p> <p>Performance standards for townhouse dwellings:</p> <p>i) minimum lot area: 137 m².</p> <p>ii) minimum lot width: 5.5 m.</p> <p>iii) minimum front yard setback: 3.0 m.</p> <p>iv) minimum front yard setback for an attached garage: 3.5 m.</p> <p>v) minimum interior side yard setback: 1.2 m.</p> <p>vi) minimum corner side yard: 2.5 m.</p> <p>vii) maximum lot coverage: 65%.</p> <p>viii) minimum driveway width: 3.0 m</p>
2099 (By-law 2013-381)	R1W[2099]	-office	<p>- Despite subsection 109(3), a parking lot is permitted in the corner side yard and the extension of a corner side yard into a rear yard.</p> <p>- Despite subsection 109(12) the driveway to a parking lot may be 6.7 metres in width.</p> <p>- Despite Table 110 Row (a), the minimum width of a landscaped buffer between a parking lot containing 10 or few spaces and the street is 2 metres.</p> <p>-minimum lot area: 220 m²</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</p>

				<p>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 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 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>
2100 (By-law 2014-27)	AM9[2100]	- mobile home park		- A mobile home park is subject to the requirements of the RM5 zone.

2101 (By-law 2014-27)	AM9[2101]			<ul style="list-style-type: none"> - A minimum rear yard setback of 5 metres is required for any building within 20 metres of a lot line abutting Stittsville Main Street. - minimum width of landscaped buffer along a lot line abutting a residential zone: 3 m
2102 (By-law 2014-27)	AM9[2102]			<ul style="list-style-type: none"> - Sub-clause 186(9)(c)(ii) and sub-clause 186(9)(h) do not apply to an existing garden centre and existing building supply outlet
2103 (By-law 2015-322)	IP[2103]		-convenience store	
2104 (By-law 2015-321)	LC[2104]	<ul style="list-style-type: none"> - detached dwelling - residential care facility - school 	All uses except: <ul style="list-style-type: none"> - artist studio - community health and resource centre - day care - instructional facility - medical facility - office - personal service business - retail store 	<ul style="list-style-type: none"> - A detached dwelling is subject to a minimum lot area of 555 square metres and the provisions of the R1WW subzone. - A residential care facility is limited to a maximum of 15 residents. - clauses 189(1)(b) and (c) do not apply - total maximum permitted gross leasable floor area of all non-residential use occupancies: 1000 m² - maximum building height: 8 m - minimum front yard setback: 4 m - minimum interior side yard setback for a non-residential use building from that portion of a lot line abutting a non-residential zone: 1.2 m - Subclause 189(3)(h)(ii) applies, but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided. - For the purposes of this exception, the permission to establish a retail store does not include permission to establish a convenience store.
2105 - 2106	Reserved for Future Use			
2107 (By-law 2014-24)	TM12[2107]	-planned unit development		<ul style="list-style-type: none"> - In the area located within 20 metres of Guigues Avenue and 20 metres from King Edward Avenue, the following applies: <ul style="list-style-type: none"> i) non-residential uses are prohibited ii) maximum building height: 14.5 m
2108 (By-law 2014-26)	TM[2108] S317			<ul style="list-style-type: none"> - Despite Table 197(e) and subsection 197(4)(d), no additional setback of 2 metres is required from the front and corner side lot lines, for any part of the building at or above the fourth storey or 15 metres, whichever is less. - Despite Section 65, canopies, awnings and balconies may project to within 0.4 metres of a lot line. - Maximum building heights are as per Schedule 317.
2109 (OMB Order File #PL140303, issued March	R5L[2109] H(19)			<ul style="list-style-type: none"> -where a building height is greater than four storeys or 14.5 metres, whichever is the lesser, a building must be setback a minimum of 1.5

20, 2015) (By-law 2014-64) (By-law 2014-20)				metres more than the provided front yard setback from the front lot line as set out in Table 164A – R5 Subzone Provisions, Subzone L, Column VIII
2110 (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64) (By-law 2014-20)	TM13[2110] H(14.5)			-the maximum height is 11m for the following residential uses: detached dwelling, duplex dwelling, secondary dwelling unit, semi-detached dwelling, three-unit dwelling, townhouse dwelling
2111 (By-law 2014-29)	R3P[2111]	-parking garage		<p>- The following provisions apply to a parking garage:</p> <p>(a) minimum required width of an aisle or driveway within a parking garage: 6 m</p> <p>(b) minimum front yard setback: 0 m</p> <p>(c) minimum rear yard setback: 0 m</p> <p>(d) minimum easterly interior side yard setback: 0.2 m</p> <p>(e) minimum westerly interior side yard setback: 1.5 m</p> <p>(f) maximum permitted building height: 11 m</p> <p>(g) Subsections 109(11) and (12) do not apply</p> <p>- The following provision applies to all uses other than a parking garage:</p> <p>(a) minimum setback from the lot line abutting Second Avenue is 1.5 metres</p> <p>(b) maximum setback from the lot line abutting Second Avenue is 3 m</p>
2112 (By-law 2014-64) (By-law 2014-20)	R5L[2112] H(19)	-restaurant		<p>-minimum front yard: 2.0 m</p> <p>-minimum setback from a park: 4.5 m</p> <p>- no part of a building on a lot with a rear lot line abutting an R1, R2, R3, or R4 Zone may project above a 45 degree angular plane measured at a height of 14.5 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line</p> <p>- no part of a building on a lot with an interior lot line abutting an L1 Zone may project above a 45 degree angular plane measured at a height of 14.5 metres from a point 4.5 metres from the interior lot line, projecting upwards towards another interior lot line</p>
2113 (OMB Order File #PL140260, issued February 20, 2015) (By-law 2014-56))	R4M[2113]	-office limited to a diplomatic mission		<p>- minimum lot width: 14 m</p> <p>- minimum lot area: 464 m²</p> <p>- minimum front yard setback: 0.71m</p> <p>- minimum corner side yard setback: 0.32 m</p> <p>- minimum westerly interior side yard setback: 1.5 m</p> <p>- minimum easterly interior side yard setback: 1.52 m</p>

				<ul style="list-style-type: none"> - minimum rear yard setback: 6 m - Balconies and staircases may project up to a lot line. - A double traffic lane driveway providing access to a parking garage may have a minimum width of 3.45 metres, which may be further reduced to 3.05 metres for a distance of 1 metre at the entrance to the parking garage. - An aisle providing access to bicycle parking may be a minimum of 1 metre in width. - minimum parking space length: 5.1 m - A maximum of 50 per cent of the parking spaces may have a minimum width of 2.4 metres. - Despite Subsection 161(8), at least 25 per cent of the lot area must be landscaped. (<i>see Order paragraph 3</i>) - Subsection 109(3)(c) does not apply and the corner side yard, other than areas occupied by a driveway or walkway with a maximum width of 2.6 metres, may be hard landscaped. - Table 137(1)(IV) does not apply. - maximum of 3 spaces limited to diplomatic missions, with a cumulative total maximum gross floor area of 6,000 m² in a maximum of 3 buildings - where residential uses, other than diplomatic mission residential use building, are built in this zone, only 1 office limited to a diplomatic mission permitted, and only 1 building not exceeding 3,000 m² of gross floor area may be built to house that diplomatic mission
2114 (By-law 2016-287) (By-law 2014-59)	R2R[2114] H(8)			<ul style="list-style-type: none"> -minimum parking space length: 3.89 m -minimum lot width: 4.5 m
2115 (By-law 2017-219) (By-law 2016-278) (By-law 2014-60)	R3YY[2115]			<ul style="list-style-type: none"> -minimum corner side yard setback: 3 m -despite Table 65, an air-conditioner condenser is permitted as a projection into the corner side yard and the front yard
2116 (By-law 2014-60)	R3YY[2116]			<ul style="list-style-type: none"> -minimum lot area: 80 m² -minimum corner side yard setback: 3 m -there is no required rear yard setback -despite Table 65, an air-conditioner condenser is permitted as a projection into the corner side yard and the front yard -despite Section 136, no more than twelve dwelling units are permitted in a townhouse dwelling
2117 (OMB Order File #PL150797,	R3Q[2117] H(10.1)		-group home -planned unit development	<ul style="list-style-type: none"> -minimum front yard setback: 4.93m -The minimum required rear yard

issued July 25, 2016 - By-law 2015-228) (OMB Order, File #PL130951, issued June 14, 2016) (OMB Order, File #PL130951, issued February 27, 2014) (By-law 2013-215)			-three-unit dwelling	setback is to be calculated from the front lot line and must commence 20.65 metres from the front lot line. -No roof top patios or decks are permitted. -Despite Section 65, only the following may project into the front yard in accordance with that Section: (i) eaves, eave-troughs, gutters; (ii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters; and, (iii) steps, open stairways and ramps. -the provisions of Subsections 159(9) to (15) inclusive and endnote 12 of Table 160B no not apply.
2118 (OMB Order, File #PL130951, issued June 14, 2016) (OMB Order, File #PL130951, issued February 27, 2014) (By-law 2013-215)	R3Q[2118] H(9)			-minimum lot area: 185m ² -No roof top patios or decks are permitted. -minimum setback to Colonel By Drive: 6.5 m -minimum setback to Downing Street: the average of the setbacks from Downing Street of the abutting buildings on the lots on either side -Except for eaves, sills and ornamental elements located above the first storey, no permitted projection may be located closer to the lot line abutting Colonel By Drive than a projection located on 9 Carlyle Avenue
2119 (By-law 2014-79)	R3M[2119]			The following applies to a planned unit development: -minimum lot area: 644m ² -minimum front yard setback: 1.7m -minimum corner side yard setback: 3m -minimum rear yard setback: 1.2m -maximum building height for semi-detached dwellings within a planned unit development: 11m -minimum interior side yard setback for semi-detached dwellings within a planned unit development: 1.2m -minimum interior side yard setback for townhouse dwellings within a planned unit development: 2m -balconies are not permitted within the interior side yard -despite table 65(6)(b) balconies may project to within 0.5m of a side lot line abutting a street -despite table 65(6)(b) balconies may project to within 0m of a front lot line -the lands zoned R3M[2119] are considered one lot for zoning purposes
2120 (By-law 2014-96)	IL[2120]	-retail store		-retail store may only be located on the ground floor of a multi storey building and is subject to Section

				<p>203(2)</p> <ul style="list-style-type: none"> -despite Section 203(2)(c), each use is not to exceed 400m² of gross floor area -maximum cumulative gross floor area for retail uses is 1400m²
<p>2121 (Subject to By-law 2022-332) (By-law 2014-106)</p>	<p>TM[2121] H(100)</p>			<ul style="list-style-type: none"> -maximum front yard setback: 6.5 m -minimum corner side yard setbacks: 1.5m for the ground floor and mezzanine; 1m between the second and fourth floor; and 4.5 metres at and above the fourth floor -minimum rear yard setback above 14 metres: 9.5m -required visitor parking space rate is 0.083 -commercial parking spaces are not required -despite section 107, the minimum required width of a driveway providing access to parking garage and the minimum width of a parking aisle is 6m -vehicle loading spaces are not required -despite section 111A(b)(i), bicycle parking space rate is 1 per dwelling unit -despite section 111(8), bicycle parking space must have access from an aisle having a minimum width of 1.0m -table 111B does not apply -section 111(10) does not apply -despite section 111(11), bicycle parking spaces may be located within a vehicle parking space -despite Table 65(6)(b), balconies can project to the front lot line and side lot line abutting an interior side yard -the following provisions dealing with a Section 37 authorization apply: <ul style="list-style-type: none"> a. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 8 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law. b. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 8 of Part 19 hereof, the lot is subject to the provisions of this By-law. Building permit

				<p>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.</p> <p>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 to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.</p>
2122 (By-law 2014-98)	I1A/R3Z[2122]-h		- all uses until the holding symbol is removed	- the holding symbol may not be removed until a site servicing study has been submitted to and approved by the City
2123 (By-law 2019-41) (By-law 2017-302) (OMB Order File #PL140348, issued November 12, 2015)	R5B[2123] F(3.9) S319	<ul style="list-style-type: none"> -animal care establishment -animal hospital -artist studio -bank -bank machine -catering establishment -community centre -community health and resource centre -convenience store -day care -drive-through facility -emergency service -funeral home -instructional facility -library -medical facility -municipal service centre -office -payday loan establishment -personal brewing facility -personal service business -place of assembly -place of worship -post office -recreational and athletic facility -research and development centre -restaurant -retail food store -retail store -service and repair shop -technology industry -training centre 		<ul style="list-style-type: none"> -maximum permitted building heights and minimum setbacks are as per Schedule 319 -the south lot line along Laurier Avenue East is deemed to be the front lot line -required number of parking spaces for dwelling units: 40 -required number of visitor parking spaces: 23 -required residential visitor parking can be used to also fulfill the requirements of non-residential parking, and no further non-residential parking spaces need to be provided -despite Section 107, the minimum required width of a driveway providing access to parking garage and the minimum width of a parking aisle is 6 metres -an outdoor commercial patio is permitted within a residential zone -an outdoor commercial patio may be located in a yard facing or abutting a residential zone or abutting a yard or lane facing or abutting a residential zone and may be located within 30 metres of such abutting or facing residential zone but only if it is located along Laurier Avenue and/or along the corner side yard of the property known municipally as 281 Laurier Avenue -Table 113A does not apply; there are no requirements for a vehicle loading space -endnote 11 does not apply -subsection 163(12) does not apply -all additional land uses permitted in column III (Additional Land Uses Permitted), are only permitted within a mixed use building

2124 (By-law 2014-95)	R4M[2124]			<ul style="list-style-type: none"> - A maximum of 65% of the area of the front yard may be used as driveway. - In the R4M[2124] zone, the front yard is defined as that area measured from the front lot line to a depth of 32 metres. - minimum required rear yard setback for an apartment dwelling low-rise within a planned unit development: 3m
2125 (By-law 2018-350) (By-law 2017-148) (By-law 2015-190) (By-law 2014-104)	GM1[2125]	<ul style="list-style-type: none"> - The following uses are only permitted on the lands known municipally as 348 Whitby Avenue: detached dwelling, duplex dwelling, converted dwelling, linked-detached dwelling, park, semi-detached dwelling, three-unit dwelling, home-based day care 	<ul style="list-style-type: none"> - All uses except the following uses are prohibited on the lands known municipally as 348 Whitby Avenue: accessory parking lot to a use located at 364 Churchill Avenue, bed and breakfast, group home, planned unit development, retirement home, converted, townhouse dwelling, diplomatic mission, urban agriculture 	<ul style="list-style-type: none"> - minimum front yard setback: 1.8 m - minimum corner side yard setback: 1 m - minimum parking space rate for an animal hospital and an animal care establishment: 2 per 100 square metres of GFA - minimum width of a driveway intended for two-way traffic: 3.8 m - Table 187(h)(i) does not apply. - Outdoor refuse containers within a parking lot may be located within 0 metres of an interior lot line and do not require screening. - minimum width of a parking space: 2.44 m - The GM1[2125] zoned lands are considered one lot for zoning purposes. - A bed and breakfast, converted dwelling, detached dwelling, diplomatic mission, duplex dwelling, group home, linked-detached dwelling, park, planned unit development, retirement home, converted, semi-detached dwelling, three-unit dwelling, townhouse dwelling and urban agriculture are subject to the performance standards of the R3S zone. - On the lot known municipally as 348 Whitby Avenue, an animal hospital and an animal care establishment is permitted for a temporary period of three years from October 10th, 2018 to October 10th, 2021. - by maintaining the provisions applicable to a temporary animal hospital at 348 Whitby Avenue, which are as follows: <ul style="list-style-type: none"> (i) No parking required for an animal hospital (ii) Minimum rear yard setback: 0.5 m (iii) Minimum northerly interior setback: 1.4 m (iv) Minimum easterly interior side yard setback: 2.4 m (v) Maximum building height: 8 m (vi) Minimum width of a landscaped area abutting a residential zone: 0.5 m (vii) Minimum width of a landscaped area abutting a street is 3 metres, however a permitted

				projection may be located within the landscaped area
2126 (By-law 2014-349) (By-law 2014-105)	AM5[2126] S262	-retirement home	- carwash - drive-through facility - stacked dwelling - parking lot as a principal use - service and repair shop	- The wall at grade facing a public street must have 50% of the façade comprised of windows and entrances, and in the case of corner lots, the entrance may be on an angled corner wall facing the street intersection. - Maximum building height and the minimum required front, corner side and interior side yard setbacks are as per Schedule 262. - One loading space may be located within a required side yard next to a residential zone. - Despite section 186(5)(e), no maximum parking rate applies.
2127 (By-law 2014-94)	LC[2127]		-recreational and athletic facility -restaurant, fast food	
2128 (By-law 2017-302) (By-law 2014-94)	MC[2128] F(4.1) S129			-maximum building height, permitted projections and required setbacks as per Schedule 129 -at least 50% of required parking spaces must be located below grade or in a structure -one or more of the following uses must: i) be located on the ground floor; ii) be located along, and have their main entrance(s) facing Carling Avenue; iii) have a minimum gross floor area of 185.5m ² : artist studio bank bank machine bar cinema community centre community health and resource centre convenience store day care instructional facility library medical facility museum nightclub payday loan establishment personal service business post office recreational or athletic facility restaurant retail food store retail store service and repair shop theatre -minimum yard setback from the south lot line abutting Carling Avenue: 3.0 m -minimum yard setback from east lot line abutting the transit corridor of the O Train: 4.57m -minimum yard setback from west

				lot line abutting Champagne Street: 4.57 m
2129 (By-law 2018-175) (By-law 2014-118)	I1A[2129]			- maximum height, except for an air-supported structure or dome covering a sports field: 15 m -maximum height for an air-supported structure or dome covering a sports field: 23.5 m
2130 (By-law 2014-119)	I1A[2130]			-maximum building height: 15m
2131 (By-law 2014-138)	I1A[2131]			-22 required parking spaces may be used as parking spaces for any of the uses listed in 86(2), provided those uses are located on a lot other than the lot on which the place of worship is located.
2132 (By-law 2018-206) (By-law 2014-191)	R5B[2132] H(29) S322			- maximum number of storeys: 9 - Despite Table 101, the minimum required number of parking spaces is 0.4 per dwelling unit. - Despite Table 102, the minimum required number of visitor parking spaces is 0.08 per dwelling unit after the first 12 units. - minimum required width of a driveway: 6 m - minimum required width of an aisle: 6 m - minimum required setbacks as per Schedule 322 - Despite Table 65(3), ornamental elements are permitted to project to within 0.25 m of the westerly interior side lot line, instead of 0.6 m.
2133 (OMB Order File #PL140185, issued March 9, 2015)	R5K[2133] H(20)		-residential care facility -shelter -utility installation -convenience store	-minimum lot width for apartment dwelling, mid-high rise: 15m -minimum lot area for apartment dwelling, mid-high rise: 450m ² -minimum side rear and rear yard setbacks for apartment dwelling, mid-high rise as per endnote 5 of Table 164B -where in endnote 3(b) of Table 164B an interior side yard setback is required for the first 21 metres back from the street the distance is reduced to 18 metres back from the street -despite the rear yard setback in endnote 5, where the rear lot line abuts the side lot line on the abutting lot, the minimum required rear yard setback is equal to the minimum required interior side yard setback of the abutting lot along each point of the shared lot line -the three metre yard required for the case stated in endnote 5(c) must be landscaped -rooming house limited to 50% of gross floor area of building -no additional parking required for a residential use building converted to another use of less than 4 dwelling units

				-bed and breakfast restricted to a maximum of three guest bedrooms
2134 (By-law 2014-163)	R2M[2134]	-planned unit development		A Planned Unit Development is permitted and Section 131 applies with the following exceptions: - a minimum of 6 visitor parking spaces must be provided - minimum front yard setback: 4.5 metres - minimum side yard setback from a public park: 4.5 metres - minimum rear yard setback: 7.5 metres - maximum building height: 9 metres - maximum number of units in a Planned Unit Development is 14
2135 (By-law 2014-163)	R3O[2135]			Where a Planned Unit Development is provided, Section 131 applies with the following exceptions: - a minimum of 3 visitor parking spaces must be provided - minimum front yard setback: 4.5 metres - minimum side yard setback from a public park: 4.5 metres - minimum side yard setback, other yards: 7.5 metres - minimum rear yard setback: 7.5 metres - balconies are not permitted on multi-storey buildings - maximum building height for all uses: 9 metres. - maximum number of units in a Planned Unit Development is 15
2136 (By-law 2014-186)	L2B[2136]	-office		-minimum aisle and driveway width: 6.4m -minimum number of loading spaces required: 1
2137 (By-law 2020-289) (By-law 2014-183)	R3Z[2137]			- the minimum setback for a dwelling within a planned unit development: i) where the functional back of the building is facing the lot line: 6 m ii) where the functional side of the building is facing the lot line: 3 m - minimum setback from a lot line abutting Fallowfield Road: i) where the functional back of the dwelling is facing the lot line: 6 m ii) where the functional side of the dwelling is facing the lot line: 3 m - no driveways are permitted to cross the lot line abutting Fallowfield Road. - minimum lot width for a planned unit development: 12 m
2138 (By-law 2016-107) (By-law 2016-65) (By-law 2014-204)	GM[2138] S325		- Within Areas B and C all uses until such time as the holding symbol is removed, except in Area C on Schedule 325, where non-	- No maximum FSI -minimum width of drive aisles is 6 m Within Area A on Schedule 325: (i) maximum front and corner side yard setback: 4 m (ii) For the purposes of this Exception, a tower means any part of a building above four storeys.

			<p>residential uses are permitted provided they are located in no more than two buildings with a total cumulative gross floor area of 4,200 square metres and with a maximum height of two storeys and 11 metres</p>	<p>(iii) A maximum of three towers are permitted. (iv) No tower may exceed a floor plate of 1,200 square metres. (v) A minimum 21-metre separation distance must be provided between each tower. (vi) No tower is permitted to locate closer than 19 metres to the rear lot line. (vii) Maximum tower heights as follows: A. for the tower closest to Baseline: 13 storeys and 42 m B. for a central tower: 16 storeys and 49 m C. for a tower located on the southern portion of Area A: 10 storeys and 29.5 m (viii) Indoor amenity space may project above the height limit to a maximum of 4.5 metres. (ix) All non-residential uses are limited to the ground floor. Within Area B on Schedule 325: (i) Only one residential use building with a maximum permitted building height of eight storeys is permitted (ii) maximum corner side yard setback: 4 m Within Area C on Schedule 325: (i) Two non-residential use buildings accommodating only non-residential uses permitted in the GM zone with a maximum cumulative total GFA of 4,200 square metres and a height of two storeys (11 metres) for each building is permitted until the holding provision is removed as set out in e) below and where the maximum front and corner side yard setback is 4 metres. (ii) Development permitted in Area C on Schedule 325 as set out in (i) above will be subject to conditions (i) to (v) inclusive of the holding symbol, set out below. -The holding symbol does not apply within Area A on Schedule 325 The holding symbol may be removed in whole or in part to provide for phased development, provided the development phases correspond to the Areas shown on Schedule 325 and where the following conditions have been met; (i) A site plan, including building elevations, has received approval through a formal site plan approval process for the entire site that reflects an end state development for the entire site incorporating the design features and elements set out in iii and, where phased development is proposed, the site plan for a phase of development</p>
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			<p>shall allow for an end state development that incorporates design features and elements set out in (iii). The features set out in (iii) are in addition to all other applicable City of Ottawa Design and Planning Guidelines as approved by City Council:</p> <p>(ii) Where phased development is pursued, for each phase of development proposed subsequent to approval of the site plan for the first phase, a revised site plan control application with all applicable studies shall be approved.</p> <p>(iii) The end state development and each phase of development where phased development is proposed shall provide for the following design features to be achieved:</p> <p>a) Buildings must have at least one public entrance on all facades facing a public street.</p> <p>b) No blank / uninterrupted walls may face streets, access drives, sidewalks, outdoor amenity spaces or other public use spaces. For purposes of this provision, public use spaces includes spaces that are useable by owners/occupants of the development.</p> <p>c) Outdoor circulation corridors within the site, which includes vehicular corridors and pedestrian circulation routes, and along public road ways shall incorporate elements that provide for animation through the design of the adjacent building facades and through the uses to be accommodated within adjacent buildings and provide for amenities within the corridor including sidewalks, hard and soft landscaping and lighting. The animation and amenities provided shall support the functioning of the corridors as dynamic outdoor places and spaces that provide for activity and interest for users of the corridors.</p> <p>d) Providing well defined direct pedestrian connections between all uses, existing and future on the site and from adjacent properties, and to the public right-of-way.</p> <p>e) Any commercial use located on the ground floor within a building must provide clear glass doorways and windows that provide for unobstructed views into the commercial space and from the commercial space to the outside.</p> <p>f) Any residential use located on the ground floor for podiums shall provide direct access from the outside to the unit.</p> <p>(iv) Details related to required site</p>
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				<p>access have been confirmed and approved by the General Manager, Planning and Growth Management. These details will identify any roadway modifications that may be required as part of each phase of the development.</p> <p>(v) The sanitary flows from the subject site cannot exceed 14 litres/second until such time that the capacity study has been completed for the West Nepean trunk sewer, after which the allowed flows to be permitted for development for the site are to be in accordance with determinations made through the above noted study.</p> <p>(vi) For Area C on Schedule 325, the holding symbol may only be removed under the following circumstances:</p> <p>a) Where a rezoning application is submitted and approved for development proposed with a GFA greater than 4,200 square metres and/or with a height greater than two storeys and/or for residential uses and/or where site plan approval is obtained and where the proponent as part of such applications has demonstrated satisfactory to the General Manager, Planning and Growth Management Department that consideration has been given to possible opportunities to have a focal element established for the site that should also be a community focus that would be integrated with the overall development and the Sandcastle street environment. Opportunities to be considered include the provision for the southern portion of Area C of either an open space feature such as a parkette or a low profile building accommodating one or a combination of community focused uses such as a community centre, community health and resource centre, recreational and athletic facility.</p> <p>b) At the time of redevelopment of Area C, the application of Section 37 shall be determined on the basis of an as-of-right development intensity of a six-storey development within a GM H(18.5) zone that applied to the site prior to May 28th, 2014.</p>
2139 (By-law 2018-103) (By-law 2017-148) (By-law 2015-190)	AM[2139]		- amusement centre - animal care establishment - animal hospital - automobile dealership - automobile	- Each retail store and retail food store must not exceed a gross floor area of 2790 square metres. - The following provisions apply to back-to-back townhouses: Maximum number of attached units in a townhouse dwelling: 12 - An air conditioner condenser may

(By-law 2014-200))			<ul style="list-style-type: none"> rental establishment - automobile service station - broadcasting studio - car wash - catering establishment - drive through facility - emergency service - funeral home - gas bar - hotel - production studio - research and development centre - sports arena - technology industry -urban agriculture 	be located in a front yard when units are attached back-to-back
2140 (By-law 2014-202)	R3Z[2140]			<ul style="list-style-type: none"> -despite section 59, a residential use building is considered to have frontage where the land on which it is located abuts a private way that serves as a driveway leading to a public street -the property line that abuts a private way is considered to be the front lot line
2141 (By-law 2018-252) (By-law 2014-228)	MC[2141]		<ul style="list-style-type: none"> -drive-through facility -nightclub -principal use parking garage -principal use parking lot -stacked dwelling -townhouse dwelling 	<ul style="list-style-type: none"> -maximum building height: 57m -minimum building height: 20m -only 50% of the building envelope must comply with the minimum building height -total cumulative gross floor area for all uses on the lot: 28,270 square metres -50% of the ground floor of a building containing dwelling units must be occupied by non-residential uses -no more than 12 parking spaces may be provided at grade
2142 (By-law 2014-224)	AM[2142] H(20)	-automobile body shop		-maximum gross floor area of an automobile body shop: 1600 square metres
2143 (By-law 2020-301) (By-law 2014-255)	O1[2143]			<ul style="list-style-type: none"> -the lands zoned R5A[2144] S327 and O1[2143] are considered one lot for zoning purposes -Parking accessory to the buildings at 1131 and 1151 Teron Road is permitted.
2144 (By-law 2020-301) (By-law 2014-255)	R5A[2144] S237			<ul style="list-style-type: none"> -minimum corner side yard setback is 6m -minimum rear yard setback is 4.5m -maximum building heights are as per Schedule 327 and no other building or part of a building, other than an accessory building or structure and a permitted projection, is permitted outside of

				<p>areas A through E inclusive, on schedule 327</p> <p>-despite the requirements in subsection 109(3)(c) and 109(7) that all parts of the corner side yard not occupied by driveways, parking spaces, walkways and permitted projections must be soft landscaped, those areas of the corner side yard requiring soft landscaping may also be landscaped with hard landscaping</p> <p>-balconies are not permitted on that wall of a building abutting the rear yard</p> <p>- the lands zoned R5A[2144] S327 and O1[2143] are considered one lot for zoning purposes</p> <p>A mixed-use building is permitted and is to be treated as an apartment building mid-rise for the purposes of applying zoning.</p> <p>-The following commercial uses are permitted: Bank, Bank Machine, Convenience store, Medical Facility, Office, Personal service business, Post office, Restaurant, Restaurant-take-out, Retail store, Retail food store, Service and repair shop</p> <p>- The commercial uses may only be located on the ground floor of the building, and have a maximum gross floor area of 900 m²</p> <p>-The applicable parking rate for commercial uses is 3.4 spaces per 100 m² of gross floor area or the amount required under Section 101, whichever is less.</p> <p>-Despite the provisions of Table 113B, a loading space may be located in a required front yard, provided it is 4.7 m from the front lot line.</p> <p>-The 3 m landscaped buffer strip required under Table 110 for a parking lot containing more than 100 parking spaces may be reduced to 1.8 m for the segment between the building and the south property line.</p> <p>-The wall of an underground parking garage may extend 0.5 m above grade in any required yard.</p> <p>-Despite Table 65(8)(a), an air intake pipe for an underground parking garage may project no closer than 0.2 m to a lot line in any required yard.</p>
2145 (By-law 2015-177) (By-law 2014-223)	R3YY[2145]			<p>-for a detached dwelling, other than as described by the subsequent provision :</p> <p>i) minimum front yard setback: 3.75m</p> <p>ii) minimum corner side yard setback: 2.5m</p> <p>-for a detached dwelling located on a corner lot with a driveway providing access over an exterior</p>

			<p>side lot line:</p> <p>i) minimum front yard setback: 3m</p> <p>ii) minimum corner side yard setback: 1.2m</p> <p>-for a semi detached dwelling:</p> <p>i) minimum lot width: 6.5m</p> <p>ii) minimum lot area: 170m²</p> <p>iii) minimum front yard setback: 3.75m</p> <p>iv) minimum corner side yard setback: 2.5m</p> <p>-for townhouse dwellings, where the dwellings are arranged only side-by-side:</p> <p>i) minimum lot width: 5.7m</p> <p>ii) minimum lot area: 120m²</p> <p>iii) minimum front yard setback: 3.75m</p> <p>iv) minimum corner side yard setback: 2.5m</p> <p>-for townhouse dwellings where the dwellings are arranged both side-by-side and back-to-back:</p> <p>i) the maximum number of dwelling units permitted within a townhouse dwelling is 12; however, no more than 6 units may be located side-by-side</p> <p>ii) minimum lot area: 80m²</p> <p>iii) minimum corner side yard setback: 2.5m</p> <p>iv) there is no rear yard setback requirement</p> <p>v) minimum front yard setback: 5m</p> <p>- Where a holding symbol applies:</p> <p>(i) with the exception of a temporary storm water management facility, all permitted uses are prohibited until the holding symbol is removed; and,</p> <p>(ii) the holding symbol may only be removed at such time as an ultimate storm water management facility to serve the subject lands has been constructed to the satisfaction of the General Manager, Planning and Growth Management Department.</p>
2146 (By-law 2014-253)	R4H[2146]	<p>-artist studio</p> <p>-bank machine</p> <p>-convenience store</p> <p>-office</p> <p>-personal service business</p> <p>-place of assembly</p> <p>-community centre</p> <p>-community health and resource centre</p> <p>-recreational and athletic facility</p> <p>-restaurant, limited to an internet cafe</p>	<p>The following provisions apply to an apartment dwelling, low-rise converted from a place of worship:</p> <p>-there is no minimum rear yard setback</p> <p>-minimum interior side yard setback: 1.9m</p> <p>-maximum building height: 12.3m</p> <p>-maximum number of dwelling units: 58</p> <p>-endnote 2 of table 126B – Additional Provisions does not apply</p> <p>-an existing steeple, forming a part of the low rise apartment dwelling is a permitted projection above the height limit</p> <p>-non-residential uses are permitted only in the basement of a low rise apartment dwelling converted from a place of worship</p>

				<ul style="list-style-type: none"> -maximum gross floor area for all non-residential uses: 135.5m² -parking spaces may be located in the corner side yard -walkways may exceed 1.8m in width -a planter wall may be located within the front and corner side yards -no landscaped buffer is required for a parking lot -parking spaces may be used for residential, visitor and non-residential uses -vehicle parking requirements: <ul style="list-style-type: none"> i) the total number of required parking spaces for all uses on the lot: 10 ii) 50% of the parking spaces may be reduced in size and require a minimum width of 2.4m and a minimum length of 4.9m -minimum width of a driveway and aisle: 6m -bicycle parking requirements: <ul style="list-style-type: none"> i) minimum number of bicycle parking spaces: 66 ii) maximum number of vertical bicycle parking spaces: 37 iii) maximum number of bicycle parking spaces in landscaped area: 43 -roof-top patio provisions: <ul style="list-style-type: none"> i) minimum setback from an exterior wall abutting an interior yard: 1.8m ii) minimum setback from the exterior wall of the building closest to the lot line abutting Russell Avenue: 1.5m iii) minimum setback from the exterior wall of the building closest to the front lot line: 1m -the amenity area requirements introduced by By-law 2014-189 do not apply
2147 (OMB Order File #PL141223 and PL141147, issued March 14, 2016) (By-law 2014-310)	R5B[2147] S329			<ul style="list-style-type: none"> - maximum building heights and setbacks as per Schedule 329 - minimum driveway and drive aisle width of 6.0 metres - required visitor parking rate is 0.083 spaces per unit - for a permitted projection above the height limit related to a rooftop amenity area: <ul style="list-style-type: none"> (i) a maximum height of three metres is not included in the overall height of the building, (ii) a maximum gross floor area of 200 square metres is permitted - subsection 137(3) does not apply - minimum bicycle parking space rate is 1 per dwelling unit - despite subsection 111(9), a bicycle parking space must have access from an aisle having a minimum width of 1.0 metre - Table 111B does not apply - subsection 111(11) does not

				<p>apply</p> <ul style="list-style-type: none"> - no balconies are permitted to project into Area E on Schedule 329 - a minimum of 50 per cent of the area of the building wall of floors 4 to 9 must consist of windows with clear glazing - individual dwelling units located at grade along Norman Street and facing the multi-use pathway must have access to the exterior
<p>2148 (By-law 2021-409) (By-law 2014-309)</p>	<p>MC12[2148] F(3.0) S99, 100</p>			<ul style="list-style-type: none"> - minimum southerly yard setback: <ul style="list-style-type: none"> i. 12.3 metres for 1st storey ii. 11.0 metres above the 1st storey - all other yard setbacks must be a minimum of 6.0 metres, except existing yards, which are deemed to be in conformity provided they were lawfully established prior to March 4, 1998 - parking is prohibited in required yards adjacent to Holland Avenue - retail store only permitted on the floor located closest to grade - commercial uses limited to a floor space index of 1.0 - commercial uses only permitted to be located in Area Y as shown on Schedule 99 - maximum building heights as per schedule 100 - For the purpose of the below provisions a tower is defined as the portion of the building above the podium. - For the purpose of the below provision a floorplate is defined as the total area of a tower floor measured from the exterior of the outside walls and includes the total floor area occupied by balconies. - Maximum tower floorplate including balconies within Area D of Schedule 100: 850 m².
<p>2149 (By-law 2014-284)</p>	<p>AM[2149]</p>		<ul style="list-style-type: none"> -automobile dealership -automobile rental establishment -automotive service station -car wash -townhouse dwelling -drive-through facility -stacked dwelling 	<ul style="list-style-type: none"> -gas bar is only permitted if associated with a retail store that has a minimum Gross Floor Area of 2000 square metres -minimum building height is either 6.7 metres or may be less so long as a parapet along all walls of the building with a minimum height of 6.7 metres measured from grade.
<p>2150 (By-law 2014-284)</p>	<p>AM[2150]</p>		<ul style="list-style-type: none"> -automobile dealership -automobile rental establishment -automotive service station -car wash -gas bar -townhouse 	<ul style="list-style-type: none"> -drive-through facility must not be located adjacent to Founder Avenue and queuing lanes of a drive through facility must not be located between a building and street -minimum building height is either 6.7 metres or may be less so long as a parapet along all walls of the building with a minimum height of

			dwelling -stacked dwelling	6.7 metres measured from grade. -minimum of 50 per cent of the frontage along Founder Avenue, measured at 3 metres from the corner lot line, must be occupied by building walls -notwithstanding the above provision, if site plan approval over all or part of the lands has been given pursuant to the provisions of the <i>Planning Act</i> for development consisting of building walls within three metres of the corner lot line occupying at least 50 per cent of that part of the frontage of Founder Avenue shown on the plan, development of the entire lot may be constructed in phases for the purposes of complying with the above requirement.
2151 (By-law 2014-284)	AM[2151]		-automobile dealership -automobile rental establishment -automotive service station -car wash -drive through facility -gas bar -townhouse dwelling	-a minimum of one contiguous landscaped area or central plaza of at least 2500 square metres must be provided -minimum building height: 11 metres -where a residential building abuts the contiguous landscaped area or central plaza as noted above, a minimum 50 per cent of the ground floor of the residential building must be occupied by non-residential uses -a minimum of 50 per cent of the frontage along Founder Avenue, measured at 3 metres from the corner lot line, must be occupied by building walls -notwithstanding the above provision, if site plan approval over all or part of the lands has been given pursuant to the provisions of the <i>Planning Act</i> for development consisting of building walls within three metres of the corner lot line occupying at least 50 per cent of that part of the frontage of Founder Avenue shown on the plan, development of the entire lot may be constructed in phases for the purposes of complying with the above requirement. -there is no maximum floor space index
2152 (By-law 2021-180) (By-law 2014-284)	AM[2152] F(3.5) S437	-Apartment Dwelling, High-Rise	The portion of the high-rise building above grade, until such time as the holding symbol is removed.	(i) Minimum required yard setbacks, building setbacks and maximum permitted building heights as per Schedule 437; (ii) Section 101(6)(c) shall continue to apply when a maximum of 16 surface parking spaces are provided; (iii) The holding symbol may only be removed at such time as: 1. The segment of Robert Grant Avenue between Abbott Street and Maple Grove Road has been constructed and opened to vehicular traffic; and

				2. An application for Site Plan Control Approval has been approved, incorporating the requirement for provision of a public pathway block along the northern property line of the site between Livery Street and Robert Grant Avenue to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
2153 (By-law 2018-206) (By-law 2017-148) (By-law 2014-295)	I1D[2153]	-community centre -day care -emergency service -group home -library -museum -municipal service centre -one dwelling unit ancillary to a permitted use -park -place of assembly -place of worship - recreational and athletic facility -residential care facility -retirement home -retirement home, converted -rooming house -school -shelter -sports arena -training centre limited to job instruction/ training associated with a school -urban agriculture		
2154 (By-law 2015-45) (By-law 2014-296)	AM4[2154] H(20)		-amusement centre -amusement park -bar -cinema -funeral home -museum -nightclub -recreational and athletic facility -sports arena -theatre	--despite the clauses 85(3)(a) and 85(3)(b), an outdoor commercial patio is permitted, subject to its size and location being in accordance with plans received by the City on February 3, 2014.
2155 (By-law 2014-294)	R5Z[2155]			-maximum permitted height of an apartment dwelling is 85.8m above sea level
2156 (subject to By-law 2022-117)	GM15[2156]	Apartment dwelling, Mid-Rise		– <i>In addition to any other requirements for landscaping, a minimum 4 m wide landscaped area must be provided along any lot line abutting a residential zone and abutting Mer Bleue Road and Brian Coburn Boulevard.</i>

				<ul style="list-style-type: none"> - All buildings on the lot must have commercial space on the ground floor. - Driveways providing access to the lot, may be located within the landscaped area described in above. - For all buildings on the lot where a wall faces a public street it must have a minimum of 50% clear glazing at the first floor level. - Building is to be setback no further than 4 m from both Mer Bleue Road and Brian Coburn Boulevard. <p>Building faces along Mer Bleue Road and Brian Coburn Boulevard are either a minimum of 5 m in height, or contains a parapet a minimum height of 5 m measured from grade</p>
2157 (By-law 2019-41) (By-law 2014-323)	LC[2157]		-personal brewing facility - service and repair shop	<ul style="list-style-type: none"> - minimum interior side yard setback for a non-residential use building from that portion of a lot line abutting a residential zone: 4 m - minimum required width of a landscaped buffer for a parking lot abutting Navan Road: 1 m
2158 (By-law 2014-323)	R4M[2158]			<ul style="list-style-type: none"> - The 3 metre landscaped buffer required under Table 110 between a parking lot and Navan Road may be reduced to 0 metres for a distance of 7 metres along the side lot line abutting Navan Road. - maximum building height for apartment dwelling, low-rise and stacked dwelling: 15.5 m - minimum driveway width at the entrance to a parking garage: 5 m - minimum setback of outdoor loading and refuse collection areas contained within a parking lot is 8 metres from a lot line abutting Renaud Road
2159 (By-law 2014-289)	-multiple			<ul style="list-style-type: none"> -minimum front yard setback: 6m -minimum corner side yard setback: 4.5m
2160 (By-law 2015-41) (By-law 2014-291)	-multiple	<ul style="list-style-type: none"> -amusement centre -automotive body shop -bar -broadcasting studio -catering establishment -cinema -garden nursery -heavy equipment and vehicle sales, rental and servicing -hotel -kennel -light industrial uses -nightclub 	-new stand alone retail or restaurant uses in excess of 900 m ² in area	<ul style="list-style-type: none"> -clauses 192(7)(b), (f) and (g) do not apply -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

		<ul style="list-style-type: none"> -parking lot, other than rapid-transit network park and ride facilities, being located at least 600m from a rapid transit station -printing plant -production studio -storage yard -theatre -truck terminal -warehouse 		<ul style="list-style-type: none"> -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. -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.
2161 (OMB Order File #PL141061, issued September 27, 2016)	R3B[2161]			<ul style="list-style-type: none"> -minimum rear yard setback: 2.5 m -minimum interior side yard setback from the lot line abutting the rear lot of the lands municipally known as 19 Bachman Terrace: 2m -Despite Section 136, the maximum number of dwelling units permitted within a townhouse dwelling is 10, but no more than five are permitted within a single row.
2162 (By-law 2014-329)	R4A[2162]			<ul style="list-style-type: none"> -minimum rear yard setback is deemed to be 0m between individual dwelling units that are permitted to be vertically attached -maximum number of dwelling units permitted in a stacked dwelling: 16
2163 (By-law 2014-329)	R4A[2163]			<ul style="list-style-type: none"> -minimum rear yard setback is deemed to be 0m between individual dwelling units that are permitted to be vertically attached -minimum required corner side yard setback for stacked dwellings: 2m -minimum required landscaping buffer for stacked dwellings: 2 metres. -there are no amenity space requirements for stacked dwellings -maximum number of dwelling units permitted in a stacked dwelling: 20
2164 (By-law 2017-219) (By-law 2016-278) (By-law 2014-331)	R3YY[2154]			<ul style="list-style-type: none"> Provisions for detached dwellings: -minimum corner side yard setback: 3m -minimum rear yard setback for corner lots: 1.2m Provisions for townhouse dwellings: -minimum lot width: 5m -minimum corner side yard setback: 3m

2165 (By-law 2014-343)	MC15[2165]-h	-hotel	-all uses except existing uses until such time as the holding symbol is removed	<ul style="list-style-type: none"> - a hotel is a permitted use subject to the floor space index being equal to or greater than 1.5 for the non-residential uses listed in clause 192(15)(a) - minimum floor space index: 2.0 - minimum yard setback from all lot lines abutting a public street: no minimum - maximum yard setback for the building wall of a parking garage: no maximum - maximum yard setback for at least 80% of the width of any other building wall facing a public street: a. 0.5 m; or b. 2 m where a patio is located between the building wall and a lot line - minimum building height: 11 m -maximum permitted building height is the lesser of 67m or twenty-storeys -a holding symbol will not be removed until such time as an application for Site Plan Control Approval has been approved by the Urban Design Review Panel and General Manager of the Planning Growth Management Department
2166 (By-law 2014-398)	IP13[2166]-h	<ul style="list-style-type: none"> -automobile service station -truck transport terminal -crematorium -heavy equipment and vehicle sales, rental and servicing -leaf and yard waste disposal facility -storage yard -waste processing and transfer facility (non-putrescible) 	<ul style="list-style-type: none"> -all uses until such time as the hold symbol is removed -automotive dealership -animal care establishment -animal hospital -bank -bank machine -broadcasting studio -convenience store -day care -drive-through facility -hotel -instructional facility -medical facility -office -park -place of assembly -post office -printing plant -production -studio -restaurant -technology industry -training centre -research and development centre 	<ul style="list-style-type: none"> -outdoor storage is permitted -the hold symbol may not be removed until such time as a vibration and noise study is submitted which demonstrates no impact to the adjacent quarries at 2448 Carp Road and 421 Huntmar Drive, to the satisfaction of the General Manager of Planning Growth Management Department -partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above. -Despite Tables 55 and 205 no building or accessory building may be located within 100 metres of the unopened road allowance adjacent 2448 Carp Road and 421 Huntmar Drive

2167 (By-law 2018-104) (By-law 2017-302) (By-law 2014-398)	GM[2167]	<ul style="list-style-type: none"> -automobile service station -bank -bank machine -bar -cinema -convenience store -garden nursery -parking garage -parking lot -payday loan establishment -personal service business -nightclub -recreational and athletic facility -restaurant -retail store -retail food store -service and repair shop -sports arena -theatre 	<ul style="list-style-type: none"> -Apartment dwelling, low-rise, apartment dwelling, mid-high rise, bunk house dwelling, coach house, detached dwelling, duplex dwelling, linked-detached dwelling, townhouse dwelling, semi-detached dwelling, stacked dwelling, secondary dwelling unit, and three-unit dwelling 	<ul style="list-style-type: none"> - Minimum required front yard setback along Palladium Drive is 1.5 m; - Minimum required corner side yard setback along Campeau Drive is 0 m; - Minimum required rear yard setback along Nippissing Court is 0 m.
2168 (By-law 2014-324)	R5Z[2168]			<ul style="list-style-type: none"> - maximum building height: 85.8 metres above sea level - minimum density: 50 units per hectare - maximum density: 150 units per hectare - minimum front yard setback: 2.85 m - no landscaped area is required - maximum number of townhouse dwelling units: 52 - If site plan approval has been given pursuant to the provisions of the <i>Planning Act</i> for development that meets the minimum density requirement of 50 units per hectare, then notwithstanding the requirement for a minimum density of 50 units per hectare, the development may be constructed in phases. - The lands zoned R5Z[2168] are considered one lot for zoning purposes, except with respect to the calculation of density.
2169 (By-law 2014-392)	R5B[2169] H(37)	<ul style="list-style-type: none"> -office -place of assembly limited to a club -retail store limited to a drug store, florist shop, news stand -restaurant -personal service business limited to barber shop, beauty parlour, dry cleaner's distribution station 		<ul style="list-style-type: none"> -all additional permitted uses are limited to below grade and the first two storeys of the building on site
2170 (By-law 2014-390)	GM3[2170] F(3.0) H(19)	<ul style="list-style-type: none"> -parking lot 		
2171 (By-law 2014-389)	R4T[2171]			<ul style="list-style-type: none"> - Despite Section 71(1)(a) and 71(3), construction trailers associated with the development at 324 Bruyere Street are permitted as a temporary use only until such time as the work has been completed, abandoned, or such

				<p>buildings are no longer required but will expire October 8, 2017.</p> <ul style="list-style-type: none"> - Despite Section 71(2), no building or structure is permitted within 1.2 metres of an interior side or rear lot line. - Upon removal of any building or structure, the resultant vacant land is to be landscaped and when the temporary use of the lands for construction trailers ceases completely, the whole of the vacant lands are to be landscaped.
<p>2172 (By-law 2020-6) (By-law 2019-410) (By-law 2018-299) (OMB Order File #PL141340, issued November 17, 2015) (By-law 2015-395)</p>	<p>MD5[2172] S332</p>	<p>-post secondary educational institution -marine facility -parking lot -parking garage</p>		<ul style="list-style-type: none"> - parking lots only permitted to provide accessory parking to permitted uses - parking garages only permitted if at least 75% of parking spaces are located below grade and provides accessory parking to permitted uses -Section 193 (2) does not apply to residential buildings -the site is subject to the maximum number of parking spaces permitted in Table 103 -at least 50% of the provided parking is to be provided below grade.
<p>2173 (By-law 2017-302) (By-law 2017-152) (By-law 2014-380)</p>	<p>TM[2173] H(15)</p>			<ul style="list-style-type: none"> - minimum interior side yard setback abutting a residential zone: 0 m - minimum corner side yard setback: 0 m - minimum rear yard setback: 3 m - Despite Table 197(i), there is no minimum width for a landscaped area. - Except when providing access to bicycle parking, or for a permitted projection, all yards must be landscaped. - Refuse storage must be located in the principal building. - Despite Sections 85(1), (3) and (6), an outdoor commercial patio is permitted if it is: <ul style="list-style-type: none"> (i) operated as part of a restaurant use; (ii) located at least 20 metres from the rear lot line and at least 10 metres from an interior side lot line; (iii) separated from the rear lot line and interior side lot line by building wall or a noise barrier wall that is at least 2 metres in height; and, (iv) located with a walking surface not above 4.5 metres in height. - The following uses do not require any parking: <ul style="list-style-type: none"> (i) Artist studio (ii) Bank (iii) Convenience Store (iv) Instructional Facility (v) Medical Facility (vi) Office (vii) payday loan establishment (viii) Personal Service Business (ix) Recreation and Athletic Facility

				(x) Restaurant (xi) Retail Food Store (xii) Retail store - Despite section 111(9), bicycle parking spaces need not have access from an aisle. - Despite section 113(4), no loading space is required. - Table 197(g)(i) does not apply to that part of the building above which an outdoor commercial patio is located.
2174 (OMB Order File #PL140455, issued December 10, 2014) (By-law 2014-379)	IG[2174]			- minimum setback from the interior side lot line adjacent to the defined railway corridor: 15 m - Where development is subject to Site Plan Control, the minimum 15 metre setback from the interior side lot line may be reduced to a different setback established through a condition of Site Plan Control approval and such condition must be based on an engineering study that takes into account a reasonable train operating speed on a Class 2 track for this location as defined by Transport Canada. - No access (ingress/egress) may cross a front or side lot line within 30 metres of an established railway track within a defined railway corridor.
2175	Reserved for Future Use			
2176 (By-law 2014-416)	R3A[2176]			-maximum number of dwelling units is 12 -townhouse dwelling and three-unit dwellings are prohibited -minimum front yard setback: 5 metres -minimum interior side yard setback: (i) 4 metres for the first 21 metres back from the street lot line (ii) 6 metres in all other circumstances
2177 (By-law 2014-418)	AM[2177]			-minimum required parking rate for a shopping centre: 3 spaces per 100 square metres of gross leasable floor area
2178 (By-law 2015-54)	MC[2178] H(20)			-a minimum 4 storey building height is required on any lot greater than 600m ²
2179 (By-law 2015-49)	multiple			-a minimum 4 storey building height for residential and/or office development is required on any lot greater than 600m ² -despite the foregoing, any proposed additions to an existing permitted residential use building that has less than 4 storeys is exempt from the minimum
2180 (By-law 2015-49)	MC[2180]	-car wash -drive-through facility -gas bar		-a minimum 4 storey building height for residential and/or office development is required on any lot greater than 600m ² -despite the foregoing, any

				proposed additions to an existing permitted residential use building that has less than 4 storeys is exempt from the minimum
2181 (By-law 2015-45)	AM[2181] H(11) AM10[2181] H20	- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - stacked dwelling - three-unit dwelling - townhouse dwelling		
2182 (By-law 2015-59)	TM7[2182]			- An existing residential use not permitted by the TM7 is permitted subject to the provisions of the R3P zone. - A parking garage is only permitted below grade - Office uses are not permitted on the ground floor - Despite Table 197(c), the front yard setback is a minimum of 2 metres, subject to subsection 197(4).
2183 (By-law 2015-43)	TM[2183]	- detached dwelling - duplex dwelling - semi-detached dwelling - three-unit dwelling - townhouse dwelling		- Applicable parking rate for a medical facility is 1.5 spaces per 100 metres squared of gross floor area or the amount required under Section 101, whichever is less. - Despite clause 106(1)(b), the minimum required width of a parking space is 2.4 metres. - Minimum required width of a driveway leading to a parking lot is 3 metres.
2184 (By-law 2015-43)	TM[2184]	-warehouse		
2185 (By-law 2017-302) (By-law 2015-281) (By-law 2015-44)	TM[2185] H(16) TM[2185] H(37) TM[2185] H(18) TM[2185] H(19)			- The requirements of clause 197(1)(b) apply to any building, and furthermore any principal building must have an entrance giving direct pedestrian access to at least one public street. - Interior side yards must not exceed the minimum required side yards and the minimum driveway width, where one is provided. - Only the following uses are permitted on the ground floor of a building: Bank Bank machine Convenience store Payday loan establishment Personal service business Post office Restaurant Retail food store Retail store Service and repair shop - Dwelling units and office are permitted above the ground floor.
2186 (By-law 2015-44)	TM[2186] H(14.5) TM[2186] H(19) TM[2186] H(18)			- The maximum front yard setback set out in Table 197(c) does not apply and a minimum front yard setback of 3 metres applies. - The minimum width of a landscaped area set out in Table

				197(i) does not apply and all parts of the front yard not occupied by driveways, permitted projections or parking spaces must be landscaped.
2187	Reserved for Future Use			
2188 (By-law 2017-86) (By-law 2015-43)	TM[2188] H(24.5) TM[2188] H(18.5)	-bar -nightclub		- The lands zoned TM[2188] H(24.5), MC[107] H(50), MC[107] H(148) A.S.L. and MC[107] H(91) A.S.L. are considered one lot for the zoning purposes. -Visitor and non-residential parking may be shared.
2189 (By-law 2019-410) (By-law 2015-43)	multiple	-detached dwelling		- A detached dwelling is subject to the provisions of the R1S zone. -Despite anything to the contrary, the uses permitted in the TM zone are permitted in buildings existing as of November 27th, 2019.
2190 (By-law 2019-410) (By-law 2015-43)	TM[2190]	-detached dwelling		- A detached dwelling is subject to the provisions of the R1O zone. - Despite anything to the contrary, the uses permitted in the TM zone are permitted in buildings existing as of November 27 th , 2019.
2191 (By-law 2019-410) (By-law 2015-43)	TM[2191]			- A use listed in clause 197(1)(e) may only be located within a building existing as of February 25, 2015 if: (i) the building faces the front lot line; and, (ii) the use is located on the ground floor. -Despite anything to the contrary, the uses permitted in the TM zone are permitted in buildings existing as of November 27 th , 2019.
2192 (By-law 2021-215) (By-law 2015-59)	TM7[2192]			- An existing residential use not permitted by the TM7 is permitted subject to the provisions of the R4UD zone. - Except in the instance of an existing residential use building, only personal service business, retail store, retail food store and restaurant full service may occupy the ground floor of a building. - A parking garage is only permitted below grade. - Despite Table 197(c), the front yard setback is a minimum of 2 metres, subject to subsection 197(4).
2193 (By-law 2015-45)	AM10[2193]			- active frontage requirements for development within this zone apply to Richmond Road frontage only
2194 (By-law 2015-45)	AM10[2194] AM[2194]			- active frontage requirements for development within this zone apply to Carling Avenue frontage only
2195 (By-law 2017-148) (By-law 2015-45)	AM[2195]	-any use lawfully established as of February 15, 2015.		

2196 (By-law 2015-45)	AM10[2196] AM10[2196] H(20) AM10[2196] H(11)		- amusement centre - amusement park - bar - cinema - funeral home - museum - nightclub - recreational and athletic facility - sports arena - theatre	
2197 (By-law 2015-45)	AM10[2197] H(11)	- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - stacked dwelling - three-unit dwelling - townhouse dwelling	- amusement centre - amusement park - bar - cinema - funeral home - museum - nightclub - recreational and athletic facility - sports arena - theatre	
2198 (By-law 2015-45)	AM10[2198] H(20)			- Height limits described in 185(f)(i) and (iii) also apply with respect to a property line abutting a R5 zone
2199 (By-law 2015-45)	AM10[2199] AM10[2199] H(15)			-an automobile dealership use requires a minimum lot area of 1500 m ²
2200 (By-law 2017-148) (By-law 2015-45)	AM10[2200]		All uses except (a) the following primary uses: - apartment dwelling, low rise - apartment dwelling, mid rise - broadcasting studio - converted dwelling - diplomatic mission - drive-through facility - dwelling unit - emergency service - home-based business - home-based day care - hotel - medical facility - museum - office - planned unit development, - production studio - research and development centre	- the provisions of subsection 185(4) do not apply and storage must be completely enclosed within a building - the provisions of Section 101 – Minimum Parking Space Rates, apply but the minimum rate is the maximum amount of parking permitted - where excess parking results from a change of use, the excess parking may be retained -the ancillary uses are only permitted subject to: (i) being in the same building or on the same lot as a primary use, (ii) the cumulative gross floor area of the ancillary uses not exceeding the total gross floor area of the primary use or uses, (iii) car wash, including the required queuing spaces, must be totally enclosed in a building occupied by a primary use

			<ul style="list-style-type: none"> - stacked dwelling, - technology industry - training centre, -urban agriculture, and <p>(b) the following ancillary uses:</p> <ul style="list-style-type: none"> - artist studio - bank - bank machine - bar - car wash - cinema - convenience store - day care - instructional facility - library - municipal service centre - nightclub - parking garage - parking lot - personal service business - place of assembly - place of worship 	
2201 (By-law 2015-45)	AM10[2201] AM10[2201] H(15)	- detached dwelling		- an automobile dealership use requires a minimum lot area of 1500m ²
2202 (By-law 2015-45)	AM10[2202]	- hospital		
2203 (By-law 2015-45)	AM10[2203]	- utility installation	<ul style="list-style-type: none"> - all residential uses - hotel - day care - residential care facility - school 	
2204 (By-law 2015-49)	AM10[2204]	-detached dwelling		-a detached dwelling is subject to the provisions of the R1W zone
2205 (By-law 2015-45)	AM10[2205]	- semi-detached dwelling		- a semi-detached dwelling is subject to the provisions of the Residential Second Density Zone, subzone M
2206 (By-law 2015-45)	AM[2206]	<ul style="list-style-type: none"> - light industrial use - printing plant -warehouse 	-hotel	
2207 (By-law 2015-45)	AM[2207]		<ul style="list-style-type: none"> - automobile dealership - hotel 	
2208 (By-law 2015-49)	AM11[2208]	-detached dwelling		
2209 (By-law 2015-45)	AM10[2209]	<ul style="list-style-type: none"> - detached dwelling - semi-detached dwelling 		<ul style="list-style-type: none"> - detached and semi-detached dwelling are subject to the subzone provisions of the R2F subzone - an automobile dealership use

				requires a minimum lot area of 1500m ²
2210 (By-law 2015-49)	AM10[2210]			-notwithstanding Section 186(10)(a), the provisions applying to front lot line in the AM10 will apply to all lot lines that abutting a public street
2211 (By-law 2015-49)	AM10[2211]			-the planned unit development existing as of February 25th, 2015 remains as a permitted use and is subject to the provisions of the R3B zone.
2212 (By-law 2015-49)	AM10[2212]	-semi-detached dwelling		-a semi-detached dwelling is subject to the provisions of the R2J zone
2213 (By-law 2015-49)	AM10[2213]	-detached dwelling -semi-detached dwelling		-a detached dwelling and a semi-detached dwelling are subject to the provisions of the R2F zone.
2214 (By-law 2015-43)	TM[2214] TM[2184] S221	- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling- stacked dwelling - three-unit dwelling - townhouse dwelling		
2215 (By-law 2017-148) (By-law 2015-45) (OMB Order File #PL150010, issued January 21, 2016)	AM10[2215] R4E[2215]			- a minimum 10 metre landscape buffer is required along the rear of the lot where it abuts the residential lots on Fairhaven Way and Blackthorne Avenue - an automobile dealership requires a minimum lot area of 1500m ²
2216	Reserved for Future Use			
2217 (By-law 2015-45)	AM10[2217] AM10[2217] H(34)			- for lots greater in area than 1250 m ² , 2% of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with any amenity area requirements
2218 (By-law 2015-41)	AM[2218]-h			- minimum landscaped area: 10% - in the case of a lot with a depth greater than 100 m, a minimum landscaping strip of 9 metres must be provided along the Nepean Creek - the utility easement along Colonnade Road North may be used for calculating minimum lot frontage, lot area, lot coverage and front yard - minimum front yard setback: 6 m - uses not permitted until the "h" symbol has been removed - the removal of the "h" symbol is conditional on: (i) the submission of a Transportation Impact Study (ii) an agreement between the City and the property owners regarding cost sharing and implementation of a schedule for the construction of road infrastructure improvements generated by the development of

				the lands as recommended by the Transportation Impact Study; and (iii) the submission and approval of a site plan
2219 (By-law 2020-34) (By-law 2018-206) (OMB Order File #PL140185, issued March 9, 2015)	R5K[2219] H(27)-h	-parking garage	-residential care facility -shelter -utility installation -convenience store	<p>The following provisions apply to an apartment building mid-high rise:</p> <p>(i) minimum lot width for apartment dwelling, mid-high rise: 15 m</p> <p>(ii) minimum lot area for apartment dwelling, mid-high rise: 450 m²</p> <p>(iii) minimum front and corner side yard setback for that part of a building above 6 storeys: 4m</p> <p>(iv) minimum rear yard setback:</p> <p>a) for that part of a building up to and including the sixth storey: 4.5m</p> <p>b) for that part of a building above 6 storeys: 6m</p> <p>v) minimum interior side yard setback:</p> <p>a) for that part of a building up to and including the sixth storey: 3m</p> <p>b) for that part of a building above 6 storeys: 4m</p> <p>-where in endnote 3(b) of Table 164B an interior side yard setback is required for the first 21 metres back from the street the distance is reduced to 18 metres back from the street</p> <p>-the three metre yard required for the case stated in endnote 5(c) must be landscaped</p> <p>-no additional parking required for a residential use building converted to another use of less than 4 dwelling units</p> <p>-bed and breakfast restricted to a maximum of three guest bedrooms</p> <p>-Despite Table 101, Row R12, Column II, the minimum parking rate is 0.3 per dwelling unit.</p> <p>-Parking Garage is only permitted within a residential use building, and the Parking Garage may only be used by residents from a residential use building located on the lots municipally known as 17, 19, 21, 27, 29, 31, 36, 38, 40, 44, 46, 130, 134 and 138 Robinson Avenue.</p> <p>-Stacked bicycle parking structures are permitted and may use a shared aisle with a minimum width of 1.5 m.</p> <p>-Despite Section 109(3)(b)(i), the walkway may not exceed 4.5m in width.</p>
2220 (By-law 2015-50)	GM1[2220] F(1.0)	-gas bar		<p>- The lot line abutting Walkley Road is deemed to be the front lot line.</p> <p>- Despite Table 187(h)(i) the minimum required width of the landscaped area abutting Walkley road is one metre.</p> <p>- Despite Table 110 the minimum required width of the landscaped</p>

				buffer abutting Walkley Road is one metre. - A three metre landscaped area must be provided between a loading space and a lot line abutting a public street.
2221 (By-law 2015-49)	AM10[2221]			- No maximum front yard setback applies - Section 186(10)(h) does not apply - Despite Table 110, the minimum width of the landscaping buffer abutting Walkley Road is 1 m. - Minimum width of landscaping between a loading space and lot line abutting a public street: 3 m
2222 (By-law 2020-299) (By-law 2015-59)	TM12[2222]		-restaurant, fast food	- A parking garage is only permitted below grade. - Office uses are prohibited on the ground floor. - Despite Table 197(c), the front yard setback is a minimum of 2 metres and a maximum of 3 metres, subject to subsection 197(4). -When not a residential use listed in 198(12) and when located in the TM12 zone, residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Hawthorne Avenue and the non-residential uses on the ground floor must face Hawthorne Avenue.
2223 (By-law 2015-43)	TM[2223]	- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - stacked dwelling - three-unit dwelling - townhouse dwelling		- All non-residential uses are prohibited except in a building where all active entrances giving access to a non-residential use face a main street.
2224 (By-law 2015-42)	TM[2224] H(14.5)	- detached dwelling - duplex dwelling - linked-detached dwelling - semi-detached dwelling - stacked dwelling - three-unit dwelling -townhouse dwelling		- All non-residential uses are prohibited except in a building where all active entrances giving access to a non-residential use face a main street.
2225 (By-law 2015-47)	R3M[2225] S[335]			-maximum building height for a semi-detached or townhouse dwelling is 10m -minimum lot area for a Planned Unit Development is 1100 square metres -yard setbacks and building location measurements for a Planned Unit Development are as per schedule 335 -Planned Unit Development provisions, 131(1) and 131(3) in Table 131 do not apply -minimum width for a private way in a planned unit development is 3m -front yard and corner-side yard facing garages are not permitted in a planned unit development - balconies may project 2.5m from

				the rear of a residential use building
2226 (By-law 2015-265)	MC[2226] S336-h		-All uses except existing uses until the holding symbol is removed	<ul style="list-style-type: none"> - minimum visitor parking rate is 0.083 spaces per dwelling unit after the first 12 dwelling units - required visitor parking spaces can be used to also fulfill the non residential parking requirements, and no further non-residential parking spaces need to be provided - permitted projections are not subject to the heights shown on Schedule 336 - maximum heights are as per Schedule 336 - minimum setbacks are as per Schedule 336 - the holding symbol may not be removed until such time as: An application for Site Plan Control Approval has been approved; and which approval includes conditions related to the following: <ul style="list-style-type: none"> a. Granting of a surface easement to provide continuous public access to the plaza between the two tallest towers on the subject property, to the satisfaction of the General Manager of Planning and Growth Management; b. Provision of a direct connection to the Carling O-Train Station from the tower located closest to Carling Avenue with direct access, both external and internal through the proposed development to the Carling O-Train Station, as well as improvements to the Carling O-Train Station, and to the satisfaction of the General Manager of Planning and Growth Management; c. Improvements to the current O-Train corridor landscaping adjacent to the site to ensure integration of the adjacent O-Train corridor with the Plaza and public realm elements to be developed on-site as part of the site development; d. Exempting the property at 845 Carling Avenue from any Special Area Development Charge that may be imposed in the Preston Carling Area within this term of City Council, to secure funding for the implementation of public realm improvements generally in the area that would be subject to such a Special Area Development Charge. The Site Plan Agreement will further provide, should a Special Area Development Charge be imposed on the Carling Preston Area within this term of City Council, that a certain percentage collected from each development that may be subject to this charge would be provided to the owner to

				<p>an upset amount of \$1,500,000 to reimburse the owner for a portion of costs incurred to provide the connection that will be provided as part of this development to the O-Train Station, recognizing that the connection will also benefit other development that may be undertaken in the area;</p> <p>e. A phasing plan should the project be developed in phases and providing for elements to be provided with each phase of development including requirements for ensuring continuous safe and direct access to the Carling O-Train station as development occurs;</p> <p>f. Requirements related to the final building materials and landscaping elements, being determined in consultation with the Tall Building Design Review Panel; and</p> <p>g. The payment of \$100,000, reflecting the proportional share of the \$200,000 provided by the owner of 505 Preston Street, to undertake the Public Realm and Mobility Study for the Preston Carling Secondary Plan, that was directed to be completed through the Carling Preston Strategic Directions report.</p> <p>-the following provisions dealing with Section 37 authorization apply:</p> <p>a) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 9 of Part 19 of this by-law, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in b) below of this By-law.</p> <p>b) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 9 of Part 19, entitled 845 Carling Avenue, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p>
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				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 to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement
2227 (By-law 2015-102)	R4M[2227]			-minimum setback from the lot line abutting the Richardson Side Road right-of-way: 3 m -the lot line abutting Boundstone Way is deemed to be the front lot line -despite clauses 131(5)(b) and (d) ancillary uses may occupy the entirety of the existing heritage building on the lot -maximum cumulative floor area of all accessory buildings on the lot is 150 square metres
2228 (By-law 2015-101)	TM[2228]	-automobile service station limited to automobile servicing only and excluding the retail of motor vehicles, fuel or other automotive products		-minimum rear yard setback: 6m -minimum width of a landscaped area abutting a residential zone: 0.6m -despite Table 110(1)(a) and (b) the minimum width of a landscaped buffer for a parking lot is 0.6m -despite clause 197(1)(c) the location of an entrance does not need to be provided in the wall at grade facing the main street -parking is permitted in the required corner side yard -no loading space is required
2229 (By-law 2015-93)	R3A[2229]			- minimum front yard setback: 2 m - minimum interior side yard setback: 1.2 m - minimum rear yard setback: 5.9 m - Despite Table 131(2), there is no minimum setback for any wall of a residential use building to a private way. - Despite Table 131(6), the area described therein must be landscaped, but need not be soft landscaped. - maximum building height of a semi-detached and townhouse dwelling: 4 storeys and 14 m
2230 (By-law 2016-109) (By-law 2015-92)	IL[2230]	-automobile body shop - storage yard limited to the storage of motor vehicles only, and excluding an automobile salvage operation or scrap yard		- Subsection 203(5) does not apply to the additionally permitted land use in Column III (Additional Land Uses Permitted).
2231	Reserved for Future Use			
2232 (By-law 2015-124)	R5B[2232] H(37)	- office - personal service business limited to barber		- An office is only permitted within the existing building. - No parking is required for an

		shop, beauty parlour, or dry cleaner's distribution station - place of assembly limited to a club - retail store limited to a drug store, florist shop, news stand - restaurant		office. - Parking provided for an office may be located in the front yard. - minimum landscaped area: 14% - personal service business limited to a barber shop, beauty parlour or dry cleaner's distribution station, retail store limited to a drug store, florist shop or news stand and restaurant restricted to the ground floor or basement of a residential use building
2233 (OMB Order File #PL131306, issued December 19, 2016)	R3VV[2233]		-planned unit development	-minimum lot width for semi-detached dwelling per unit: 6.0 metres -minimum lot area for semi-detached dwelling per unit: 180 m ² -the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk or street is 6.0 metres
2234 (OMB Order File #PL131306, issued December 19, 2016)	R1QQ[2234]			-minimum rear yard setback: 7.0 metres -the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk or street is 6.0 metres
2235 (OMB Order File #PL131306, issued December 19, 2016)	R1QQ[2235]			-minimum rear yard setback: 9.0 metres -the minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk or street is 6.0 metres
2236 (By-law 2015-330)	TM[2236] S338			- Table 197 (c), (d), (f), and (g) do not apply and the maximum building height and minimum yard setbacks are per Schedule 338. - The maximum building heights on Schedule 338 do not apply to projections - Only residential uses are permitted in Area A shown on Schedule 338. - The total maximum number of parking spaces permitted for all residential and commercial uses is 153 spaces - The 153 parking space maximum set out above does not include visitor parking. - Despite Section 197(3)(i)(i), a landscape area is not required abutting the southerly lot line. - The following provisions dealing with Section 37 apply: (i) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the Owner of the lot of the facilities, services and matters set out in Section 9 of Part 19 hereof, to the City at the Owner's sole expense

				<p>and in accordance with and subject to the agreement referred to in (ii) below of this By-law.</p> <p>(ii) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 9 of Part 19, entitled 192, 196 Bronson Avenue and 31 Cambridge Street North hereof, the lot is subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>(iii) 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 to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.</p>
2237 (By-law 2017-148) (By-law 2015-146)	R3Z[2237]		<p>All uses except:</p> <ul style="list-style-type: none"> - detached dwelling - home based business - home based day care - park -urban agriculture 	
2238 (By-law 2017-148) (By-law 2015-146)	R3Z[2238]		<p>All uses except:</p> <ul style="list-style-type: none"> - detached dwelling - home based business - home based day care - park - semi-detached dwelling -urban agriculture 	
2239 (By-law 2017-148) (By-law 2015-146)	R3Z[2239]		<p>All uses except:</p> <ul style="list-style-type: none"> - detached dwelling - home based business - home based day care - park -urban agriculture 	- minimum rear yard setback: 12 m

2240 (By-law 2015-190)	R1D[2240]			-minimum lot width: 19 m
2241 (By-law 2015-190)	R1TT[2241] R2D[2241]			- minimum front yard setback: 6 m - minimum corner side yard setback: 4.5 m
2242 (By-law 2015-190)	O1[2242]	-community centre		- maximum gross floor area of a community centre: 400 m ²
2243 (By-law 2019-449) (By-law 2015-190)	IP[2243]-h		<ul style="list-style-type: none"> - all uses except for park until the holding symbol is removed All uses in subsection 205(1) except: <ul style="list-style-type: none"> - day care - hotel - light industrial use - medical facility - office - place of assembly -research and development centre - technology industry All uses in subsection 205(2) except: <ul style="list-style-type: none"> - bank - bank machine - instructional facility - park - personal service business -place of worship - recreational and athletic facility - restaurant, full service - restaurant, take-out 	<ul style="list-style-type: none"> - minimum lot area: 10,000 m² - minimum lot width: 100 m - Clause 205(2)(b) does not apply to a park - full-service restaurant, take-out restaurant, personal service business and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel or place of assembly - the holding symbol may not be removed until the following have been approved by the City: <ul style="list-style-type: none"> (a) a transportation impact study; (b) a servicing study and an associated funding agreement; and, (c) a master concept plan and a draft plan of subdivision
2244 (By-law 2015-197)	LC1[2244] S70 LC1[2244]			<ul style="list-style-type: none"> - each separate non-residential use occupancy may not exceed 900 square metres in gross leasable floor area - the total area occupied by all non-residential use occupancies combined may not exceed 3000 square metres in gross leasable floor area
2245 (By-law 2015-197)	LC1[2245]	-office		<ul style="list-style-type: none"> - each separate non-residential use occupancy may not exceed 900 square metres in gross leasable floor area - the total area occupied by all non-residential use occupancies combined may not exceed 3000 square metres in gross leasable floor area
2246 (By-law 2017-	LC1[2246]		All non-residential uses	- maximum gross leasable floor area of a non-residential use: 205

148) (By-law 2015-197)			except: - artist studio - bank machine - convenience store - instructional facility - medical facility - municipal service centre - personal service business - retail food store - retail store - restaurant -urban agriculture	square metres - subclause 189(3)(h)(ii) applies, but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided
2247 (By-law 2015-197)	R4P[2247]	-medical facility		- a medical facility is only permitted within a building containing at least one dwelling unit - parking is not required for a medical facility
2248 (By-law 2015-197)	O1L[2248]-h	- cemetery - community centre - community health and resource centre - court house - retirement home - place of worship and dwelling unit - emergency service - residential care facility -hospital and ancillary dwelling units - correctional facility - municipal service centre - storage yard limited to a municipal yard - recreational and athletic facility - school - post secondary educational institution and ancillary dwelling units - utility installation - restaurant - retail food store - service and repair shop - instructional facility	All uses listed in Column III (Additional Land Uses Permitted), until the holding symbol is removed except: - restaurant - retail food store - service and repair shop - instructional facility	The following applies to a restaurant, retail food store, service and repair shop, and instructional facility: - the lot line abutting Lanark Avenue is deemed to be the front lot line - minimum front yard setback: 3 m - minimum easterly interior side yard setback: 7.5 m - all other setbacks from a lot line: no minimum - No parking is required - Despite section 85(3), an outdoor commercial patio is permitted subject to the following: (i) it does not exceed 10 square metres in size; and, (ii) it is located at least 7.5 metres from the easterly interior lot line - holding symbol may only be removed upon completion of the secondary planning process - in case of municipal service centre, no parking is required but if parking is provided parking must be located in garage, carport or any open space on the lot - in case of a storage yard limited to a municipal yard: a) yard must be wholly or partly within completely enclosed building, and use must not become obnoxious, offensive or dangerous by reason of presence or emission of odour, dust, smoke, noise, gas fumes, vibrations, radiation, refuse matter or water carried waste b) any operation, except employee parking, carried on outside building must be completely enclosed by opaque or translucent screen having height of not less than 1.8 m, and such exterior operations must not be carried on in that part of front yard situated between main

				wall of building and front lot line - in case of a utility installation, no goods, materials or equipment may be stored in open, and no operations may be carried on which cause dust, smoke, noise or odour likely to be offensive to persons
2249 (By-law 2015-197)	R4H[2249]-c			- The active entrance of a non-residential use must front either Armstrong Street or McCormick Street. - Despite the above provision, in the case of a corner lot, an active entrance may be angled towards the intersection of two public streets.
2250 (By-law 2015-197)	LC1[2250]	- catering establishment - all uses permitted within the R4H subzone and not in the LC zone		- a catering establishment is limited to a maximum gross leasable floor area of 50 square metres. - all additionally permitted uses in the R4H subzone are subject to the regulations of the R4H subzone
2251 (By-law 2015-197)	R5B[2251] H(36)	- artist studio - bank machine - community health and resource centre - convenience store - day care - instructional facility - medical facility - personal service business - restaurant - retail food store - retail store - service and repair shop		- additional permitted uses must be located: (i) only on the ground floor; and, (ii) in a building with at least one dwelling unit - despite section 101, parking is not required for a non-residential use - non-residential uses must not exceed 300 square metres of gross leasable floor area for a single occupancy, and must not exceed a total gross leasable floor area of 1000 square metres for all occupancies combined
2252 (By-law 2015-197)	R4S[2252]-c	- catering establishment		
2253 - 2254	Reserved for Future Use			
2255 (By-law 2015-197)	R1GG[2255]	- medical facility - one dwelling unit		- a maximum of six parking spaces is permitted for a building containing a dwelling unit and medical facility - a medical facility is subject to the following: (i) must be located only on the ground floor and have a maximum gross floor area of 115 square metres (ii) must be located in a building containing a dwelling unit; and, (iii) the principal entrance of the medical facility must be directly accessible from the rear yard parking area or along the Heron Road façade of the building
2256 (By-law 2015-197)	LC1[2256]			- all non-residential uses must only be located on the ground floor - no single non-residential use occupancy may exceed 200 square metres of gross leasable floor area

2257 (By-law 2015-197)	R3I[2257]-c			- non-residential uses are prohibited within a semi-detached dwelling
2258 (By-law 2015-197)	LC1[2258]	- all residential uses in the R4N not permitted in the LC zone		- additionally permitted uses subject to the regulations of the R4N subzone
2259 (By-law 2017-109) (By-law 2015-197)	R4M[2259]-c-h R4T[2259]-c-h			
2260 (By-law 2019-410) (By-law 2015-309)	R4Q[2260] S350			<p>-despite clause 107(1)(aa), the required width of a driveway is: Minimum: 4.0 metres. Maximum: 6.7 metres.</p> <p>-despite clause 109(3)(b), the width of a walkway may be a maximum of 2.6 metres.</p> <p>-despite clause 109(3)(c), hard landscaping is also permitted in the front and corner side yards in the form of paver terraces.</p> <p>- provisions 131(2) and (3) in Table 131 do not apply.</p> <p>-despite provision 131(4)(b) the minimum separation distance between buildings within a planned unit development is 1.4 metres.</p> <p>-Section 137 does not apply, and</p> <p>i. The required communal amenity area is 58 square metres;</p> <p>ii. A minimum of 96 square metres of soft landscaping is required at grade; and</p> <p>iii. No required or provided amenity areas are permitted above the first storey within yards abutting the interior lot line.</p> <p>-maximum building heights and minimum setbacks and stepbacks are as per Schedule 350.</p> <p>-despite anything to the contrary the interior side yard setback will not be found to be in conflict with the provisions of this by law by reason only of a Plan of Condominium declared with respect to Ottawa-Carleton Standard Condominium Corporation No. 1040, or the building constructed in accordance therewith.</p>
2261 (By-law 2017-148) (By-law 2015-198)	LC1[2261]		<p>All non-residential uses except:</p> <ul style="list-style-type: none"> - artist studio - bank machine - convenience store - instructional facility - medical facility - municipal service centre - personal service business - retail food store - retail store 	<p>- maximum gross leasable floor area of a non-residential use: 205 square metres</p> <p>- subclause 189(3)(h)(ii) applies, but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided</p>

			- restaurant -urban agriculture	
2262 (By-law 2015-198)	LC1[2262]			- all non-residential uses must only be located on the ground floor - no single non-residential use occupancy may exceed 200 square metres of gross leasable floor area
2263 (By-law 2015-198)	LC1[2263] LC1[2263] S232			- each separate non-residential use occupancy may not exceed 900 square metres in gross leasable floor area - the total area occupied by all non-residential use occupancies combined may not exceed 3000 square metres in gross leasable floor area
2264 (By-law 2021-202) (By-law 2015-285)	R5B[2264]-h S345	-hotel -parking garage -personal service business -restaurant -retail store	-hotel, until such time as the holding symbol is removed	- A hotel is permitted within the first six storeys of a building. - Personal service business, restaurant and retail store are only permitted within the first two storeys. - A parking garage as a principal use may not exceed 35 parking spaces. - Minimum yard setbacks and maximum building height are as per Schedule 345. - minimum width of a driveway accessing a loading space: 2.7 m - A minimum of 16 visitor parking spaces must be provided and these spaces may be used as provided and required parking for retail store, restaurant and personal service business uses located on the same lot. - minimum width of an aisle: 6.0 m - Despite 163(9), 11.8% of the lot area must be provided as landscaped area. -an enclosed amenity area of no more than 530 m ² and a height of no more than 5.5. m is a permitted projection above the maximum height limit. - the holding symbol may only be removed following the execution of an agreement by the owner of the land at 180 Metcalfe Street and the payment to the City of \$200,000 towards greenspace and recreation opportunities in the community.
2265 (By-law 2019-449) (By-law 2018-334) (By-law 2017-302) (By-law 2015-194)	multiple	-place of worship	-all uses in subsection 205(1) except: -broadcasting station -day care -drive-through facility -hotel -light industrial uses -medical facility -office	-minimum lot area: 4,047m ² -drive-through facility is only permitted when associated with a bank or bank machine -convenience store, full service restaurant, take out restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a hotel, light industrial use, medical facility, office, place of assembly, production studio, research and

			<ul style="list-style-type: none"> -place of assembly -production studio -research and development centre -service and repair shop -technology industry -training centre -all uses in subsection 205(2) except: <ul style="list-style-type: none"> -bank -bank machine -convenience store -instructional facility -personal service business -place of worship -post office -recreational and athletic facility -restaurant, takeout -restaurant, full service 	<p>development centre, technology industry, training centre, bank or payday loan establishment.</p> <p>-a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.</p>
2266 (By-law 2015-206)	GM[2266] H(20)-h	<ul style="list-style-type: none"> - amusement centre - amusement park - automobile dealership - automobile rental establishment - automobile service station - automobile body shop - broadcasting studio - car wash - cinema - gas bar - light industrial use - park - parking lot - parking garage - production studio - school - sports arena - storage yard - theatre - warehouse 	<ul style="list-style-type: none"> - All uses until the holding symbol is removed - All residential uses listed in subsection 187(2) 	<ul style="list-style-type: none"> - A storage yard is limited to the storage of motor vehicles only, and excludes an automobile salvage operation or scrap yard. - An amusement park is only permitted within a building. - subsection 187(4) does not apply - all outdoor storage associated with a use other than storage yard must be fully screened from streets and abutting lots - no outdoor storage is permitted within a front yard - Despite clause 100(1)(c): <ul style="list-style-type: none"> (i) parking, queuing and loading spaces for a use may be located anywhere within the GM[2266] H(20) zone; and, (ii) a parking lot or parking garage within the GM[2266] H(20) zone need not have its driveway and aisle located on-site, provided that access to the parking lot or parking garage is provided from another lot in the GM[2266] H(20) zone. - For the purposes of clause 110(1)(a) and Table 110, the lands zoned GM[2266] H(20) are considered one lot. - minimum landscaped area: 10% - in the case of a lot with a lot depth greater than 100 m, a minimum landscaping strip of 9 m must be provided along the Nepean Creek - the utility easement along

				<p>Colonnade Road North may be used for calculating min. lot frontage, lot area, lot coverage and front yard</p> <ul style="list-style-type: none"> - minimum front yard setback: 6 metres - the removal of the "h" symbol is conditional to: <ul style="list-style-type: none"> (i) the submission of a Transportation Impact Study (ii) an agreement between the City and the property owners regarding cost sharing and implementation of a schedule for the construction of road infrastructure improvements generated by the development of the lands as recommended by the Transportation Impact Study; and (iii) the submission and approval of a site plan.
2267 (By-law 2015-210)	MC[2267]			<ul style="list-style-type: none"> -minimum building height is 6.4m and a minimum of 2 storeys -maximum front yard setback for a school building is 14m and a maximum front yard setback for all other buildings is 3m.
2268 (By-law 2015-266)	R4T[2268] S346			<ul style="list-style-type: none"> - The lot line abutting Perkins Street is deemed to be the front lot line. - Section 135 does not apply - Within Area A on Schedule 346 the minimum interior side yard setback is: <ul style="list-style-type: none"> (i) for that part of the building below 4.7 metres from average grade: 3 m (ii) for that part of the building above 4.6 metres from average grade: 1.5 m. - All other minimum required setbacks are as per Schedule 346. - Despite Section 101, no parking is required for the first 12 dwelling units, and the minimum parking rate for the balance of the dwelling units is 0.5 spaces per dwelling unit. - Three resident parking spaces may be reduced to 4.6 metres in length. - The minimum required width of an aisle within a parking garage providing access to parking spaces, where the angle is between 71 and 90 degrees is 6.1 metres. - The maximum width of a walkway is 4.5 metres. - Despite Section 111(11), a maximum of 67 per cent of the bicycle parking spaces required may be vertical spaces. - Despite Table 65(4)(b), a canopy, located no higher than 1.7 metres from average grade, may project to within 0.3 metres of the front lot line. - Of the communal amenity area required:

				<p>(i) 67 square metres is required to be located in the rear yard and of this, 60 per cent must be soft landscaping, and,</p> <p>(ii) only communal amenity area located in the rear yard must abut the rear lot line.</p>
<p>2269 (By-law 2017-33) (By-law 2015-268)</p>	R3YY[2269]		<p>All uses except for:</p> <ul style="list-style-type: none"> - detached dwelling - park - townhouse dwelling 	<ul style="list-style-type: none"> - For detached dwellings: <ul style="list-style-type: none"> (i) minimum lot area: 220 m² (ii) minimum front yard setback: 3.25 m (iii) minimum corner side yard setback: 2.5 m - For townhouse dwellings: <ul style="list-style-type: none"> (i) minimum lot area: 81 m² (ii) minimum front yard setback: 3.25 m (iii) minimum corner side yard setback: 2.5 m - Despite Table 101, one parking space is required for a home based business within a townhouse dwelling unit only where the business includes an on-site, non-resident employee. - A vehicular entrance to an attached garage must be setback a minimum of 6 metres from a sidewalk. - Section 57 does not apply. - Despite Table 65 the following is permitted: <ul style="list-style-type: none"> (i) ornamental elements such as cornices, eaves, eave-troughs and gutters may project a maximum of 1 metre into a required yard and must be at least 0.2 metres away from any side lot line; (ii) steps where located at or below the floor level of the first floor may project into a required front yard or corner side yard a maximum of 2.5 metres, but no closer than 0.5 metres to a lot line; and, (iii) an air conditioner condenser may be located in a front yard when the dwelling units are attached back-to-back. - Despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling is 16, but no more than eight dwelling units are permitted within a single row.
<p>2270 (By-law 2015-264)</p>	TM9[2270] H(15)	-drive-through facility		<p>-A drive-through facility must be setback at least 10 metres from a lot line abutting Stittsville Main Street</p>
<p>2271 (By-law 2015-264)</p>	TM9[2271] H(15)			<p>-maximum front and corner yard setback: no maximum</p> <p>-Subclauses 198(9)(c)(i) and (ii) do not apply</p>
<p>2272 (By-law 2015-264)</p>	TM9[2272] H(15)			<p>-where a lot abuts Stittsville Main Street, residential uses are not permitted at grade, within 10 metres of the front lot line.</p>

2273 (OMB Order File #PL150947, #PL160044, #PL161004, issued January 16, 2017) (By-law 2015- 270)	TM6[2273] F(4.25) S347-h		All uses, except existing uses, until such time as the holding symbol is removed.	-maximum permitted building heights and minimum setbacks are as per Schedule 347 -required residential visitor parking can be used to also fulfill the requirements for non-residential parking -Despite Section 107, the minimum required width of a driveway providing access to a parking garage and the minimum width of a parking aisle is 6 metres. -No balcony may project into Area E of Schedule 347. -Despite Schedule 347, no portion of the first storey of the building may be closer to the western most lot line than 9.2 metres. -The holding symbol may only be removed at such time as an application for site plan control has been approved, including the provision of a privately owned publicly accessible space, to the satisfaction of the General Manager of the Planning and Growth Management Department.
2274 (OMB Order File #PL150947, #PL160044, #PL161004, issued January 16, 2017) (By-law 2015- 270)	R4T[2274-h]		All uses, except existing uses, until such time as the holding symbol is removed.	-Section 137 does not apply and the minimum required amenity area is 6m ² per dwelling unit. -The <u>minimum</u> required setback of rooftop accesses are as follows: i) 2.7 m from the <u>closest</u> south face of the building; ii) 1.25 m from the <u>closest</u> east and west face of the building; and, iii) 1.25 m from the <u>closest</u> north face of the building. -minimum rear yard setback: 6.49 metres -minimum interior side yard setback: 3.0 metres -The holding symbol may only be removed at such time as an application for Site Plan Control has been approved to the satisfaction of the General Manager of Planning and Growth Management Department.
2275 (By-law 2015- 276)	R3Z[2275]			- Except where the front lot line abuts Markinch Road, the minimum front yard setback is 5.25 metres - minimum lot width for two-storey semi-detached dwellings and two- storey townhouse dwellings: 5.2 m - minimum rear yard setback where the rear lot line abuts an O1 zone: 7.5 m
2276 (By-law 2015- 276)	R4Z[2276]			- Except where the front lot line abuts Markinch or Navan Roads, the minimum front yard setback is 5.25 metres - minimum corner side yard setback: (a) from a lot line abutting Markinch Road: 4.5 m (b) for low-rise apartments within a

				<p>planned unit development where the lot line abuts the North side of Eastboro Avenue: 4.5 m</p> <p>(c) all other cases: 3.5 m</p> <p>- minimum setback from a lot line abutting Belcourt Boulevard, or its future extension: 3 m</p> <p>- minimum lot width for three-storey semi-detached dwellings and three-storey townhouse dwellings: 4.5 m</p> <p>- minimum interior side yard setback for a low-rise apartment dwelling, stacked dwelling, or a planned unit development containing these uses: 2 m</p> <p>- Despite Table 55, for an accessory building:</p> <p>(i) the minimum setback from an interior side lot line is 1.4 metres</p> <p>(ii) the maximum permitted height is 5 metres; and,</p> <p>(iii) the maximum permitted cumulative floor area is 280 square metres</p> <p>- Despite Section 136, the maximum number of attached dwelling units permitted within a townhouse dwelling are 16, but no more than eight are permitted within a single row</p>
2277 (By-law 2015-276)	R3Z[2277]			<p>- minimum front yard setback: 4.25 m</p> <p>- minimum lot width for two-storey semi-detached dwellings and two-storey townhouse dwellings: 5.2 m</p>
2278 (By-law 2015-229)	R3Z[2268]			-minimum front yard setback: 5.25 m
2279 (By-law 2020-289) (By-law 2015-229)	R3Z[2269]			<p>-The second sentence of Endnote 3 of Table 160B does not apply where a detached dwelling is located on the lot.</p> <p>-minimum front yard setback: 5.25 m</p>
2280 (By-law 2015-229)	R2P[2270]			<p>-building separation distance between principal buildings on different lots: 1.8 m</p> <p>-minimum front yard setback: 4.25 m</p>
2281 (By-law 2015-229)	R4M[2271]			<p>-A maximum of 65 per cent of the area of the front yard may be used as driveway.</p> <p>-In the R4M[2281] zone, the front yard is defined as that area measured from the front lot line to a depth of 32 metres.</p> <p>-minimum required rear yard setback for an apartment dwelling, low-rise or stacked dwelling, within a planned unit development: 3 m</p> <p>-maximum permitted size of an accessory building: 300 m²</p>
2282 (By-law 2015-281)	TM3[2282] H(16)	-semi-detached dwelling		-a semi-detached dwelling is subject to the R2I subzone provisions
2283 (By-law 2019-)	MC[2283] S349	<p>- amusement park</p> <p>- automobile dealership</p>		- Despite subsection 191(2)(g) the minimum 6.7 metre building height

410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)		<ul style="list-style-type: none"> - automobile rental establishment - automobile service station - bed and breakfast - car wash - catering establishment - funeral home - gas bar - park - rooming house 		<p>does not apply to an automobile service station and car wash.</p> <ul style="list-style-type: none"> - Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. - Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses. - For the purposes of this exception, a tower is defined as that portion of a building above the podium - The tower portion of a building must, where the height of the building exceeds nine storeys: <ul style="list-style-type: none"> (a) where it contains a dwelling unit or rooming unit: <ul style="list-style-type: none"> (i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other; (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and, (iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses; (b) where it contains only non-residential uses: <ul style="list-style-type: none"> (i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and, (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit; (c) for the purposes of (a) above, a tower is considered to face another tower only when: <ul style="list-style-type: none"> (i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and, (ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit; (d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;
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				<p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p>
<p>2284 (By-law 2019-410) (By-law 2018-206) (By-law 2016-289) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2284] S349-h</p>	<p>- automobile service station - car wash - gas bar -rooming house</p>		<p>- Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash.</p> <p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from a tower containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees</p>

				<p>from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres;</p> <p>and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:</p> <p>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</p> <p>(b) Partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</p> <p>- Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p> <p>- A change in use within an existing building and a new use within an addition to an existing building are permitted without the</p>
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				<p>need to lift the holding.</p> <p>-a click and collect facility in a single occupancy, stand-alone building, limited to a gross floor area of 60 square metres, is permitted without the need to lift the holding provisions.</p>
<p>2285 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2285] S349-h</p>	<p>- bed and breakfast - catering establishment - funeral home -rooming house</p>		<p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or</p>

				<p>rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres;</p> <p>and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:</p> <p>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</p> <p>(b) Partial removal of the “h” may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</p> <p>- Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p> <p>- A change in use within an existing building and a new use within an addition to an existing building are permitted without the need to lift the holding.</p>
2286 (By-law 2020-330) (By-law 2019-410)	MC[2286] S349	<ul style="list-style-type: none"> - amusement park - automobile dealership - automobile rental establishment - automobile service 		<ul style="list-style-type: none"> - Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash. - Despite the location of the lot on

(By-law 2018-206) (By-law 2016-249) (By-law 2015-293)		station - bed and breakfast - car wash - catering establishment - funeral home - gas bar - park - rooming house	Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. - Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses. - For the purposes of this exception, a tower is defined as that portion of a building above the podium - The tower portion of a building must, where the height of the building exceeds nine storeys: (a) where it contains a dwelling unit or rooming unit: (i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other; (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and, (iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses; (b) where it contains only non-residential uses: (i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and, (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit; (c) for the purposes of (a) above, a tower is considered to face another tower only when: (i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and, (ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit; (d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys; (e) must be setback 11.5 metres from a rear lot line where the rear
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			<p>lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area.</p>
<p>2287 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2287] S349</p>	<p>- bed and breakfast - catering establishment - funeral home - rooming house</p>	<p>- Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B.</p> <p>- Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses.</p> <p>- For the purposes of this exception, a tower is defined as that portion of a building above the podium</p> <p>- The tower portion of a building must, where the height of the building exceeds nine storeys:</p> <p>(a) where it contains a dwelling unit or rooming unit:</p> <p>(i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other;</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and,</p> <p>(iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;</p> <p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another</p>

				<p>tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p>
<p>2288 (By-law 2019-410) (By-law 2018-206) (By-law 2016-249) (By-law 2015-293)</p>	<p>MC[2288] S349-h</p>	<ul style="list-style-type: none"> - amusement park - automobile dealership - automobile rental establishment - automobile service station - bed and breakfast - car wash - catering establishment - funeral home - gas bar - park - rooming house 		<ul style="list-style-type: none"> - Despite subsection 191(2)(g) the minimum 6.7 metre building height does not apply to an automobile service station and car wash. - Despite the location of the lot on Schedule 1, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. - Despite clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses. - For the purposes of this exception, a tower is defined as that portion of a building above the podium - The tower portion of a building must, where the height of the building exceeds nine storeys: <ul style="list-style-type: none"> (a) where it contains a dwelling unit or rooming unit: <ul style="list-style-type: none"> (i) have a minimum separation distance of 23 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if either tower faces the other; (ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit, if neither tower faces the other; and, (iii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing only non-residential uses;

				<p>(b) where it contains only non-residential uses:</p> <p>(i) have a minimum separation distance of 11.5 metres from another tower over 9 storeys containing only non-residential uses; and,</p> <p>(ii) have a minimum separation distance of 18 metres from another tower over 9 storeys containing a dwelling unit or rooming unit;</p> <p>(c) for the purposes of (a) above, a tower is considered to face another tower only when:</p> <p>(i) a line projected at 90 degrees from a tower wall intersects with any portion of the other tower; and,</p> <p>(ii) the tower wall from which the line is projected contains the window of a dwelling unit or rooming unit;</p> <p>(d) must be setback 11.5 metres from an interior side lot line where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(e) must be setback 11.5 metres from a rear lot line where the rear lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than nine storeys;</p> <p>(f) not have a residential floor plate larger than 750 square metres; and,</p> <p>(g) not have a non-residential floor plate larger than 1,500 square metres.</p> <p>- The holding symbol may be removed only when the following conditions have been met to the satisfaction of the General Manager of Planning and Growth Management:</p> <p>(a) Completion of the necessary studies, reports and designs including the preparation of environmental, transportation and infrastructure reports as well as preparation of site plans or master plans that demonstrate how the proposed development phase with and will contribute to achieving the overall urban design and active frontage directions set out in the South Keys to Blossom Park, Bank Street Secondary Plan and in the South Keys to Blossom Park, Bank Street Community Design Plan;</p> <p>(b) Partial removal of the "h" may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the</p>
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				<p>requirements for that development phase satisfy the requirements for lifting of the holding symbol specified above.</p> <ul style="list-style-type: none"> - Despite subsection 61(2), the cumulative total gross floor area of additions and accessory buildings must not exceed the greater of 25 per cent of the gross floor area of the existing building or 600 square metres in gross floor area. - A change in use within an existing building and a new use within an addition to an existing building are permitted without the need to lift the holding.
2289 (By-law 2015-293)	R3Y[2289]	-day care		<ul style="list-style-type: none"> - The minimum interior side yard setback for an existing detached dwelling is 1 metre. - minimum lot width for a townhouse dwelling: 5 m
2290 (By-law 2015-293)	R3Y[2290]	<ul style="list-style-type: none"> - place of assembly - place of worship 		<ul style="list-style-type: none"> - The minimum interior side yard setback for an existing detached dwelling is 1 metre. - minimum lot width for a townhouse dwelling: 5 m
2291 (By-law 2015-293)	R4ZZ[2291]			- The provisions of the R1W subzone apply to existing detached dwellings.
2292 (By-law 2015-293)	R3Y[2292]			<ul style="list-style-type: none"> - For an existing detached dwelling: <ul style="list-style-type: none"> (i) minimum front yard setback: 4.5 m (ii) minimum rear yard setback: 6 m (iii) minimum interior side yard setback: 1 m - minimum lot width for a townhouse dwelling: 5 m
2293 (By-law 2015-293)	R3Y[2293]			<ul style="list-style-type: none"> - The minimum interior side yard setback for an existing detached dwelling is 1 metre. - minimum lot width for a townhouse dwelling: 5 m
2294 (By-law 2015-293)	GM16[2294]			<ul style="list-style-type: none"> - Despite Table 187(f) the maximum building height is as follows: <ul style="list-style-type: none"> (i) within any area up to and including 20 metres of a lot line abutting an R1, R2, R3 and R4 zone: 11 m (ii) all other cases: 18 m
2295 (By-law 2015-293)	EP[2295]	- entranceway feature for adjacent development		
2296 (By-law 2015-328)	R4H[2296] H(12.8)			<ul style="list-style-type: none"> - Endnote 2 does not apply - minimum lot width: 10.4 m - minimum lot area 340 m² - Minimum total interior side yard setback is 1.4 metres, with one minimum yard no less than 0.2 metres. - minimum rear yard setback: 7.5 m - Fifty per cent of the communal amenity space must be provided at grade. - Amenity space at grade may

				consist of 100 per cent hard landscaping.
2297 (By-law 2015-329)	TM11[2297]	-broadcasting studio		-No broadcasting antenna or external public address system is permitted in association with a broadcasting studio.
2298 (By-law 2019-449) (By-law 2017-302) (By-law 2015-347)	IP[2298] H(18)	-environmental preserve and education area -catering establishment	-animal care establishment -animal hospital -automobile dealership -automobile rental establishment -automobile service station -car wash -drive-through facility -gas bar -place of worship -warehouse	-The minimum lot area is 4,000 square metres. -Despite section 59(1), a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street -the lot line that abuts a private way is considered to be the front lot line -no parking is permitted within 6 metres of the lot line abutting Strandherd Drive -catering establishment is subject to clauses 205(2)(a) to (c) inclusive -Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel, payday loan establishment or place of assembly -Where a parking lot abuts the O'Keefe drainage corridor, the minimum required width of a soft landscaping buffer for: (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 metres; and, (ii) a parking lot containing 100 or more spaces: 3 metres.
2299 (By-law 2015-346)	TM12[2299] H(14.5)			- Permitted non-residential uses for occupancies where the ground floor has a gross floor area of less than 100 square metres are limited to the following: personal service business, office, convenience store, and retail store. -maximum lot area: 220 square metres -Clauses 197(1)(b) and (c) do not apply.
2300 (By-law 2015-341)	GM[2300]	-hotel		-minimum front yard setback for a townhouse dwelling: 3 metres
2301 (By-law 2015-361)	TM[2301] H(20)			- minimum front yard setback: 2 m - maximum front yard setback: 3 m - Subsection 197(4) applies with respect to the above minimum and maximum front yard setbacks. - a parking garage is only permitted below grade
2302 (By-law 2015-361)	R1TT[2302]			- Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to: (i) a change in use from one type

				<p>of residential use building to another permitted dwelling type;</p> <p>(ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,</p> <p>(iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building.</p> <p>- primary entrance door is required to face the same public street that the lot fronts, except on a corner lot</p> <p>- minimum lot area: 215 m²</p> <p>- minimum corner side yard setback: 1.5 m</p> <p>- minimum rear yard setback: 6 m</p> <p>- maximum building height: 10 m</p> <p>- Despite subclause 107(3)(b)(ii) a driveway area may not exceed 65 per cent of the front yard.</p> <p>- minimum total interior side yard setback is 1.5 metres, with one minimum yard, no less than 0.6 metre. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard equals the minimum required for at least one yard.</p> <p>- Despite the above minimum total interior side yard setback, one interior side yard setback may be reduced to 0.1 metre for a distance of 3 metres and this reduction is not to be included in the calculation of the total interior side yard setback.</p> <p>- Where a lot is 30 metres or less in depth, a balcony may project into the required rear yard and Section 65 does not apply to that projection.</p> <p>- the maximum size and extent of the following permitted projections into all required yards is as follows:</p> <p>(i) chimney, chimney box and fireplace box is 1 metre, but not closer than 0.3 metre to a lot line;</p> <p>(ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front or interior side lot line and not closer than 0.15 metre to all other lot lines;</p> <p>(iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 0.6 metre, but not closer than 0.3 metre to a lot line;</p> <p>(iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, or corner side lot line and no closer than 0.15 metre to an interior side yard lot line.</p> <p>- For the purposes of calculating</p>
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				the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.
2303 (By-law 2015-361)	R1TT[2303]			<p>- Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to:</p> <p>(i) a change in use from one type of residential use building to another permitted dwelling type;</p> <p>(ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,</p> <p>(iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building.</p> <p>- minimum lot width: 6.5 m.</p> <p>- minimum lot area: 125 m²</p> <p>- minimum rear yard setback: 1.6 m</p> <p>- minimum corner side yard setback: 1.6 m</p> <p>- maximum building height: 10 m</p> <p>- The portion of the building above the first storey is permitted to project a maximum of 0.8 metres into the required front yard.</p> <p>- Where a lot is 30 metres or less in depth, a balcony may project into the required rear yard and Section 65 does not apply to that projection.</p> <p>- the maximum size and extent of the following permitted projections into all required yards is as follows:</p> <p>(i) chimney, chimney box and fireplace box is 1 metre, but not closer than 0.3 metre to a lot line;</p> <p>(ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer than 0.15 metre to all other lot lines;</p> <p>(iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 0.6 metre, but not closer than 0.3 metre to a lot line;</p> <p>(iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear or corner side lot line and no closer than 0.15 metre to an interior side yard lot line.</p> <p>- Despite Section 59, where a lot does not abut a public street, it is considered to comply with Section 59 if it abuts a lane for a distance of at least 3 metres, and where this situation exists, the front lot line is deemed to be that lot line furthest</p>

				<p>from, opposite and more or less parallel to the lot line which abuts the lane.</p> <ul style="list-style-type: none"> - The above classification of the front lot line also applies to that lot on the west side of Telmon Street and the north side of the lane. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.
2304 (By-law 2015-361)	R1TT[2304]			<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - minimum lot area: 230 m² - minimum rear yard setback: 1.2 m - maximum building height: 10 m - Where a lot is 30 metres or less in depth, a balcony may project into the required rear yard and Section 65 does not apply to that projection. - The maximum size and extent of the following permitted projections into all required yards is as follows: <ul style="list-style-type: none"> (i) chimney, chimney box and fireplace box is 1 metre, but not closer than 0.3 metre to a lot line; (ii) eaves, eave-troughs and gutters is 1 m, and may project up to a front lot line and not closer than 0.15 metre to all other lot lines; (iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 0.6 metre, but not closer than 0.3 metre to a lot line; (iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear or corner side yard lot line and no closer than 0.15 metre to an interior side yard lot line. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.

2305 (By-law 2015-361)	R3Q[2305]			<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to: (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - for townhouse dwellings: (i) minimum lot width: 4 m (ii) minimum lot area: 75 m² - On an interior lot abutting a corner lot, the minimum front yard setback is 2.0 metres. - minimum rear yard setback: 2.4 m - minimum corner side yard setback: 2 m - minimum interior side yard setback: 0.9 m - maximum building height: 11 m - Where a lot is 30 metres or less in depth, a balcony may project into the required rear yard and Section 65 does not apply to that projection. - A roof top access that projects above the maximum building height must not exceed 3 metres in height. - Section 136 does not apply - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.
2306 (By-law 2015-361)	R3Q[2306]			<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to: (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - For the purposes for Section 59, a lot is considered to comply with

				<p>this section if it abuts a park for at least 3 metres and does not abut a public street.</p> <ul style="list-style-type: none"> - Where the lot does not abut a public street, and has frontage abutting a park, the shortest lot line abutting the park is considered to be the front lot line. - minimum corner side yard setback: 3 m - maximum building height: 11 m - A roof top access that projects above the maximum building height must not exceed 3 metres in height - Section 136 does not apply - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.
2307 (By-law 2015-361)	R3Q[2307]			<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - minimum width of a private way in a Planned Unit Development: 3 m - for townhouse dwellings: <ul style="list-style-type: none"> (i) minimum lot width: 4 m (ii) minimum lot area: 75 m² - maximum building height: 11 m - A roof top access that projects above the maximum building height must not exceed 3 metres in height. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.
2308 (By-law 2016-286) (By-law 2015-361)	R3B[2308]			<ul style="list-style-type: none"> - minimum rear yard setback: 5 m - maximum building height: 32 m - All lands zoned R5B[2308] are considered one lot for by-law purposes. - Despite Section 91, the minimum rear yard setback for a utility installation is 1.5 metres. -the front lot line is deemed to be that which abuts De Mazenod Avenue

2309 (By-law 2015-361)	R5B[2309]			<ul style="list-style-type: none"> - The front lot line is deemed to be that which abuts Deschâtelets Avenue. - minimum rear yard setback: 3 m - maximum building height: 32 m
2310 (By-law 2021-74) (By-law 2020-278) (By-law 2017-147) (By-law 2015-361)	multiple	-school		<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the subject site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - The maximum building height is an elevation of 83.7 metres above sea level, Section 64 shall not apply, and no part of the building shall project above this. -the lands zoned GM[2310] are to be considered one lot for zoning purposes. -minimum front yard setback: 1.8 m -minimum rear yard setback: 1.3 m -minimum width of landscaped area and landscaped buffer for a parking lot abutting a street: 1.3 metres. -school permitted in Area A of Schedule 420" -Interior side yard setback is 3 meters in Area A of Schedule 420" -Required parking spaces may be provided on a different lot than the use in Area A of Schedule 420. -Despite anything to the contrary, in Areas A and B of Schedule 420, projections are permitted above the maximum height, including but not limited to mechanical and service equipment penthouses, elevator or stairway penthouses, landscaped areas, roof-top gardens, terraces and associated safety guards, access structures, and washrooms.
2311 (By-law 2019-41) (By-law 2017-148) (By-law 2015-369)	R4Y[2311]			<ul style="list-style-type: none"> -where a lot line abuts a park, the minimum setback from that lot line is 5 metres; -where vehicular access is provided from a lane, the minimum required setback for a detached garage or detached carport from the rear lot line is 0.2 metres -maximum front yard setback is 6 metres for detached, semi detached, townhouse, three unit;

				<p>linked-detached and stacked dwellings;</p> <p>-parking is not required for a group home and the minimum number of parking spaces required for a shelter is 1/200 square metres of GFA;</p> <p>-For a Planned Unit Development:</p> <p>i. when a planned unit development contains a stacked dwelling or apartment dwelling, the minimum front, rear and side yard setbacks for the planned unit development are 5 metres;</p> <p>ii. where a lot line abuts a park, the minimum required setback is 5 metres;</p> <p>iii. for detached, linked-detached, semi-detached, townhouse and stacked dwellings within a PUD, the maximum front, rear and side yard setbacks are 6 metres;.</p> <p>iv. The minimum separation distance between buildings within a planned unit development is 3 metres</p> <p>-subsections 161(11), 161(11.1), 161(12), and 161(12.1) do not apply</p>
2312 (By-law 2015-369)	R5Y[2312]			<p>-where a lot line abuts a park, the minimum setback from that lot line is 5 metres;</p> <p>-where vehicular access is provided from a lane, the minimum required setback for a detached garage or detached carport from the rear lot line is 0.2 metres</p> <p>-maximum front yard setback is 6 metres for detached, semi detached, townhouse, three unit, linked-detached and stacked dwellings;</p> <p>-with the exception of Planned Unit Developments and dwelling units within an apartment or stacked dwelling, the principal entrance door is required to face the front or corner side lot line</p> <p>-where the building height is greater than five storeys, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front and corner lot line;</p> <p>-parking is not required for a group home and the minimum number of parking spaces required for a shelter is 1/200 square metres of GFA</p> <p>-For a Planned Unit Development:</p> <p>i. when a planned unit development contains a stacked dwelling or apartment dwelling, the minimum front, rear and side yard setbacks for the planned unit development are 5 metres;</p> <p>ii. where a lot line abuts a park,</p>

				<p>the minimum required setback is 5 metres;</p> <p>iii. for detached, linked-detached, semi-detached, townhouse and stacked dwellings within a PUD, the maximum front, rear and side yard setbacks are 6 metres</p> <p>iv. The minimum separation distance between principal buildings within a planned unit development are as follows:</p> <ul style="list-style-type: none"> • Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; • Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building.
2313 (By-law 2015-369)	R5Y[2313]			<p>-Maximum building height of an apartment dwelling, mid-high rise is 30 metres</p> <p>-where a lot line abuts a park, the minimum setback from that lot line is 5 metres</p> <p>-where vehicular access is provided from a lane, the minimum required setback for a detached garage or detached carport from the rear lot line is 0.2 metres</p> <p>-maximum front yard setback is 6 metres for detached, semi-detached, townhouse, three unit, linked-detached and stacked dwellings</p> <p>-with the exception of Planned Unit Developments and dwelling units within an apartment or stacked dwelling, the principal entrance door is required to face the front or corner side lot line</p> <p>-where the building height is greater than five storeys, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front and corner lot line</p> <p>-parking is not required for a group home and the minimum number of parking spaces required for a shelter is 1/200 square metres of GFA</p> <p>- For a Planned Unit Development:</p> <p>i. when a planned unit development contains a stacked dwelling or apartment dwelling, the minimum front, rear and side yard setbacks for the planned unit development are 5 metres</p> <p>ii. where a lot line abuts a park, the minimum required setback from that lot line is 5 metres</p> <p>iii. for detached, linked-detached, semi-detached, townhouse and stacked dwellings within a PUD, the maximum front, rear and side</p>

				<p>yard setbacks are 6 metres</p> <p>iv. The minimum separation distance between principal buildings within a planned unit development are as follows:</p> <ul style="list-style-type: none"> • Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres; • Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building.
2314 (By-law 2015-369)	GM31[2314]			<p>-where the building height is greater than 12 storeys, at and above the sixth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lots lines;</p> <p>-Retail food store and retail store are permitted uses only subject to:</p> <ol style="list-style-type: none"> Being located on the ground floor of a building containing another permitted use and Only permitted once 2500 square metres of gross floor area of another non- residential permitted use or uses have been located in the area to which this exception applies
2315 (By-law 2015-369)	O1[2315]		-All uses except Environmental preserve and education area	
2316 (By-law 2015-369)	DR[2316]-h		-All uses except existing uses until the holding symbol is removed	-The holding symbol may not be removed until such time as a master concept plan is submitted for the entire area zoned DR [2316]-h depicting building footprints, building heights, roads, and utilities
2317 (By-law 2016-420) (By-law 2016-243) (By-law 2015-370)	multiple			<p>-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.</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>-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 front, corner side or interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-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</p>

				<p>metres into a required yard, but no closer than 0.5 metres to a lot line.</p> <p>-Despite Table 65, Row 6(a), 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 0.30 metres may project to within 0.3 metres of a lot line.</p> <p>-An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, 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 townhouse dwelling.</p> <p>-Despite Section 57, the size of the required corner sight triangle will be as per the approved Plan of Subdivision.</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.</p> <p>-zone requirements for detached dwellings:</p> <p>-minimum lot area: 220 square metres</p> <p>-minimum front yard setback: 3 metres</p> <p>-minimum front yard setback for an attached garage: 3.5 metres</p> <p>-minimum total interior side yard setback is 1.8 metres 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 is 0.6 metres</p> <p>-minimum corner side yard: 2.5 metres</p> <p>-maximum lot coverage: 55 per cent</p> <p>-zone requirements for semi-detached dwellings:</p> <p>i. minimum lot area: 137 square metres</p> <p>ii. minimum lot width: 5.5 metres</p> <p>iii. minimum front yard setback: 3 metres</p> <p>iv. minimum interior side yard setback: 1.5 metres</p> <p>v. minimum corner side yard setback: 2.5 metres</p> <p>vi. maximum building height: 14 metres</p> <p>vii. maximum lot coverage: 65 per cent</p> <p>-zone requirements for townhouse dwellings:</p> <p>i. minimum lot area: 81 square metres</p> <p>ii. minimum lot width: 5.5 metres</p>
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				iii. minimum front yard setback: 3 metres iv. minimum rear yard setback where dwellings are attached back-to-back: 0 metre v. minimum interior side yard setback: 1.5 metres vi. minimum corner side yard setback: 2.5 metres vii. maximum building height: 14 metres
2318 (By-law 2019-12) [LPAT File #PL140611, issued November 19, 2018]	TM11[2318] Sch 351			-Table 197(i)(i) does not apply, however, the area bounded by the north lot line, the west lot line, Area C and Area D as shown on Schedule 351, must be landscaped; -All applicable setbacks and heights as per Schedule 351. -Subclause 198(11)(b)(ii) does not apply. -Table 137(3) does not apply; -cornices and canopies are permitted to project to the lot line -Despite clauses, 85(3)(a) and (b), a commercial patio may be located a minimum of 7.5m from a residential zone. -Clauses (g)(ii)2 and (g)(ii)(3) in Table 197 do not apply -Minimum aisle and driveway widths for two-way traffic may be 6m
2319 (By-law 2017-148) (By-law 2015-369)	R3VV[2319]		-planned unit development -three unit	-For a duplex dwelling: i. minimum lot width is 9 metres ii. minimum lot area is 240 square metres iii. Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m wide. 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. -For semi-detached dwelling, the minimum interior side yard setback is 1.2 metres -where a lot line abuts a park, the minimum setback from that lot line is 5 metres -where vehicular access is provided from a lane, the minimum required setback for a detached garage or detached carport from the rear lot line is 0.2 metres -maximum front yard setback is 6 metres for detached, semi detached, and townhouse dwelling -parking is not required for a group home -subsections 159(9), 159(9.1), 159(10), and 159(10.1) do not apply
2320 (By-law 2015-369)	R1W[2320]			-where a lot line abuts a park, the minimum setback from that lot line is 5 metres -where vehicular access is

				provided from a lane, the minimum required setback for a detached garage or detached carport from the rear lot line is 0.2 metres -maximum front yard setback is 6 metres for detached dwelling -parking is not required for a group home
2321	Reserved for Future Use			
2322 (By-law 2016-56)	GM[2322] H(12)		- All uses except: artist studio, catering establishment, community centre, community health and resource centre, day care, instructional facility, medical facility, office, place of assembly, place of worship, shelter, training centre	- Lands zoned GM[2322] H(12) are considered one lot for zoning purposes. - minimum front yard setback: 1.2 m - maximum front yard setback for all uses except a place of worship: 3 m - minimum rear yard setback: 16 m - Despite Table 110, the minimum required width of a landscaped buffer for a parking lot is as follows: (i) between a parking lot and the northern lot line: 2.1 m (ii) between a parking lot and eastern lot line: 1.9 m (iii) between a parking lot and the western lot line: 0 m - The minimum landscaped area width required under Table 187(h) may be reduced to accommodate a parking lot in accordance with the above landscaped buffer requirements. - A driveway may be shared between the lot and the lot abutting the western lot line. - No loading spaces are required for a place of worship, office and place of assembly.
2323 (By-law 2016-37)	01[2323]-h		- All uses until the holding symbol is removed	- The holding symbol may be removed only at such time as it is demonstrated to the satisfaction of the General Manager of Planning and Growth Management that the infrastructure, being water, sanitary and stormwater, per the Kanata West Master Servicing Study is designed, approved, constructed and has the necessary capacity to permit the development of the subject lands.
2324 (By-law 2016-37)	MC[2324]-h		- All uses until the holding symbol is removed	- Despite Sub-section 191 (1) a principle use parking lot and a principle use parking garage are not permitted. - Despite Sub-section 191 (1) a townhouse dwelling is only permitted if the dwelling units are also attached back-to-back in addition to being in a row. - Despite Section 136 no more than 16 dwelling units are permitted in a townhouse dwelling and no more than eight dwelling units are permitted in a single row. - Despite Clause 191 (2) (g) the minimum building height for a

				<p>residential use building is three storeys and 9 metres.</p> <ul style="list-style-type: none"> - Despite Clause 191 (2) (h) the maximum building height for a residential use building is six storeys and 20 metres. - Despite Clause 191 (2) (g) the minimum building height for a commercial or mixed-use building is two storeys and 8 metres. - Despite Clause 191 (2) (h) the maximum building height for a commercial or mixed-use building is six storeys and 26 metres. - A drive-through facility may not be located within 10 metres of the Future North South Arterial Road. - The holding symbol may be removed only at such time as it is demonstrated to the satisfaction of the General Manager of Planning and Growth Management that the infrastructure, being water, sanitary and stormwater, per the Kanata West Master Servicing Study is designed, approved, constructed and has the necessary capacity to permit the development of the subject lands.
2325 (By-law 2016-37)	MC[2325]-h		<p>All uses, except a detached dwelling in the heritage farmhouse, are prohibited until the holding symbol is removed.</p>	<ul style="list-style-type: none"> - Despite Sub-section 191 (1) a principle use parking lot and a principle use parking garage are not permitted. - Despite Sub-section 191 (1) a townhouse dwelling is only permitted if the dwelling units are also attached back-to-back in addition to being in a row. - Despite Section 136 no more than 16 dwelling units are permitted in a townhouse dwelling and no more than eight dwelling units are permitted in a single row. - Despite Clause 191 (2) (g) the minimum building height for a residential use building is three storeys and 9 metres. - Despite Clause 191 (2) (h) the maximum building height for a residential use building is six storeys and 20 metres. - Despite Clause 191 (2) (g) the minimum building height for a commercial or mixed-use building is two storeys and 8 metres. - Despite Clause 191 (2) (h) the maximum building height for a commercial or mixed-use building is six storeys and 26 metres. - A detached dwelling is permitted in the heritage farmhouse. - No minimum height provisions apply to the heritage farmhouse. - The lands zoned MC[2325] are considered one lot for zoning purposes. - A drive-through facility may not be located within 10 metres of the Future North-South Arterial Road.

				<ul style="list-style-type: none"> - The holding symbol may be removed only at such time as it is demonstrated to the satisfaction of the General Manager of Planning and Growth Management that the infrastructure, being water, sanitary and stormwater, per the Kanata West Master Servicing Study is designed, approved, constructed and has the necessary capacity to permit the development of the subject lands.
2326 (By-law 2018-206) (By-law 2016-37)	MC[2326]-h		<ul style="list-style-type: none"> - apartment dwelling, low rise - apartment dwelling, mid-high rise - dwelling units, - group home, - home-based business, - home-based day care, - hotel, - parking garage, - parking lot, - planned unit development, - retirement home, - retirement home, converted, - stacked dwelling - townhouse dwelling - All uses are prohibited until the holding symbol is removed 	<ul style="list-style-type: none"> - No surface parking is permitted between a building and a lot line abutting Huntmar Drive and the Future North-South Arterial. - Despite Clause 191 (2) (g) the minimum building height is two storeys and 8 metres. - Despite Clause 191 (2) (h) the maximum building height is six storeys and 26 metres. - Only an office, research and development centre, post-secondary educational institution, technology industry or training centre are permitted above the first storey. - A drive-through facility may not be located within 10 metres of Huntmar Drive or the Future North-South Arterial Road. - The holding symbol may be removed only at such time as it is demonstrated to the satisfaction of the General Manager of Planning and Growth Management that the infrastructure, being water, sanitary and stormwater, per the Kanata West Master Servicing Study is designed, approved, constructed and has the necessary capacity to permit the development of the subject lands.
2327 (By-law 2016-59)	R5A[2327] H(109.4) A.S.L.			<ul style="list-style-type: none"> - The lands zoned R5A[2327] H(109.4) A.S.L. are considered one lot for zoning purposes. - Despite clause 109(3)(a), parking is permitted within the front yard. - Minimum width of an aisle within a parking garage associated with an apartment dwelling, mid-high rise: 6 m
2328 (By-law 2019-410) (By-law 2016-58)	R3YY[2328]		<ul style="list-style-type: none"> - detached dwelling - duplex dwelling - linked detached dwelling - three unit dwelling 	<ul style="list-style-type: none"> - The following applies to townhouse dwellings where the units are also attached back-to-back: <ul style="list-style-type: none"> (i) minimum lot area: 80 m²; (ii) minimum corner side yard setback: 3 m; (iii) despite Table 65, an air conditioning condenser may project into the front and corner side yards; and, (iv) despite section 136, no more than 12 dwelling units are permitted within a townhouse dwelling, and no more than six

				dwelling units are permitted in a single row.
2329 (By-law 2016-57)	MD[2329] S352-h			<ul style="list-style-type: none"> - Maximum building heights and minimum setbacks are as per Schedule 352, save and except the minimum required setback from that lot line abutting Lyon Street North which is 1 metre. - Despite Table 107, the minimum aisle width is 3 metres. - Despite the above provision and Section 105(2)(a), where attendant parking is provided the minimum aisle width is 6.6 metres. - Despite Section 64, balconies, canopies and ornamental elements may project into the maximum height limits identified in Schedule 352, but may not project above the maximum height limits set for Area B and Area D. - Despite Section 65, balconies, canopies and ornamental elements may project from a building to the lot line. - The holding symbol applies only within Area A on Schedule 352 and applies only to prohibit new development above the ninth storey until such time as a holding symbol is removed, and does not prohibit any interior renovations or changes in use otherwise permitted within the existing building. - The holding symbol may not be lifted until such time as an application for Site Plan Control has been approved, and, in the case of a tall building, addresses the following to the satisfaction of the General Manager, Planning and Growth Management: <ul style="list-style-type: none"> (i) Transitions above the podium to the tower; (ii) Floor plate sizes; and (iii) Separation distances between tall buildings.
2330 (By-law 2016-74)	R4M[2330]			<ul style="list-style-type: none"> - The following provisions apply to a legal non-conforming apartment dwelling use: <ul style="list-style-type: none"> (i) minimum number of parking spaces: 0.29 spaces per dwelling unit (ii) minimum number of visitor parking spaces: 0.06 spaces per dwelling unit (iii) minimum number of bicycle parking spaces: 0.22 spaces per dwelling unit (iv) Despite sub-clause 109(3)(a)(i), two parking spaces located within the front yard and abutting the southern lot line may be used as part of a car sharing service. (v) Despite Table 55, the required setback from a side and rear lot line for an accessory building and

				structure is 0 metres. (vi) Clauses 110(3)(a) and (b) do not apply.
2331 (By-law 2016-75)	I1A[2331] H(15)	- community health and resource centre - dwelling units		- Clauses 169(2)(b) and (c) do not apply to a community health and resource centre - dwelling units are only permitted above the first storey
2332 (By-law 2016-81)	R1Z[2332] S353 R1V[2332] S353			- Area A as shown on Schedule 353 must be left in its natural state and no buildings or structures are permitted
2333 (By-law 2016-81)	R4Z[2333]			-No minimum lot width required for an apartment dwelling, low rise, stacked dwelling, or a Planned Unit Development comprised of apartment dwellings, low rise, or stacked dwellings
2334 (By-law 2018-206) (By-law 2016-84)	GM[2334]		- bed and breakfast - group home - rooming house - townhouse dwelling	- Driveways providing access to the lot and an order board associated with a drive-through facility may be located within the landscaped area. - Minimum building height: 6 m - Maximum building height: 21 m - Minimum front, rear, interior side and corner side yard setbacks: 4 m - Despite Table 187(h), the minimum width of the landscaped area abutting a street and abutting a residential zone is 4 metres. - At least 30 per cent of the distance along each of the lot lines abutting Gerry Lalonde Drive and Tenth Line Road, measured at a point setback 10 metres from each lot line, must be occupied by buildings. - For every building on the lot, where a wall is oriented towards either Gerry Lalonde Drive or Tenth Line Road, a minimum of 50 per cent of the length of the ground floor elevation of that wall must consist of clear glazing including windows and customer entrances. - No queuing lanes for a drive-through facility are permitted between any building and a street. - When an outdoor commercial patio is located adjacent to an arterial road or collector road, Section 85(3)(b) and (c) do not apply.
2335 (By-law 2016-97)	R4T[2335]			-The lands zoned R4T[2335] are considered one lot for zoning purposes. -The lot line abutting Ladouceur Street is considered to be the front lot line. -Minimum easterly side yard setback: 0.3 metres. -Minimum corner side yard setback: 0.9 metres. -Minimum front yard setback: 3 metres. -Minimum rear yard setback: 15 metres.

				<ul style="list-style-type: none"> -A minimum of 20 per cent of the lot area must be soft landscaping. -A soft landscaped buffer with a minimum width of 3 metres must be provided along the rear lot line abutting 43 Merton Street. -Maximum driveway width is 6.7 metres. -Subsections 139 (18), (18.1), (21) and (22) do not apply. -Minimum aisle width for a double traffic lane is 3.6 metres. -The minimum parking space width is 2.5 metres. -Permitted projections may project to the lot line. -By-law 2015-228 does not apply to the initial construction of townhouse dwellings.
2336 (By-law 2016-105)	L1[2336]	-parking lot		-A principal use parking lot is limited to a maximum of 57 parking spaces
2337 (By-law 2016-102)	R1XX[2337]			<ul style="list-style-type: none"> -minimum front yard setback: 3m -minimum corner side yard setback: 2.5 m -minimum corner side yard setback where located on a corner lot with a driveway providing access over an exterior side lot line: 1.2 m -minimum total interior side yard setback is 1.8m, with one minimum yard, no less than 0.6m. 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.
2338 (By-law 2016-102)	R3YY[2338]			<ul style="list-style-type: none"> -minimum front yard setback : 3m -minimum corner side yard setback: 2.5 m
2339 (By-law 2019-352) (OMB Order File #PL150320, issued April 26, 2016)	TM[2339] F(6.0) S354			<ul style="list-style-type: none"> -The required building heights and setbacks in the present TM zone do not apply. -Maximum permitted building heights, maximum number of storeys, and minimum setbacks are as per Schedule 354. -Despite Area H on Schedule 354, Section 65 still applies to permit projections into the area. A vent, garage exhaust, knee-wall and foundation are permitted projections and shall not be no higher than 1.0 metre. A vent, garage exhaust, knee-wall and foundation along with other permitted projections may project no closer than 0.2 metres to a lot line. -Despite Area I on Schedule 354, a vent or garage exhaust is permitted to a maximum size of 2 square metres. -Despite maximum permitted heights and storeys on Schedule 354, balconies, canopies, awnings, wind screens, ornamental elements and mechanical and service equipment penthouse,

				<p>elevator or stairway penthouses, landscaped areas, roof-top gardens and terraces and associated safety guards and access structures may project above height limits in Schedule 354.</p> <p>-Utility installation is not permitted on the ground floor.</p> <p>-Section 197(1)(b) does not apply and the following are the only permitted uses in the first 6 metres of the building depth at the ground floor that abuts Beausoleil Drive:</p> <ul style="list-style-type: none"> i) apartment dwelling, low rise ii) apartment dwelling, mid-high rise iii) artist studio iv) bed and breakfast v) dwelling unit vi) retirement home vii) stacking dwelling viii) amenity area ix) rooming house <p>-A parking lot and parking spaces must be located at least 4.5 metres from a property line abutting Beausoleil Drive.</p> <p>-Required visitor parking spaces shall be provided at a rate of 0.1 per dwelling unit to a maximum of 30 spaces required.</p> <p>-Despite Schedule 354, no portion of the first and second storey of the building, with the exception of supporting columns, may be closer to the southernmost lot line than 11.8 metres for a minimum of 17 metres from the western most lot line.</p> <p>-A mezzanine is not considered a storey.</p> <p>-The lands zoned TM [2339] F(6.0) S354 are considered one lot for zoning purposes.</p> <p>-Within Area B on Schedule 354 and above the ninth storey, the maximum permitted floor plate size is 925 m².</p> <p>-Within area E on Schedule 354 and above the ninth storey, the maximum permitted floor plate size is 925 m².</p> <p>-Where the gross floor area of a building, or a group of buildings designed as one development, exceeds 2,000 m², a minimum of 50 per cent of the gross floor area over 2,000 m² must be used for one or more of the following uses:</p> <ul style="list-style-type: none"> i) dwelling unit ii) group home iii) retirement home iv) rooming house v) stacked dwelling vi) townhouse dwelling vi) apartment dwelling, mid rise vii) apartment dwelling, high rise <p>-Pursuant to Section 37 of the</p>
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				<p>Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 11 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in the provision immediately below.</p> <p>-Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act, securing the provision of the facilities, services or matters set out in Section 11 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>-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.</p>
2340 (By-law 2016-115)	GM[2340]-h		<ul style="list-style-type: none"> -funeral parlour -drive through facility -place of worship -technology industry -research and development industry 	<ul style="list-style-type: none"> -maximum building height is 24m/6 storeys -there is no maximum FSI restriction -mixed-use buildings shall not have a minimum front or corner side yard setback requirement -no minimum landscaped areas, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped -The holding symbol may only be removed at such time as the functional design of the stormwater management system, including the final design of Clarke Pond or any necessary interim solutions, have been finalized to the satisfaction of the City of Ottawa and Rideau Valley Conservation Authority.
2341 (By-law 2017-302) (By-law 2016-139)	IP4[2341]			<ul style="list-style-type: none"> - The minimum number of required parking spaces for both uses when both are located on the lot, is the lesser of: (a) 25 parking spaces; or,

				(b) the requirements of section 101.
2342 (By-law 2016-140)	TM[2342] S355			<ul style="list-style-type: none"> - The required building heights and setbacks in the parent TM zone do not apply. - Maximum permitted building heights and minimum setbacks are as per Schedule 355. - Minimum building height must be 6.7 metres for a distance of 20 metres from the front lot line as set out under Subsection 197 (5). - The minimum width of landscaped area abutting a residential zone is 0 metres. - Required visitor parking spaces must be provided at a rate of 0.1 per dwelling unit after the first 12 dwelling units. - For each non-residential unit, no parking space is required for the first 150 square metres of gross floor area, and 1.7 spaces is required per 100 square metres of gross floor area over 150 square metres. - Bicycle parking spaces are not required for non-residential uses and any that are provided need not comply with Section 111. - Driveway aisles must be a minimum of 5.9 metres in width. - Communal amenity area must comprise a minimum of 20 per cent of the total amenity space requirement. - The ground floor façade facing Beechwood Avenue must include a minimum of two active entrances. - Despite the minimum required setbacks on Schedule 355, a wall comprising part of the parking garage entrance and measuring no greater than 1.8 metres may be located within 0 metres of the rear lot line.
2343 (By-law 2016-131)	MC[2343]		<ul style="list-style-type: none"> - apartment dwelling mid-high rise - broadcasting studio - cinema - courthouse - diplomatic mission - drive-through facility - emergency service - hospital - hotel - research and development centre - sports arena 	<ul style="list-style-type: none"> - minimum lot width: 30 metres. - minimum lot area: 3000 square metres. - minimum front yard setback: 3.0 metres. - minimum side yard setback: 3.0 metres. - minimum rear yard setback: 6.0 metres. - maximum building height: 13 metres or four storeys - minimum number of parking spaces for residential use is: 1.0 space per unit - maximum density 140 units per hectare - minimum front yard setback: 0 metres fronting Street 18 on approved Draft Plan dated October 9, 2009 - minimum building separation distance: 4.5 metres. - maximum of 12 units per stacked

				<p>dwelling building</p> <ul style="list-style-type: none"> - maximum permitted cumulative gross floor area of non-residential uses is 2787 m² which may be distributed among the following zones: MC[1642], MC[1646], R4A[1760] and MC[2343]
2344 (By-law 2016-142)	DR1[2344]			<ul style="list-style-type: none"> -minimum corner side yard setback: 5.9 m -minimum interior side yard setback: 4.9 m
2345 (By-law 2016-159)-	MD[2345] S61			<ul style="list-style-type: none"> -Despite Table 101, no parking is required for dwelling units. -Despite Table 102, a minimum of 14 visitor parking spaces are required. -Despite Section 106, nine visitor parking spaces may be a minimum of 2.4 metres wide. -Despite Section 107(1)(a)(ii), the minimum permitted driveway width for a double traffic lane is 4.8 metres. -Despite Table 107, the minimum required aisle width accessing parking spaces at 90 degrees is 6.6 metres. -Despite Section 111(9), there is no minimum aisle width for accessing bicycle parking spaces located in the yard abutting Rideau Street.
2346 (By-law 2016-182)	R4S[2346]	-office		<ul style="list-style-type: none"> -an office is only permitted in the existing building -minimum number of parking spaces required for an office use: 3 -one required parking space need not have direct, unobstructed access to a public street -clause 125(1)(d) does not apply
2347 (By-law 2018-206) (By-law 2016-218)	R4T[2347]	-dwelling unit -office		<ul style="list-style-type: none"> -office use is restricted to the ground floor and basement -office use is permitted within the existing heritage building, as well as any addition thereto, subject to the above provision
2348 (OMB Order File #PL160739, issued November 1, 2016) (By-law 2016-219)	R3A[2348] H(8.3)			<ul style="list-style-type: none"> - Section 131(4) does not apply - Despite Table 131(2), the minimum setback for any wall of a residential use building to a private way is 1.6 metres. - Despite Table 131(3), one dwelling unit is permitted to have a minimum setback of 5 metres for a garage or carport entrance from a private way. - minimum front yard setback: 2.4 m - minimum rear yard setback: 6 m - minimum interior side yard setback from western lot line: <ul style="list-style-type: none"> (i) for the first 36 metres from the front lot line: 6 m (ii) in all other cases: 3.7 m - maximum number of dwelling units permitted on the lot: 9 units

2349 (By-law 2016-222)	L2[2349]			-permitted building heights are as per Schedule 269.
2350 (By-law 2016-250)	TD2[2350]	-Any use that legally existed on January 22, 2014	-retail food store	<p>The following provisions apply to:</p> <ul style="list-style-type: none"> a. a use that legally existed as of January 22, 2014, 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 January 22, 2014, or d. any developments for which site plan approval has been granted prior to January 22, 2014, e. development that does not exceed either of: <ul style="list-style-type: none"> i. a 22 metre maximum building height, ii. a maximum floor space index of 1.1 <p>-195(3)(a), 195(4)(c)(iii), 195(4)(d)(iii), 195(4)(d)(iv), 195(4)(e)(iii), 195(4)(e)(iv), 195(4)(f), 195(4)(g)(ii), 195(6), 195(7), 195(8), 195(9), 195(10), 195(13) 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 except for the prohibited use of retail food store.</p> <p>The following provisions dealing with Section 37 apply:</p> <p>-Pursuant to Section 37 of the Planning Act, the height and density of the development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law, including the provision by the Owner of the lot of the facilities, services, and matters set out in Section 12 of Part 19 hereof, to the City at the Owner's sole expense and in accordance with and subject to the agreement referred to in (b) below.</p> <p>(a) Upon execution and registration of an agreement or agreements with the Owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services, or matters set out in Section 12 of Part 19 hereof, the lot is subject to the provisions of this by-law. Building permit issuance with respect to the development on 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</p>

				<p>payments and the provision of financial securities.</p> <p>(b) 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 condition provisions shall continue.</p>
<p>2351 (By-law 2023-36) (By-law 2019-233) (By-law 2017-148) (By-law 2016-244)</p>	R4S[2351]			<p>-An office, in conjunction with an office for the sale of residential units, is permitted for the period July 13, 2022 to July 13, 2025</p> <p>-maximum setback for an office from the lot line abutting Abbott Street: 6 metres</p> <p>-maximum floor area for office: 600 square metres</p> <p>-The provisions of Section 131 apply to the residential uses.</p>
<p>2352 (OMB Order File #PL160861, issued March 2, 2017) (By-law 2016-248)</p>	R1Z[2352]			<p>-Despite Section 59, a residential use building is considered to have frontage where the land on which it is located abuts a private way that serves as a driveway leading to a public street.</p> <p>-The property line that abuts the private way is considered to be the front lot line, and when more than one property line abuts a private way, the shortest property line is considered to be the front lot line, and the other is considered a side lot line that abuts a street.</p> <p>-minimum setback for garage 5.0 metres</p> <p>-minimum rear yard 7.5 metres</p> <p>-For the purposes of Part 4, the private way is considered a public street.</p> <p>-Section 107(3)(b)(ii) does not apply.</p>
<p>2353 (By-law 2016-247)</p>	GM[2353] H(14)		<p>All uses except for the following:</p> <ul style="list-style-type: none"> -apartment dwelling, lowrise - day care - dwelling units - community centre - community health and resource centre - hospital - medical facility - municipal service centre - office - park - personal service business -planned unit development - post-secondary educational 	<ul style="list-style-type: none"> - minimum lot frontage: 20 m - minimum lot area: 600 m² - minimum front yard and corner side yard setback: 3 m - maximum front yard setback: 6 m - minimum interior side yard setback: 1.5 m - if a building or land that is developed in compliance with this by-law is severed or divided into separate ownership, all zone requirements must be maintained on the basis of the whole of the original lot with the exception that each parcel of land created must have a minimum lot frontage of 5 m or a width of 5 m along a driveway that acts as a street - minimum parking requirements for: <ul style="list-style-type: none"> (a) office: 2 parking spaces per 100 m² of gross floor area (b) dwelling unit: 1 parking space per unit

			institution - school - sports arena - utility installation	
2354 (By-law 2016-247)	GM[2354] H(14)		All uses except for the following: -apartment dwelling, lowrise - day care - dwelling units - community centre - community health and resource centre - hospital - medical facility - municipal service centre - office - park - personal service business -planned unit development - post-secondary educational institution - school - sports arena - utility installation	-minimum lot frontage: 20 metres -minimum lot area: 600 square metres -maximum front yard setback: 6 metres -minimum rear yard setback: 4.7 metres -minimum interior side yard setback: 1.5 metres -if a building or land that is developed in compliance with this by-law is severed or divided into separate ownership, all zone requirements must be maintained on the basis of the whole of the original lot with the exception that each parcel of land created must have a minimum lot frontage of 5 metres or a width of 5 metres along a driveway that acts as a street -minimum parking requirements for: (a) office: 2 parking spaces per 100 square metres of gross floor area (b) dwelling unit: one parking space per unit
2355 (By-law 2016-247)	R3X[2355]	-apartment dwelling, low-rise -stacked dwelling	-detached dwelling -semi-detached dwelling -duplex dwelling -three unit dwelling -townhouse dwelling	Zone provisions for stacked dwelling and apartment dwelling, low-rise are as follows: -minimum lot width is 20 metres -minimum front yard setback is 3 metres -minimum rear yard setback is 10 metres -minimum interior side yard setback is 2 metres; -maximum building height is 11 metres -minimum floor area for a bachelor or one bedroom apartment: 50 square metres -minimum floor area for a two bedroom apartment: 65 square metres -minimum amount of private amenity area including a private balcony is 4 square metres per dwelling unit -Despite Section 107(aa)(i), in the case of an apartment dwelling, low-rise, the maximum permitted width for a double traffic lane that leads to a parking lot containing less than 20 parking spaces is 6.0 metres -Despite Table 101, minimum required number of parking spaces is one per dwelling unit -Despite Section 102, no visitor parking is required -Despite Table 110, (b), no

				minimum required landscape buffer, not abutting a street, is required.
2356 (By-law 2017-219) (By-law 2016-278)	Reserved for Future Use			
2357 (By-law 2016-276)	TM[2357] H(23.4)			-minimum number of parking spaces required for office uses: 24 -no parking is required for a commercial use located entirely on the ground floor, or ground floor and basement -minimum corner side yard setback: (i) for that part of the building at and below 15 metres in height: 1.7 m (ii) for that part of the building above 15 metres in height: 3.7 m
2358 (By-law 2019-449) (By-law 2017-302) (By-law 2016-294)	IP[2358] H(18)	- catering establishment - environmental preserve and education area	- animal care establishment - animal hospital - automobile rental establishment - automobile service station - car wash - drive-through facility - gas bar -place of worship - warehouse	- minimum lot area: 10,000 m ² - minimum lot width: 94 m - minimum width of landscaping abutting Philsar Street: 2 m - catering establishment is subject to the provisions of clauses 205(2)(a) to (c) inclusive - Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel, payday loan establishment or place of assembly - Where a parking lot abuts the O'Keefe drainage corridor, minimum required width of landscaping buffer for: (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 meters; and, (ii) a parking lot containing 100 or more spaces: 3 meters.
2359 (By-law 2016-324)	R4T[2359]	-office, limited to a chancellery for an embassy		-An office, limited to a chancellery for an embassy is limited to being located in a building existing as of September 28, 2016. -minimum number of required parking spaces for an office use: 1
2360 (By-law 2016-337)	R4Z[2360]			-Despite Table 110(b) the minimum required landscaped buffer not abutting a street is 0.6 metres.
2361 (By-law 2019-410)	Reserved for Future Use			
2362 (By-law 2016-349)	TM[2362] S362-h		-All uses, except existing uses until the holding symbol is removed. -All uses except for personal service	-Section 197(1)(b) does not apply. -Table 197 (c), (d), (e), (f) and (g) do not apply. -Maximum building heights and minimum setbacks are as per Schedule 362. -Personal service business, retail store, retail food store, and

			business, retail store, retail food store, restaurant full-service, office, artist studio, instructional facility, medical facility, dwelling unit, apartment dwelling low-rise, apartment dwelling mid-high rise.	<p>restaurant full-service are limited to the ground-floor but may also locate in the basement of the same ground floor unit.</p> <p>-Office, artist studio, instructional facility, and medical facility are subject to the following;</p> <p>i. must be entirely contained within a dwelling unit on the ground floor;</p> <p>ii. are limited to a total cumulative maximum of 50% of the dwelling unit's gross floor area;</p> <p>iii. parking is not required for the non-residential use;</p> <p>iv. for greater certainty, these uses are not considered home-based businesses.</p> <p>v. where one or more of these uses are located within the dwelling unit, a home-based business is not permitted within the dwelling unit.</p> <p>-A parking garage is only permitted below grade.</p> <p>-The minimum driveway and aisle width is 6m, and the maximum is 6.7m.</p> <p>-Despite Table 65(3), ornamental elements are permitted to project to a lot line in any required yard except the rear yard.</p> <p>-Despite Table 65(4), canopies and awnings are permitted to project to a lot line in any required yard except the rear yard.</p> <p>-Despite Table 65(6), covered or uncovered balconies are permitted to project to a lot line in any required yard except the rear yard.</p> <p>-A single occupancy washroom and indoor roof top amenity area are permitted to project above the maximum height limit shown on Schedule 362 provided the combined area does not exceed 100 square metres and a maximum height of 5 metres.</p> <p>-The holding symbol may only be removed when a site plan control application containing at least 130 m² of yard between the front lot line and the ground floor units has been approved.</p>
2363 (By-law 2016-381) (Subject to By-law 2022-178)	TM[2363] S365-h	Apartment dwelling, high rise	All uses except existing uses until the holding symbol is removed	<p>- Maximum building heights and minimum required setbacks as per Schedule 365</p> <p>-Table 197 does not apply</p> <p>-The landscaping requirement when abutting R4 zones is 1.2 metres.</p> <p>- For the purposes of Parts 4 and 5 of this By-law, all lands zoned TM [2363] S365-h are considered one lot for zoning purposes.</p> <p>-Permitted projections under Section 65 are not subject to the</p>

				<p>maximum height limits of Schedule 365</p> <p>-The holding symbol may only be removed after the road closing is approved for the northern segment of Gardner Street.</p> <p>Provisions dealing with Section 37 of the Planning Act</p> <p>a. Pursuant to Section 37 of the Planning Act, height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section (35) of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law.</p> <p>b. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section (35) of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>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.</p>
2364 (By-law 2016-407)	R1II[2364]	-office		<p>- an office use is limited to being located in a building existing as of December 14, 2016</p> <p>- minimum number of parking spaces required for an office use: 2</p>
2365 (By-law 2016-410)	L1[2365] I1E[2365] R14[2365] MC3[2365] L2[2365]	- campground		<p>- For the period of June 29, 2017 through July 4, 2017 inclusive, the following applies:</p> <p>i) a campground is a permitted use.</p> <p>ii) despite any provision of this By-law to the contrary, no parking is</p>

				<p>required for a campground use and parking spaces existing on the lands to which this exception applies may also be used as accessory parking for a campground.</p> <p>-On expiration of the temporary zoning on July 5, 2017 the lands subject to exception [2365] are rezoned back to the zoning that applied on June 28, 2017.</p>
2366 (By-law 2016-410)	O1D[2366]	- campground		<p>- For the period of June 29, 2017 through July 4, 2017 inclusive, the following applies:</p> <p>i) a campground is a permitted use.</p> <p>ii) despite any provision of this By-law to the contrary, no parking is required for a campground use and parking spaces existing on the lands to which this exception applies may also be used as accessory parking for a campground.</p> <p>(iii) the uses and provisions of exception [357] apply; and</p> <p>-On expiration of the temporary zoning on July 5, 2017, the lands subject to exception [2366] are rezoned to O1D[357].</p>
2367 (By-law 2016-410)	L1[2367]	-campground		<p>- For the period of June 29, 2017 through July 4, 2017 inclusive, the following applies:</p> <p>i) a campground is a permitted use.</p> <p>ii) despite any provision of this By-law to the contrary, no parking is required for a campground use and parking spaces existing on the lands to which this exception applies may also be used as accessory parking for a campground.</p> <p>iii) Any accessory parking to the campground use may also be located on the abutting I1E zoned lands</p> <p>(iv) the uses and provisions of exception [335] apply.</p> <p>-On expiration of the temporary zoning on July 5, 2017, the lands subject to exception [2367] are rezoned to L1[335].</p>
2368 (By-law 2016-410)	I1E[2368]	- parking lot		<p>- For the period of June 29, 2017 through July 4, 2017 inclusive, the following applies:i) a parking lot is a permitted use.-On expiration of the temporary zoning on July 5, 2017 the lands subject to exception [2368] are rezoned back to the zoning that applied on June 28, 2017.</p>
2369 (By-law 2016-419)	IL[2369] H(21)			<p>-Despite Section 203(4), accessory display and sales area must be within the same building as the use to which it is accessory and must not exceed 30 per cent of the total gross floor area of the buildings on the site.</p>

				<p>- The following applies to the buildings as they existed on December 14, 2016:</p> <p>(i) the minimum interior side yard setback for the easterly building is 0.88 metres.</p> <p>(ii) there is no required landscaped buffer</p>
2370 (By-law 2017-16)	R4Z[2370]			-Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.
2371 (By-law 2017-45)	R5A[2371] H(18)			<p>The following applies to back-to-back townhouse dwellings:</p> <p>-minimum lot area: 85m²</p> <p>-minimum front yard setback: 3m</p> <p>-minimum corner side yard setback: 3m</p> <p>-Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row.</p>
2372 (By-law 2017-50)	R3R[2372]	-apartment dwelling low-rise		<p>- The following applies to an apartment dwelling low-rise:</p> <p>(a) minimum front yard setback: 3.3 m</p> <p>(b) minimum rear yard setback: 17.5 m</p> <p>(c) minimum northerly interior side yard setback: 0.3 m</p> <p>(d) minimum southerly interior side yard setback: 1.2 m</p> <p>(e) maximum building height: 12.5 m</p> <p>(f) the fourth storey, excluding balcony projections, is required to step back at least 0.75 metres from the front and southerly walls of the building above the third storey</p> <p>(g) minimum aisle width in a parking garage: 5.5 m</p> <p>(h) minimum width of a driveway leading to a parking garage: 3 m</p> <p>(i) maximum width of a driveway leading to a parking garage: 4.6 m</p> <p>(j) up to three parking spaces, excluding visitor parking spaces, may be reduced to a length of 4.6 metres.</p>
2373 (By-law 2017-51)	AM10[2373]			<p>- minimum width of a double traffic lane driveway: 4.3 m</p> <p>- minimum width of a visitor parking space: 2.4 m</p>
2374 (By-law 2017-66)	R5C[2374] H(81)	-office		-the maximum cumulative total gross floor area of office uses is 710 square metres
2375 (By-law 2017-68)	MC10[2375]			<p>- Despite Section 192(10)(a) the maximum individual gross leasable floor area permitted for each use listed within this section is as follows:</p> <p>(i) One individual use is permitted to have up to 1250 square metres gross leasable area;</p> <p>(ii) Four individual uses are permitted to have up to 450 square metres gross leasable area;</p> <p>(iii) All other individual uses are</p>

				<p>permitted to have up to 300 square metres gross leasable area.</p> <ul style="list-style-type: none"> - Despite anything to the contrary in this by-law, provided the outermost exterior walls of the building, including any parapet, meet or exceed the minimum building height requirement of the MC10 zone, the building is considered to comply with this provision. - Despite Section 192(10)(vi)1.(a) the minimum building separation on a lot between main buildings, between facing walls, where both of which or one of which facing wall contains room windows is 6 metres. - A minimum of 40% of the surface area of the building façade facing Kanata Avenue measured from the ground floor closest to the level of finished grade of Kanata Avenue up to 4.5 metres in height must be comprised of transparent glazing and active customer or resident entrance doors. - No loading space is required for an office use with a gross floor area less than 700 square metres.
2376 (By-law 2017-82)	R3Q[2376]			<ul style="list-style-type: none"> - Despite anything to the contrary in this by-law, development of more than one residential use building on a lot is not considered a planned unit development. - Sections 139 and 140 do not apply to the initial construction of a residential use building on the site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - Minimum width of a private way is 3 metres. - Minimum lot width is 4 metres. - Minimum lot area is 75 square metres. - Maximum building height is 11 metres. - Minimum front yard setback is 2.0 metres. - Minimum rear yard setback is 2.3 metres. - Despite Section 59, a lot is considered to comply with Section 59 if it abuts a private way for a distance of at least 3 metres.

			<ul style="list-style-type: none"> - Where a lot abuts a private way the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way. - A roof top access is not permitted. - Despite Section 109, where a walkway is located between two dwellings, the maximum permitted width is 2.4 metres. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used. - the maximum size and extent of the following permitted projections into all required yards is as follows: <ul style="list-style-type: none"> (i) chimney, chimney box and fireplace box is 1 m, but not closer than 0.3 metre to a lot line; (ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer than 0.15 metre to all other lot lines; (iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 1.5 metres, but not closer than 0.3 metres to a lot line; (iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear, or corner side lot line and no closer than 0.15 metres to an interior side yard lot line; and (v) open stairways, stoop, landing steps and ramps may project to a lot line.
2377 (By-law 2018-51) (By-law 2017-82)	R3Q[2377]		<ul style="list-style-type: none"> - Despite anything to the contrary in this by-law, development of more than one residential use building on a lot is not considered a planned unit development. - Sections 139 and 140 do not apply to the initial construction of a residential use building on the site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - Minimum width of a private way is 3 metres. - Minimum lot width is 4 metres.

				<ul style="list-style-type: none"> - Minimum lot area is 75 square metres. - Maximum building height is 11 metres. - Minimum front yard setback is 0.5 metres. - Minimum rear yard setback is 0.8 metres. - Minimum interior side yard setback is 1.0 metres. - Despite Section 59, a lot is considered to comply with Section 59 if it abuts a private way for a distance of at least 3 metres. - Where a lot abuts a private way the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way, and where more than one lot line abuts a private way, the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way and over which a driveway is located. - A roof top access is not permitted. - Despite Section 109, where a walkway is located between two dwellings, the maximum permitted width is 2.4 metres. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used. - The maximum size and extent of the following permitted projections into all required yards is as follows: <ul style="list-style-type: none"> (i) chimney, chimney box and fireplace box is 1 m, but not closer than 0.3 metre to a lot line; (ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer than 0.15 metre to all other lot lines; (iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 1.5 metres, but not closer than 0.3 metre to a lot line; (iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear, or corner side lot line and no closer than 0.15 metres to an interior side yard lot line; and (v) open stairways, stoop, landing steps and ramps may project to a lot line. -minimum required corner side yard is: 1.1m
2378 (By-law 2017-411)	R3Q[2378]			<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the site, but do apply except where

(By-law 2017-82)

otherwise regulated in this exception to:

- (i) a change in use from one type of residential use building to another permitted dwelling type;
- (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and,
- (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building.

- Minimum width of a private way is 3 metres.
- Minimum lot width is 7.0 metres.
- Minimum lot area is 145 square metres.
- Maximum building height is 11 metres.
- Minimum rear yard setback is 2.5 metres.
- Minimum interior side yard setback is 0.2 metres for a distance of 5 metres. The minimum interior side yard setback for the remainder of the side yard is 0.6 metres.
- Minimum corner side yard setback is 1.0 metre
- Despite Section 59, a lot is considered to comply with Section 59 if it abuts a private way for a distance of at least 3 metres.
- Where a lot abuts a private way the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way, and where more than one lot line abuts a private way, the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way and over which a driveway is located.
- A roof top access is not permitted.
- Despite Section 109, where a walkway is located between two dwellings, the maximum permitted width is 2.4 metres.
- For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.
- The maximum size and extent of the following permitted projections into all required yards is as follows:
 - (i) chimney, chimney box and fireplace box is 1 metre, but not closer than 0.3 metre to a lot line;
 - (ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer

				<p>than 0.15 metre to all other lot lines;</p> <p>(iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 1.5 metres, but not closer than 0.3 metre to a lot line;</p> <p>(iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear, or corner side lot line and no closer than 0.15 metres to an interior side yard lot line; and</p> <p>(v) open stairways, stoop, landing steps and ramps may project to a lot line.</p>
2379 (By-law 2017-82)	R3Q[2379]			<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - Minimum width of a private way is 3 metres. - Minimum lot width is 7.3 metres. - Minimum lot area is 145 square metres. - Maximum building height is 11 metres. - Minimum rear yard setback is 0.3 metres. - Minimum interior side yard setback is 0.2 metres for a distance of 5 metres. The minimum interior side yard setback for the remainder of the side yard is 0.6 metres. - Despite Section 59, a lot is considered to comply with Section 59 if it abuts a private way for a distance of at least 3 metres. - Where a lot abuts a private way the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way, and where more than one lot line abuts a private way, the front lot line is deemed to be that lot line furthest from, opposite and more or less parallel to the lot line abutting the private way and over which a driveway is located - A roof top access is not permitted. - Despite Section 109, where a

			<p>walkway is located between two dwellings, the maximum permitted width is 2.4 metres.</p> <ul style="list-style-type: none"> - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used. - The maximum size and extent of the following permitted projections into all required yards is as follows: <ul style="list-style-type: none"> (i) chimney, chimney box and fireplace box is 1 m, but not closer than 0.3 metre to a lot line; (ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer than 0.15 metre to all other lot lines; (iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 1.5 metres but not closer than 0.3 metre to a lot line; (iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear, or corner side lot line and no closer than 0.15 metres to an interior side yard lot line; and (v) open stairways, stoop, landing steps and ramps may project to a lot line.
2380 (By-law 2017-81)	R3Q[2380]		<ul style="list-style-type: none"> - Sections 139 and 140 do not apply to the initial construction of a residential use building on the site, but do apply except where otherwise regulated in this exception to: <ul style="list-style-type: none"> (i) a change in use from one type of residential use building to another permitted dwelling type; (ii) an addition to an existing residential use building that abuts the front yard or corner side yard; and, (iii) the incidental use of lands within the front, interior side and corner side yards, including the creation of a new driveway or parking space, associated with an existing residential use building. - Minimum width of a private way is 3 metres. - Maximum building height is 11 metres. - Minimum front yard setback is 2 metres. - Minimum rear yard setback is 1.2 metres. - Despite Section 59, a lot is considered to comply with Section 59 if it abuts a Multi-Use Pathway for a distance of at least 3 metres. - The front lot line is deemed to be that lot line abutting the Multi-Use Pathway. - A roof top access is not

			<p>permitted.</p> <ul style="list-style-type: none"> - Despite Section 109, where a walkway is located between two dwellings, the maximum permitted width is 2.4 metres. - Despite Section 142, a Coach House is not permitted. - For the purposes of calculating the maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used. - The maximum size and extent of the following permitted projections into all required yards is as follows: <ul style="list-style-type: none"> (i) chimney, chimney box and fireplace box is 1 m, but not closer than 0.3 metres to a lot line; (ii) eaves, eave-troughs and gutters is 1 metre, and may project up to a front lot line and not closer than 0.15 metres to all other lot lines; (iii) ornamental elements such as sills, belt courses, cornices, parapets and pilasters is 1.5 metres but not closer than 0.3 metres to a lot line; (iv) covered or uncovered balcony, porch, deck platform and verandah is 3 metres, and may project up to a front, rear, or corner side lot line and no closer than 2 metres to an interior side yard lot line; and (v) open stairways, stoop, landing steps and ramps may project to a lot line.
2381 (By-law 2017-113)	TM7[2381] S367		<ul style="list-style-type: none"> -Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 367. -Wind barriers included on rooftop amenity areas are a permitted projection above the height limits identified on Schedule 367. -Clause 197(1) (b) does not apply to a lobby or entrance area for an office or a lobby or entrance for residential uses. -Only one vehicle loading space is required for all uses. -Despite clause 106 (3) (a), up to 45 per cent of the required parking spaces may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres. Subclauses 106 (3) (a) (i) and (ii) still apply. -Permitted projections listed in Section 65 are not subject to the height limits identified on Schedule 367. <p>The following provisions dealing with Section 37 apply:</p> <p>a) Pursuant to Section 37 of the <i>Planning Act</i>, the height and density of development permitted</p>

				<p>in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 13 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b) below of this by-law.</p> <p>b) Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the <i>Planning Act</i> securing the provision of the facilities, services or matters set out in Section 13 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>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 <i>Planning Act</i>, then once such agreement has been executed and registered, such conditional provisions shall continue.</p>
2382 (By-law 2022-66) (By-law 2019-460) (By-law 2017-111)	IL9[2382]	- place of worship - place of assembly - community centre	- day care	
2383 (By-law 2017-114)	multiple			<p>-Despite Section 186(10)(b)(i), a minimum of 45 per cent of the frontage along the front line must be occupied by building walls located within 4.5 metres of the frontage for a residential use building.</p> <p>-Clause 186(10)(e) does not apply to a residential use building.</p> <p>-Indoor rooftop amenity area:</p> <p>i. having a maximum height of 4 metres is not included in the overall height of the building,</p> <p>ii. has a maximum gross floor area of 475 square metres.</p> <p>-A minimum 0.6 metre landscaped buffer is permitted to be located where it abuts the rear property line of the properties municipally known as 1351 and 1349 and where it abuts the side lot line of 824 Meath Street.</p>

				<p>-Section 110 does not apply to the parking lot that abuts the front property line.</p> <p>-A maximum of three parking spaces located in a parking lot that abuts the front lot line may have a minimum parking space length of 0.6 metres.</p>
2384 (By-law 2017-117)	O1[2384]	-retail food store, limited to a farmers' market		-a farmers' market is not subject to the regulations in Table 179 for the O1 zone
2385 (By-law 2017-117)	O1[2385]	-retail food store, limited to a farmers' market		<p>-The farm stand may be located partially or entirely within the barn existing as of April 12, 2017, to a maximum cumulative area of 50 square metres.</p> <p>-A farm stand is not subject to the regulations in Table 179 for the O1 zone.</p> <p>-Indoor storage of materials associated with a farmers' market is permitted within the existing barn.</p>
2386 (By-law 2017-116) (By-law 2017-118)	O1[2386] DR[2386]	-retail food store, limited to a farmers' market		<p>-all farm stands must be set back a minimum of 6 metres from the War Memorial.</p> <p>-a farmers' market is not subject to the regulations in Table 179 for the O1 zone</p> <p>- a farmers' market is not subject to the regulations in Table 137 for the DR zone</p>
2387	Reserved for Future Use			
2388 (By-law 2017-108)	MC[2388]			<p>- minimum building height: 4 storeys</p> <p>- Maximum building height:</p> <p>(i) on that part of the lot located within 35 metres of Longfields Drive; 9 storeys</p> <p>(ii) in all other cases: 8 storeys</p>
2389 (By-law 2017-108)	R5AA[2389]			<p>- minimum building height: 4 storeys</p> <p>- Maximum building height:</p> <p>(i) on that part of the lot located within 35 metres of Longfields Drive; 9 storeys</p> <p>(ii) in all other cases: 8 storeys</p> <p>- maximum width of a walkway: 4 m</p>
2390 (By-law 2017-120)	LC[2390]			<p>-The maximum total gross leasable area occupied by all the separate occupancies combined is 4,600 square metres.</p> <p>-The maximum gross leasable area for only one of the occupancies located on the ground floor of a building is 1,500 square metres and it must be a minimum of 75 metres from the lot line abutting Greenbank Road.</p> <p>-Section 103 does not apply to Shopping Centre uses.</p> <p>-The maximum parking rate for a Shopping Centre is 5.4 parking spaces per 100 square metres of gross leasable floor area, to a maximum of 188 parking spaces.</p>

				-A two metre minimum landscaped buffer is permitted to be located along Highbury Park Drive.
2391 (By-law 2020-289) By-law 2017-302) (By-law 2017-105)	R4T[2391]			<ul style="list-style-type: none"> -Minimum required rear yard setback is 4.6 metres. -Minimum required corner side yard setback is 1.5 metres. -Minimum required interior side yard setback is: <ul style="list-style-type: none"> (i)) 0 metres for that part of the building at or below 2.1 metres in height; and, (ii) 1.5 metres for that part of the building above 2.1 metres in height. -Maximum building height is 14.6 metres. -Minimum aisle width in a parking garage is 6 metres. -Maximum number of required visitor parking spaces is one. -Parking spaces other than visitor spaces may be reduced to a length of 4.6 metres. -Three parking spaces other than visitor spaces may be reduced to a width of 2.4 metres. -The parking spaces with reduced length and/or width are to be clearly identified for small cars only. -No maximum limit on number of vertical bicycle parking spaces. -Hard landscaping is permitted in the front and corner side yards in the form of interlock pavers and planters. -Maximum width of a walkway within the corner side yard is 5.2 metres. -Despite Section 65 (7), a bay window may project into a required yard, but may not project more than one metre from the building. -Despite Column IV of Table 137, all of the communal amenity area may be located on the rooftop. -Despite Subsection 137 (3), up to 54 square metres of amenity area that is not communal amenity area may be provided within the front yard. -Section 139 and 140 does not apply. -Section 161 (11) to (17) does not apply.
2392 (By-law 2020-289) (By-law 2017-104)	R1S[2392]			<ul style="list-style-type: none"> - Minimum lot width: 11 metres - Minimum lot area: 400 square metres - Maximum height: 9 metres - Minimum rear yard setback: A distance equal to 30 per cent of the lot depth which must also comprise at least 25 per cent of the area of the lot. - Subsection 139(5) does not apply
2393 (By-law 2017-103)	AM10[2393] S368			- maximum permitted building heights of AM10 do not apply and are as per S368

				<ul style="list-style-type: none"> - The stated depth within which mixed use and non-residential buildings must occupy at least 50 per cent of the frontage under clause 185(10)(b)(i) is replaced with 7 metres for the purposes of this exception. - The requirement under Clause 185(10)(b)(i) that 50 per cent of the frontage be occupied by building walls only applies along the lot line abutting Carling Avenue. - The requirements of clause 185(10)(g) apply to buildings located within 7 metres of the front lot line and within 6 metres of the corner side lot line. - The required 1.5 metre wide landscape buffer between a parking lot containing more than 10 but fewer than 100 spaces and a lot line not abutting a street does not apply. - Schedule 368 does not apply to accessory buildings or structures which continue to be regulated by Section 55, and temporary buildings or structures which continue to be regulated by Section 71. - For Area A abutting Merivale Road as shown on Schedule 368 the maximum corner side yard setback is 6 metres.
2394 (By-law 2017-129)	R3Z[2394]			-minimum front yard setback: 5 m
2395 (LPAT Decision n° PL170620, issued May 14, 2018) (By-law 2017-133)	TM[2395] S369			<ul style="list-style-type: none"> - maximum permitted building height as per S369 - maximum building heights of S369 do not apply to permitted projections under Section 65 - minimum corner side yard setback is as follows: <ul style="list-style-type: none"> (i) for that part of the building below 2 storeys in height: 0m; (ii) in all other cases: 1.0 m; - minimum number of bicycle parking spaces required is 22 - despite Section 85(3)(b) for one outdoor commercial patio abutting Bank Street, it may be located no closer than 50 metres from a lot in a residential zone - maximum front yard setback of 2 metres applies to the first and second storeys, except: <ul style="list-style-type: none"> (i) a portion of the first and second storey for a width of 5 metres may be setback a maximum of 3 metres. (ii) where an outdoor commercial patio is located in the front yard a maximum setback of 3 metres applies for the purposes of accommodating the patio; and (iii) in situations where clause 197(4)(e) applies

				<ul style="list-style-type: none"> - minimum front yard setback above the second storey: 1.0m - where located in Area E on S369, roof-top landscaped areas, gardens and terraces must be located a minimum of 1.5 metres in from the exterior wall of the building - the lands zoned TM[2395] S369 are considered one lot for zoning purposes
2396 (By-law 2017-151)	IL4[2396] H(21)	-automobile service station		-An automobile service station is subject to clauses 203(2)(a),(b),(c) and (d).
2397 (By-law 2018-51) (By-law 2017-150)	AM10[2397]	-warehouse, limited to self storage		<ul style="list-style-type: none"> - A warehouse, limited to self-storage is subject to: <ul style="list-style-type: none"> i. the use including an ancillary retail store, and an ancillary office, and, ii. a minimum of 750 square metres of floor space used for uses listed in 185(1) within the same building. -Despite Section 186 (10)(b)(i) no maximum corner side yard setback applies. -no oversized vehicle loading space is required -only one vehicle loading space is required -minimum width for the aisle accessing the required vehicle loading space: 4.6 -Despite table 110 no landscaped buffer is required along Forest Street or Bond Street. -minimum rear yard setback is 0 metres
2398 (By-law 2017-148)	R5B[2398] F(3.0)	<ul style="list-style-type: none"> - medical facility, limited to a dentist's office - personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station - place of assembly limited to a club - retail store limited to a drug store, florist shop, news stand - restaurant 		- additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of residential use building
2399 (By-law 2018-206) (By-law 2018-51) (By-law 2017-148)	R4H[2399]-c	-dwelling unit		<ul style="list-style-type: none"> - subsection 141(2) does not apply -a maximum of 4 parking spaces may be located in the corner side yard - the minimum length of a parking space located in the corner side yard is 1.9m - the maximum width for two of the parking spaces in the corner side yard is 3.7m - the following applies to an Outdoor Commercial Patio: <ul style="list-style-type: none"> (a) the maximum size of an outdoor commercial patio is 42 square metres. (b) an outdoor commercial patio must be located entirely within the front yard and is not allowed in the extension of the required and

				<p>provided corner side yard into the front yard.</p> <p>(c) 109(3)(c) does not apply to an outdoor commercial patio.</p> <p>-Subsection 85(3), clauses (a) and (b) do not apply</p>
<p>2400 (By-law 2020-289) (By-law 2017-148)</p>	R4E[2400]			<p>-the maximum permitted number of dwelling units in an apartment dwelling low-rise is 20.</p> <p>- The minimum rear yard setback is 0 metres for any part of the building 1.2 metres in height or less and 7.5 metres for any part of the building above 1.2 metres in height.</p> <p>- The minimum eastern interior side yard setback is 0 metres for any part of the building 1.4 metres or less in height and 1.5 metres for any part of the building above 1.4 metres in height.</p> <p>- The minimum western interior side yard setback is 0 metres for any part of the building 1.2 metres or less in height and 1.5 metres for any part of the building above 1.2 metres in height.</p> <p>- minimum front yard setback: 3 m</p> <p>-Despite 107(1)(a), the minimum driveway width is 3 metres.</p> <p>- Despite 107(1)(c), the minimum aisle width is 3.8 metres.</p> <p>- minimum number of required visitor parking spaces: 1 space</p> <p>- required communal amenity area may be located on the roof of that part of the building measuring less than 2 metres in height and may consist only of hard landscaping and need not be located in the rear yard.</p> <p>-minimum required landscaped area: 5% of the lot area.</p>
2401 (By-law 2017-205)	IP4[2401]	-school		-The maximum total cumulative gross floor area for all school uses is 300 square metres.
2402 (By-law 2017-206)	R3Z[2402]			<p>-Where a lot abuts any portion of the lands municipally known as 118, 120, 122, 124, 126, 128 or 130 Mangrove Crescent, only single detached dwellings are permitted.</p> <p>-Where a lot abuts any portion of the lands municipally known as 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, or 242 Bulrush Crescent, only single detached dwellings, single storey in height to a maximum height of 7.5m are permitted.</p> <p>-Where a lot abuts the lands municipally known as 130 Mangrove Crescent and 222 Bulrush Crescent, only a single detached dwelling, single storey in height to a maximum height of 7.5m is permitted.</p>

2403 (By-law 2017-206)	I1D[2403]			-minimum lot width:13.5m
2404 (By-law 2017-218)	I1F[2404]	-one dwelling unit ancillary to a place of worship		
2405 (By-law 2020-333) (LPAT Decision n° PL170922, issued April 19, 2018) (By-law 2017-222)	TM11[2405]			<p>-Despite clause 85(3)(a) an outdoor commercial patio is permitted where is it located a minimum of 19.0 metres from a lot in a residential zone and is screened and physically separated from that same lot by a structure, screen or wall that is two metres or more in height so as to mitigate both light and noise from the outdoor commercial patio.</p> <p>-Despite the previous bullet, a structure, screen or wall is not required at any location where there is a walkway or accessible ramp providing access to the principal use.</p> <p>-The maximum size for an outdoor commercial patio is 20 square metres.</p> <p>- A temporary outdoor commercial patio is permitted from April 19, 2018 to November 1, 2019 and is not subject to the holding symbol.</p>
2406 (By-law 2017-234)	AM10[2406] S372-h		- All uses except existing uses until the holding symbol is removed	<p>- maximum permitted building heights of AM10 do not apply and are as per S372</p> <p>- Despite Section 186(10)(c), the minimum interior side yard setback is 3.6 metres.</p> <p>- The entirety of the lot line abutting St. Laurent Boulevard is considered to be the front lot line.</p> <p>- Section 186(10)(b)(i) does not apply, the minimum front, corner side and rear yard setbacks are 0 metres, and the following requirements within each of Areas A, B and C on Schedule 372 apply only to development within those areas:</p> <p>(i) In Area A at least 50 per cent of the frontage along the corner side lot line must be occupied by building walls located within 4 metres of the corner side lot line;</p> <p>(ii) In Area B at least 45 per cent of the frontage along the front lot line must be occupied by building walls located within 4 metres on the front lot line; and,</p> <p>(iii) In Area C at least 45 per cent of the frontage along the rear lot line must be occupied by building walls located within 4.5 metres of the rear lot line.</p> <p>(iv) Despite the above requirements within Areas B and C on Schedule 372, where a site plan is approved pursuant to the Planning Act for development within Areas B or C that meets the above building frontage occupation</p>

				<p>requirement for that area, then notwithstanding that requirement the development may be constructed in phases.</p> <p>- Within Area C on S372:</p> <p>(i) The provisions of Section 186(10)(e) and (g) also apply to buildings located within 4.5 metres of the rear lot line.</p> <p>(ii) Section 186(10)(h) also applies where the ground floor façade faces the boundary of an O1 zone.</p> <p>- The provision of Privately Owned Public Space (POPS) does not to count towards the required communal amenity area as outlined in Section 137.</p> <p>- The holding symbol may not be removed, in whole or in part, until:</p> <p>(i) A site plan has been approved which shows:</p> <p>(a) all POPS areas having a minimum size of 650 square metres;</p> <p>(b) all POPS having a length to width ratio of no more than 2:1, or a different ratio, where the shape strengthens the space's relationship with the adjacent public realm; and,</p> <p>(c) signage at each POPS in visible locations to identify the name and address of the space and which indicates the space is open to the public; and,</p> <p>(d) all POPS shown on the above site plan approval have been designed in accordance with the direction set out in the Secondary Plan for the site and the Urban Parkette / Plaza design criteria outlined within the City of Ottawa's Park and Pathway Manual.</p>
2407 (By-law 2017-234)	O1[2407]	-seasonal garden centre		
2408 (By-law 2019-41) (By-law 2017-243)	O1[2408]	-retail food store, limited to a farmers' market		-a retail food store, limited to a farmers' market is permitted for a temporary period of three years, expiring on July 11, 2023.
2409 (By-law 2019-449) (By-law 2017-242)	IP[2409]-h	-place of worship	<p>-all uses until such time as the holding symbol is removed</p> <p>-automobile dealership</p> <p>-automobile rental establishment</p> <p>-automobile service station</p>	<p>-Despite Section 205 (2)(c), the maximum gross floor area for a medical facility is 750m²</p> <p>-Despite Section 205(2)(c), one restaurant use may be a maximum of 750 m².</p> <p>-minimum lot area: 2000 m²</p> <p>The holding symbol may not be removed until such time as the following have been completed:</p> <p>i) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development:</p> <p>1. that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be</p>

				<p>designed in accordance with the City Guidelines and Standards; and</p> <p>2. that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use.</p> <p>ii) An agreement has been entered into between the City and the property owner regarding a schedule and construction of the extension of Michael Cowpland Drive from its existing terminus within the Kanata South Business Park to Terry Fox Drive at the intersection of Westphalian Avenue.</p> <p>iii) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.</p> <p>-a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.</p>
<p>2410 (By-law 2021-94) (By-law 2017-242)</p>	R3X[2410]			<p>The following applies to semi-detached dwellings and townhouse dwellings:</p> <ul style="list-style-type: none"> -minimum lot width: 5.5 metres -minimum lot area: 150 square metres -maximum lot coverage: 55% -maximum building height: 11 metres -minimum front yard setback: 4.5 metres -minimum rear yard setback: 6.0 metres -minimum corner side yard setback: 3.0 metres -minimum interior side yard setback: 1.2 metres -minimum length of a parking space: 5.5 metres. <p>For semi-detached and townhouse dwellings:</p> <ul style="list-style-type: none"> -A maximum of 65 % of the area of the front yard may be used for a driveway. -Where a corner lot contains a townhouse dwelling with a front door facing one street and a parking space is accessed from a driveway that passes through the front yard of the other street, a maximum of 70 % of the area of the front yard, may be used for a driveway. <p>For back-to-back townhouse dwellings:</p> <ul style="list-style-type: none"> -A minimum lot area: 75 m² - A maximum of 55 % of the area of the front yard may be used for a driveway. - An air conditioning condenser may be located in the front yard.

2411 (By-law 2019-100) (By-law 2017-242)	IP[2411]	-car wash -gas bar	-automobile dealership -automobile rental establishment -automobile service station	-any building accessory to a car wash or gas bar and all ancillary uses must be located a minimum of 15 m from any lot line abutting a residential zone. -minimum interior side yard: 7.5m
2412 (By-law 2017-242)	R4Y[2412]-h		-all uses until such time as the holding symbol is removed -detached dwelling -semi-detached dwelling -duplex dwelling	The holding symbol may not be removed until such time as the following have been completed: i) It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development: 1. that the proposed infrastructure for the subject lands being water, sanitary and stormwater management and sewers can be designed in accordance with the City Guidelines and Standards; and 2. that the existing infrastructure, including but not limited to the Monahan Drain, has the existing residual capacity to accommodate the subject lands and its proposed land use. ii) A Traffic Impact Study has been completed and approved for the subject land and supports the proposed development of the subject lands.
2413 (By-law 2017-276)	AM[2413] H(21)		-amusement park -automobile dealership -automobile service station -gas bar	-a carwash is only permitted when located within an accessory parking garage associated with another principal use -an automobile rental establishment may not display or store vehicles outdoors
2414 (By-law 2017-276)	AM[2414] H(40)-h		-all uses until such time as the holding symbol is removed -amusement park -automobile dealership -automobile service station -gas bar	-A carwash is only permitted when located within an accessory parking garage associated with another principal use -An automobile rental establishment may not display or store vehicles outdoors -For the purpose of this exception, a tower is that portion of a building over 6 storeys; -Towers are subject to the following provisions: -The minimum required lot area is 2,000 square metres -The minimum front and corner side yard setback for a tower is 4.5 metres -The minimum interior side and rear yard setback for a tower is 11.5 metres -The minimum separation distance between towers on the same lot is 23 metres -no projections are permitted to be located in the minimum required setbacks or in the minimum separation distance. -The holding symbol may not be removed until such time as there is a draft approved subdivision over

				<p>the subject property, which addresses the following:</p> <ul style="list-style-type: none"> -Proposes a public street network to the satisfaction of the General Manager of Planning Infrastructure and Economic Development, including a public street traveling south from Wildflower Drive to the southern property line within the AM [2414] H(40) zone. - Provides sufficient parkland on site, to the satisfaction of the General Manager of Planning Infrastructure and Economic Development.
2415 (By-law 2017-247)	R4Z[2415]		<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling 	<ul style="list-style-type: none"> -Despite Section 136, no more than ten attached dwelling units are permitted in a townhouse dwelling, with a maximum of five in a row -townhouse dwellings must be attached back to back -maximum building height for townhouses: 12 metres -minimum lot area for each townhouse dwelling: 85 square metres.
2416 (By-law 2017-246)	R4T[2416]			<ul style="list-style-type: none"> -minimum front yard setback: 1.4m -minimum rear yard setback: 5.4 m -minimum interior side yard setback after 21 metres: 2.5 m -minimum width of a double traffic lane driveway providing access to a parking lot: 3.6 m
2417 (By-law 2017-244)	TM[2417] S373			<ul style="list-style-type: none"> -Maximum building heights and minimum setbacks are as per Schedule 373. -Permitted projections listed in Section 65 are not subject to the height limits identified on Schedule 373.
2418 (By-law 2019-13) (By-law 2017-274)	IG6[2418] H(44) S183	<ul style="list-style-type: none"> -animal care establishment -animal hospital -gas bar -personal service business -restaurant -retail store 		<ul style="list-style-type: none"> -minimum required front and corner side yard setback is 6 metres -a stand alone use in Column III (Additional Land Uses Permitted), cannot exceed 1000 square metres of gross leasable area -no individual unit in a shopping centre may exceed 500 square metres of gross leasable floor area -minimum separation between principal buildings: 3 metres.
2419 (By-law 2017-289)	R4T[2419]			<ul style="list-style-type: none"> -The minimum interior side yard setback for portions of the building below and including the third storey is 1.5 metres. -The roof-top access must not exceed a total area of 28 square metres. -The minimum rear yard setback is 0 metres for any part of the building 0.6 metres or less in height and 8.5 metres for any part of the building above 0.6 metres. -required communal amenity area may be located on the roof of that

				part of the building measuring less than 0.7 metres in height. -The minimum interior side yard setback for portions of the building above the third storey: i. where located within and including 21 metres from the front lot line: 2.5 metres. ii. all other cases: 6 metres.
2420 (By-law 2017-304)	R2N[2420] S374			-No new development is permitted within 6 metres of the Top of Slope as shown on Schedule 374.
2421 (By-law 2017-302)	EP[2421]	-park		-Only those facilities existing as of June 25, 2008 are permitted as part of a park.
2422 (By-law 2017-302)	IL[2422] H(11)		-animal care establishment -animal hospital	-all uses must be completely enclosed within a building -minimum side yard setback of 4.5 m for a day care or recreational and athletic facility -minimum side and rear yard setbacks of 21 metres abutting a residential zone -a minimum 3 metres landscaped area and 2 metres high opaque screen must be provided along the northern property line abutting a residential zone
2423 (By-law 2017-327)	GM22[2423] H(12)			-Subclauses 188(22)(a)(i), (a)(ii) and (a)(iii) do not apply. -Zoning Mechanism (g) in Table 188E does not apply.
2424 (By-law 2017-325)	IP12[2424] F(1.5)	-parking lot		-non-accessory parking in a principal use parking lot is limited to that associated with 1870 Alta Vista Drive for a temporary period of three years beginning on the 11 th of October, 2017.
2425 (By-law 2017-340)	GM[2425]-h			- The holding symbol may not be removed until such time as the following have been completed: i. It has been demonstrated to the satisfaction of the General Manager of Planning Infrastructure and Economic Development: - that there is availability of sufficient municipal services including water, sanitary and stormwater; and - that there is sufficient sanitary allocation in the constrained downstream capacity system.
2426 (By-law 2017-342)	R4F[2426]			- A motor vehicle parking space is permitted a minimum width of 2.4 metres. - An Apartment Dwelling, Low-rise is subject to the following provisions: i. Minimum required interior side yard setback is 2.0 metres; ii. Despite Table 137, rows (3) and (12), column (II), the minimum total amenity area required is 12.5 square metres per dwelling unit.
2427 (By-law 2021-100)	Multiple	Temporary parking lot		A parking lot is permitted for a temporary period of three years, ending on November 8, 2023.

(By-law 2017-349)				<p>ii. The following applies to a temporary parking lot:</p> <p>1. Despite Section 100(1)(a) and 100(1)(c) non-accessory parking in temporary parking lot is limited to that associated with the Ottawa Hospital Civic Campus.</p> <p>2. Despite any provisions to the contrary, all but three required parking spaces for uses on 991 Carling may also be used for the temporary parking lot.</p>
2428 (By-law 2021-45) (By-law 2017-354)	R3YY[2428]			<p>For a back-to-back townhouse dwellings:</p> <ul style="list-style-type: none"> -minimum lot area: 84 m² -minimum front yard setback: 3 m -minimum corner side yard setback: 3 m -An air conditioner condenser may be located in the front or corner side yard."
2429 (By-law 2021-215) (By-law 2017-405)	TM[2429] S376	-townhouse dwelling		<ul style="list-style-type: none"> - Maximum building heights and minimum yard setbacks as shown on Schedule 376. - Only residential uses are permitted in Areas B, C, D, E, F and G as shown on Schedule 376. - Townhouse dwellings are only permitted within Area G of Schedule 376. - A maximum front yard setback does not apply. - Permitted projections are not subject to the heights shown on Schedule 376. - All parking must be located within a building. - One double traffic lane driveway measuring a minimum of 4 metres wide is permitted and only from Galt Street, including that portion on the ramp leading to the parking garage. - Section 197(13) regarding building entrances does not apply. - Section 139 does not apply. - The lands zoned TM[2429] S376 are considered one lot for zoning purposes. -Schedule 376 does not apply to the portion of the underground parking garage that is above grade at the northwest corner of the property.
2430 (By-law 2017-370)	I1F[2430]	-urban agriculture		-The minimum front yard setback for a place of worship is 2 m.
2431 - 2433	Reserved for Future Use			
2434 (By-law 2017-371)	IG7[2434] H(21)	-automobile rental establishment		-An automobile rental establishment is subject to clauses 199(2)(a),(b) and (c).
2435 (By-law 2017-409)	R3YY[2435]			-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

				<p>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 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 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.</p> <p>-Section 136 does not apply.</p>
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				-zone requirements for detached dwellings: -minimum lot area: 220 square metres -minimum front yard setback 3 metres -minimum front yard setback for an attached garage: 3.5 metres -Minimum total interior side yard setback is 1.8 metres 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 metres -maximum lot coverage: 55 per cent -zone requirements for semi-detached and townhouse dwellings: -minimum lot area: 137 square metres -minimum lot width: 7.5 metres -minimum front yard setback: 3.0 metres -minimum interior side yard setback: 1.5 metres -minimum corner side yard: 2.5 metres -maximum building height: 14 metres -maximum lot coverage: 65 per cent -zone requirements for back-to-back townhouse dwellings: -minimum lot area: 81 square metres -minimum lot width: 7.5 metres -minimum front yard setback: 3.0 metres -minimum rear yard setback: 0.0 metres -minimum interior side yard setback: 1.5 metres -minimum corner side yard: 2.5 metres -maximum building height: 14 metres
2436 (By-law 2017-416)	GM[2436] H(20)	- retirement home - residential care facility - personal service business -convenience store		- The following applies for a residential care facility: -Minimum one loading space required for 350-2, 550 m ² of gross floor area
2437 (By-law 2017-410)	TM[2437] S377			-The maximum building height where the following provisions do not apply is 15 metres. -The following provisions apply to a building over 15 metres: -Despite zoning mechanism (i)(i) of Table 197 – TM Zone Provisions the minimum width of landscaped area abutting a residential zone may be reduced to 0.9 metre where a minimum 1.4-metre-high opaque screen is provided.

				<p>-Section 197(13) does not apply to residential uses within the building.</p> <p>-Maximum building heights and minimum yard setbacks are as per Schedule S377.</p> <p>-Permitted projections are not subject to the heights shown on Schedule 377.</p> <p>-Despite Section 85(3), an outdoor commercial patio is permitted within the front yard.</p>
2438 (By-law 2017-415)	O1S[2438] S258-A	-parking lot		<p>-The following applies to a parking lot: Despite 180(19), a permanent parking lot consisting of not more than seven parallel parking spaces is permitted in the O1S[2438] S258-A zone.</p>
2439 (By-law 2018-18)	R4T[2439]	-office, limited to an embassy		<p>- office use is limited to being located in the building existing as of the date of passing of this by-law</p> <p>- no loading space is required for an office</p> <p>- minimum driveway width 3.1m.</p>
2440 (By-law 2018-17)	IL6[2440] H(30)-h	<ul style="list-style-type: none"> - animal care establishment - animal hospital - amusement centre - catering establishment - convenience store - instructional facility - place of worship - retail store - retail food store - small batch brewery 	<ul style="list-style-type: none"> - amusement park - automobile dealership - car wash - gas bar - parking garage - parking lot 	<p>- subclauses 203(2)(b)(c) and 204(6)(a) do not apply.</p> <p>- any retail use that exceeds 929m² of gross floor area, with no individual tenancy exceeding 465m² is not permitted until the 'h' symbol is removed by the City Council following:</p> <p>(i) City approval of the detailed design for the roadway modifications described in Exhibit 61 to the Ontario Municipal Board hearing regarding 15 Frank Nighbor Place and 737 and 777 Silver Seven Road, File numbers PL051066, PL060317 and PL060318;</p> <p>(ii) conveyance to the City of all necessary road widenings to accommodate the roadway modifications noted above;</p> <p>(iii) the Owners of 15 Frank Nighbor Place, 20 Frank Nighbor Place, 720 Silver Seven Road, 737 Silver Seven Road, and 777 Silver Seven Road entering into a registered cost sharing agreement to construct the roadway modifications noted above and a copy being provided to the City;</p> <p>(iv) provision to the City of an implementation plan including a construction schedule for the roadway modifications noted above; and</p> <p>(v) provision of a performance deposit to the City for the roadway modifications noted above.</p>
2441 (By-law 2018-44)	O1[2441]			<p>-Despite subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] zones within 90m of Richmond Road.</p>

				<p>-No access to underground parking may be located in the O1[2441] zone.</p> <p>-No driveway or aisle providing access to the uses in the TM[2442] or TM[2444] zone may be located in the O1[2441] zone, except where located underground.</p>
2442 (By-law 2018-44)	TM[2442]-h		-All uses except a park and the existing uses, until the holding symbol is removed	<p>-minimum front yard setback: 8m</p> <p>-maximum front yard setback: 12m</p> <p>-no maximum interior side yard setback</p> <p>-minimum interior side yard setback adjacent to a residential zone: 7.5 m</p> <p>-Despite Subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] within 90m of Richmond Road.</p> <p>-The holding symbol may only be removed when Site Plan Control approval has been obtained, demonstrating the following to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <p>i. The buildings located in the TM [2442] and TM[2444] zones are designed and oriented to provide a public space and enhanced park entrance at Richmond Road.</p> <p>ii. A minimum of 50% of the ground floor of a building facing Richmond Road or any land zoned O1[2441], measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances;</p> <p>iii. A detailed landscape and tree preservation plan that demonstrates that every effort has been made to preserve as many of the existing mature trees located across the frontage and along the western boundary as possible;</p> <p>iv. Notwithstanding the provisions of Table 197(7) the traffic and parking plan is to provide for a single vehicular access location for both sites zoned TM [2442] and TM[2444] and is to ensure minimal or no surface parking. The access location is to be coordinated with the City's planned improvements to Richmond Road.</p>
2443 (By-law 2018-21)	GM[2443]-h	-hotel	-apartment dwelling, mid rise and apartment dwelling, low rise until such time as the holding symbol is removed.	<p>-The lot line abutting Hunt Club Road is considered to be the front lot line.</p> <p>-maximum building height: 26m</p> <p>-minimum interior side yard setback for a residential building higher than 11m: 2.8m</p> <p>-maximum total area for the eighth floor of the easternmost building: 600m²</p> <p>-The holding symbol may only be removed at such time as the</p>

				acceptance of a traffic study for the apartment confirming no adverse impacts in the operation of the road network, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
2444 (By-law 2018-44)	TM[2444]-h		-All uses except a park and the existing uses, until the holding symbol is removed	<p>-maximum building height is 24m or seven storeys, whichever is less</p> <p>-The seventh storey must be set back an additional 5m from Richmond Road.</p> <p>-minimum front yard setback: 8m</p> <p>-maximum front yard setback: 12m</p> <p>-no maximum interior side yard setback</p> <p>-Despite Subsection 100(1), underground parking may be located anywhere in the TM[2442], TM[2444] and O1[2441] within 90m of Richmond Road.</p> <p>-The holding symbol may only be removed when Site Plan Control approval has been obtained, demonstrating the following to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development:</p> <p>i. The buildings located in the TM [2442] and TM[2444] zone are designed and oriented to provide a public space and enhanced park entrance at Richmond Road.</p> <p>ii. A minimum of 50% of the ground floor of a building facing Richmond Road or any land zoned O1[2441], measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances;</p> <p>iii. A detailed landscape and tree preservation plan that demonstrates that every effort has been made to preserve as many of the existing mature trees located across the frontage and along the western boundary as possible;</p> <p>iv. Notwithstanding the provisions of Table 197(7) the traffic and parking plan is to provide for a single vehicular access location for both sites zoned TM [2442] and TM[2444] and is to ensure minimal or no surface parking. The access location is to be coordinated with the City's planned improvements to Richmond Road.</p>
2445 (By-law 2018-50)	R4H[2445]-c	-dwelling unit		<p>-Despite Section 161(8), for a lot containing an apartment dwelling, low rise, twenty per cent of the lot area must be provided as landscaped area</p> <p>-maximum permitted building height: 13.5m</p> <p>-minimum front yard setback: 2.25m</p>

				<ul style="list-style-type: none"> -maximum number of dwelling units for an apartment dwelling, low rise: 40. -the total required amenity area: 298m². -Despite Section 141 (6), the cumulative total of all non-residential uses in an apartment dwelling, low-rise must not exceed a gross floor area of 150m². -one visitor vehicular parking space is required for forty dwelling units. -A parapet must not project more than 1.6 metres above the maximum building height. -The front yard may include a monolithic concrete pad 2.7 metres in width. -Despite anything to the contrary a walkway may fill the area located in the corner side yard and front yard measured a maximum of 4.7 metres from the corner lot line. -Rooming house limited to 50 per cent of gross floor area of building.
2446 (By-law 2020-140) (By-law 2018-53)	TM[2446] H(30)			<ul style="list-style-type: none"> -minimum interior side yard setback: 0.9m -maximum projection for a landscaped terrace into the required rear yard setback: 3.4m -minimum setback from the front lot line above the fourth storey or 15m whichever is the lesser: 0m -Table 197 (3)(g)(ii)(3) provisions do not apply --minimum parking space rate: 0.2 per dwelling unit -minimum parking space width of 2.4 m for a maximum of four (4) parking spaces, which may be located abutting or near a wall, column or other similar surface that obstructs the opening of the doors of a parked vehicle or limits access to a parking space -up to 3 parking spaces may have a minimum parking space length of 4.6m -minimum bicycle parking space rate: 1.0 per dwelling unit -minimum driving aisle width: 6m -An office, limited to 112 m², is permitted at grade within 6 m of a front wall. -minimum rear yard setback: 8 m -at and above the ninth storey, the building must be setback an additional 2 m from the rear wall of the sixth storey -at and above the seventh storey, a building must be setback a minimum of 0.4 m from the front wall of the principal building -at and above the ninth storey, the building must be setback 2 m from the front wall of the sixth storey

				<ul style="list-style-type: none"> -minimum soft landscaped area abutting the east side lot line within the rear yard: 1.2 m; -minimum soft landscaped area abutting the rear lot line: 2.3 m -minimum soft landscaped buffer of a parking lot abutting the east lot line: 1.2 m -minimum soft landscaped buffer of a parking lot abutting the rear lot line: 2.3 m -minimum landscaped area required: 122 m² -87 m² of the minimum landscaped area must be provided as soft landscaping -minimum width of a two-direction controlled single traffic lane driveway providing access to a parking lot or parking garage: 3m -minimum width of an aisle providing access to parking spaces in a parking lot or parking garage: 5.5m
2447 (By-law 2018-55)	I2A[2447]	-theatre	<ul style="list-style-type: none"> -correctional facility -hospital -courthouse 	<ul style="list-style-type: none"> -Post secondary institution and theatre uses are limited to the size of the building as it existed on February 28, 2018. -A parking garage must be located below grade.
2448 (By-law 2018-89)	I1A[2448]			<ul style="list-style-type: none"> - minimum front yard setback: 1.5m - minimum width of landscaped buffer: 0.8m - minimum parking space rates for a place of worship: 9.5 spaces per 100m² of gross floor area of assembly area.
2449 (By-law 2018-92)	GM[2449] S378		<ul style="list-style-type: none"> - animal hospital - apartment dwelling, mid-rise - click and collect facility - diplomatic mission - drive-through facility - research and development centre - shelter - technology industry - stacked townhouse 	<ul style="list-style-type: none"> - two loading spaces are required subject to: <ul style="list-style-type: none"> i. no oversized loading spaces required; ii. minimum width of aisle accessing loading space: 7m; iii. no screening required for loading spaces. - minimum drive-aisles widths within an underground garage: 5.7m - maximum building height as shown on Schedule 378.
2450 (By-law 2018-92)	I1A[2450] S378	-planned unit development		<ul style="list-style-type: none"> - planned unit development may include a residential care facility - minimum drive-aisles widths within an underground garage: 5.6m - maximum building height as shown on Schedule 378
2451 (By-law 2018-92)	R3B[2451] S378			<ul style="list-style-type: none"> - minimum lot width: 6m - minimum lot area: 170m² - maximum building height as shown on Schedule 378

2452 (By-law 2018-92)	R4Y[2452] S378			<ul style="list-style-type: none"> - minimum lot width: 30m - minimum lot area: 750m² - residential parking rate is 1 per dwelling unit and the visitor rate: 0.2 per unit - maximum building height as shown on Schedule 378
2453 (By-law 2018-92)	O1[2453] S378			<ul style="list-style-type: none"> - no minimum setbacks required - maximum building height as shown on Schedule 378
2454 (By-law 2018-84)	R5B[2454] S[379]-h	<ul style="list-style-type: none"> -community centre -community garden -hotel -instructional facility -museum -office -place of assembly -restaurant -retail food store -retail store -theatre 	<ul style="list-style-type: none"> -rooming house -rooming house, converted -All uses until such time as the holding symbol is removed. 	<p>-Despite the Heritage Overlay provisions of sections 60(1), (2), (3), and (4), and subsection 163(6), the following applies:</p> <ul style="list-style-type: none"> i) Maximum building height as per Schedule 379, to a maximum of nine storeys. ii) Minimum required setbacks and setbacks as per Schedule 379. <ul style="list-style-type: none"> -no parking spaces are required for a change of use within any part of the building as it existed on March 28, 2018 -a vehicle loading space is not required -minimum required width of a driveway accessing a provided loading space and the minimum required width of a provided loading space: 3.1m -a hotel is not permitted within the basement or first four storeys of any building on the site, except for a hotel lobby with a maximum gross floor area of 150m², which may be located on the ground floor of any building on the site -a maximum of five office occupancies are permitted -a maximum of two office occupancies are permitted to exceed 360m² in gross leasable area, each with a maximum of 531m² -maximum total gross leasable floor area of office uses: 1900m² -office uses are only permitted on the second, third, or fourth storey of any building on the site, except for an office lobby or reception area with a maximum gross floor area of 40m², which may be located on the ground floor of any building -notwithstanding the above provisions, an office use is permitted within any part of the building as it existed on March 28, 2018. -restaurant uses are only permitted in the basement, ground floor, or second storey of any building -retail store and retail food uses are only permitted on the ground floor of any building on the site and have a maximum gross floor area of 130 m²

			<ul style="list-style-type: none"> -instructional facility and museum uses are only permitted in the basement, ground floor, or second storey of any -a theatre is only permitted within the building as it existed on March 28, 2018 -an outdoor commercial patio is permitted within a residential zone -an outdoor commercial patio may be located in a yard facing or abutting a residential zone, or abutting a yard or lane facing or abutting a residential zone, and may be located within 30m of such abutting or facing residential zone only if it is located along Laurier Avenue East - The maximum size of a roof top patio is 345 m2 and must be setback a minimum of 2.8m from the building parapet along the Blackburn Avenue frontage, a minimum of 4.4m from the building parapet along the Laurier Avenue East frontage and south property line, and a minimum of 4.1m from the building parapet from the western property line abutting 321 Chapel Street. -endnote 11 of Table 164B does not apply -subsection 163(12) does not apply -A change in use within the building as it existed on March 28, 2018, not including a change of use to hotel, is permitted without the need to lift the Holding Symbol. -The Holding Symbol may not be lifted until such time as the submission and approval of a Site Plan Control application, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development.
2455 (By-law 2018-115) (By-law 2018-90)	R4N[2455]	-office -dwelling unit	<ul style="list-style-type: none"> - Office uses are limited to the ground floor of a building containing dwelling units. - Any building containing an office and dwelling units is subject to the R4N provisions for an apartment dwelling, low rise, except for the following: <ul style="list-style-type: none"> i) maximum building height: 14m ii) minimum rear yard setback: 6.0m, which must comprise at least 16% of the area of the lot, however, it need not exceed 7.5m iii) minimum northern interior side yard setback when located 21m or more from the front lot line: 3m iv) despite the parking provisions in Section 101, Table 101, there are no parking requirements for dwelling units in a building containing an office. v) despite the driveway provisions in clause 107(1)(a)(ii), in the case of a building containing an office

				and dwelling units, a driveway providing access to a parking lot must have a minimum width of 3.6m for a double traffic lane. vi) minimum required amenity space: 160.00 square metres vii) minimum landscape buffer around a parking lot at the northeast corner: 1.0 metre
2456 (By-law 2018-124)	R4Y[2456]			-No visitor parking is required. -minimum setback to a corner side yard for a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings: 0.5 m -minimum setback for any wall of a residential use building to a private way: 0.2 m -minimum setback for any garage entrance to a private way: 1 m
2457 (By-law 2018-124)	R5Y[2457]			-No visitor parking is required. -minimum setback for any wall of a residential use building to a private way: 1 m -minimum setback for any garage entrance to a private way: 1 m -minimum width of an aisle or a driveway providing access to parking in a parking lot: 6 m -minimum required setback for a utility installation from any lot line: 0.6 m
2458 (By-law 2018-124)	R5Y[2458]			-minimum setback to a corner side yard for a covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings: 0.5 m -required visitor parking spaces for a planned unit development: 3 -minimum setback for any wall of a residential use building to a private way: 0.2 m -minimum setback for any garage entrance to a private way: 0.2 m -minimum required setback from an interior lot line for a retaining wall: 0.3 m -minimum width of an aisle or a driveway providing access to parking in a parking lot: 6 m -A fire escape, open stairways, stoop, landing, steps and ramps may project up to 0.2 m from any lot line.
2459 (By-law 2018-159)	R5B[2459] H(18)			I. Despite the parking provisions in Section 101, Table 101, the minimum parking space rate for Dwelling, Low-rise Apartment and Dwelling, Mid High Rise Apartment is 0.66 per dwelling unit. II. Despite the visitor parking provision in Section 102, Table 102, the minimum visitor parking space rate for Apartment dwelling, low-rise or mid high-rise is 0.1

				spaces / unit and no visitor parking spaces are required for the first twelve dwelling units on the lot. III. Despite Section 109, parking in front of existing buildings identified as 2660 Norberry Crescent, 740 Springland Drive, 790 Springland Drive, 840 Springland Drive is permitted.
2460 (By-law 2018-88)	IL[2460]	-retail store		-minimum interior side yard setback: 5.5m -maximum building height: 23m -minimum number of vehicle loading spaces required for a warehouse: 1 -minimum width of aisle accessing oversized vehicle loading space at an angle of 45 degrees or less: 7.6m -minimum width of drive aisle: 6m -minimum distance of an outdoor loading and refuse collection area contained within a parking lot from an interior or rear lot line: 0m -minimum number of parking spaces required for a warehouse providing self-storage units: 5 -maximum gross floor area of a retail store: 750m ²
2461 (Subject to By-law 2021-341) (By-law 2020-289) (By-law 2018-86)	TM11[2461]			-minimum corner side yard setback: 0m below five storeys, and 1.5m at and above five storeys in height -minimum interior side yard setback: 2.9m where abutting a residential zone, and 0m in all other cases -maximum building height: 31m -No landscaped area is required abutting a residential zone. -minimum rear yard setback below five storeys: 4m -No part of the building may be located outside of the 45-degree angular plane measured from the rear lot line at 14.5m in height. -Minimum front yard setback below five storeys is 0m, and a minimum of 2.5m at or above five storeys. -Despite anything to the contrary a mezzanine is permitted within the first storey of the building and will not be considered an additional storey. -minimum width of driveway: 3m -minimum number of visitor parking spaces: 4 -minimum number of parking spaces for residential uses: 11 -section 106 does not apply to an automated parking system -The following provisions dealing with a Section 37 authorization will also be added to the new exception in Section 239:

			<p>a. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 15 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 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 15 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>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.</p>
2462 (By-law 2018-103)	R3Z[2462]	-place of assembly	<p>The following provisions apply to a place of assembly:</p> <ul style="list-style-type: none"> - minimum lot width: 6.0 m - minimum lot area: 150 m² - minimum front yard setback: 3.0 m - minimum side yard setback: 1.2 m - minimum rear yard setback: 6.0 m - maximum lot coverage: 40% - maximum building height: 11m - no parking is required for a place of assembly
2463 (By-law 2019-41) (By-law 2018-201) (By-law 2018-107)	R5B[2463] H(41)	<ul style="list-style-type: none"> -convenience store -personal service business -recreational and athletic facility -restaurant 	<ul style="list-style-type: none"> - The uses restaurant, convenience store, personal service business, and recreational and athletic facility uses are permitted subject to the following provisions: <ul style="list-style-type: none"> i. limited to a cumulative total of 350 m² in gross floor area, with no single occupancy over 150 m² in gross floor area;

			<p>ii. must be located entirely on the ground floor of a mid-high rise apartment dwelling.</p> <ul style="list-style-type: none"> - minimum northern interior side yard setback for a mid-rise apartment dwelling: 0.29m - the minimum required landscaped area for a mid-rise apartment dwelling: 540m² -Despite Section 100, up to 60 provided parking spaces are permitted to be located off-site, and these parking spaces do not count toward the minimum number of required parking spaces. -minimum number of vehicular parking spaces required for a mid-high rise apartment dwelling: 106 -minimum number of visitor parking spaces required for a mid-high rise apartment dwelling: 1 - Up to 49% of the required parking spaces provided in the rear yard parking lot may be reduced to a minimum width of 2.4 m and a minimum length of 4.6 m; (i) where the parking space are located in a parking lot or parking garage containing more than 20 spaces, and (ii) provided any reduced length space is clearly identified for small cars only. -In the case of a mid-rise apartment dwelling, the maximum permitted width for a double traffic lane that leads to 20 or more parking spaces is 7.2 m. -Despite Section 109(3), in the case of a mid-rise apartment dwelling: <ul style="list-style-type: none"> (i) parking spaces are permitted in the required front yard where they abut Bell Street North; (ii) the maximum width of a walkway in the front yard is 6.6m; (iii) Section 109(3)(c) and Section 109(3)(d) do not apply. -The parking lot of a mid-rise apartment dwelling does not require 15% landscaping or a landscape buffer. -A garbage enclosure for a mid-rise apartment dwelling is required to be a minimum of 0.18m from the rear lot line. -minimum number of bicycle parking spaces required for a mid-high rise apartment dwelling: 112 -Despite Section 85, an outdoor commercial patio is permitted subject to the following provisions: <ul style="list-style-type: none"> (i) the patio is at least 14m from a lot in a residential zone and screened from that same lot by a structure, screen or wall that is 1.3 m or more in height so as to mitigate both light and noise from the outdoor commercial patio;
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				(ii) limited to a maximum size of 85m ² ; (iii) operated as part of a restaurant use.
2464 (By-law 2018-109)	R3Z[2464]		-detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling	-minimum building height: 2 storeys -maximum building height: 4 storeys -maximum front yard setback: 6m
2465 (By-law 2018-109)	R4Z[2465]		-detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling	-minimum building height: 2 storeys -maximum building height: 4 storeys -maximum front yard setback: 5m
2466 (By-law 2018-158)	R3N[2466]			- minimum lot area for a townhouse dwelling unit: 140 m ² - maximum building height: 10 m - minimum front yard setback for a semi-detached and townhouse dwelling unit: 3.8 m - minimum rear yard setback for a semi-detached and townhouse dwelling is 5 m with a minimum rear lot area of 30 m ² - The minimum interior side yard setback for a townhouse dwelling: 0.6 m - Fire escapes, open stairways, stoops, landings, steps and ramps can project up to 0 m from a front lot line. - The principal entranceway for a townhouse dwelling may face the corner side lot line. - For each pair of semi-detached dwellings, the principal entranceway of one of the two semi-detached dwellings may face a side lot line.
2467 (By-law 2018-154)	R4M[2467]	-office, limited to an embassy		The following provisions apply to an office, limited to an embassy: -maximum building height: 10.5m -minimum front yard setback: 3.0m -minimum rear yard setback: 6.0m -minimum corner side yard Setback: 1.2m -minimum interior Side Yard Setback: 1.2m -minimum lot area: 320m ² -minimum lot width: 12.5m -Section 139 does not apply -minimum required parking for an office: 4. -Section 60 does not apply to the construction of a new office, building limited to an embassy.
2468 (By-law 2018-155)	IG3[2468] H(10.7)	-automobile rental establishment		

2469 (By-law 2018-156)	R5P[2469] H(37)	<ul style="list-style-type: none"> -office -bank -bank machine -convenience store -personal service business -restaurant -retail food store -retail store -community centre -community health and resource centre -day care -medical facility -instructional facility -training centre 		<ul style="list-style-type: none"> -Office use limited to a cumulative total gross floor area of 16,000 m². -No loading spaces are required for an office use in the existing building as it exists on May 9, 2018. -Non-residential uses equal to or less than 410 m² of gross floor area are not required to provide loading spaces. -Despite clauses (a) and (b) of 163(2) the following conditional uses: bank, bank machine, convenience store, personal service business, restaurant, retail food store, retail store, community centre, community health and resource centre, day care, medical facility, instructional facility, and training centre are subject to: <ol style="list-style-type: none"> 1. A maximum gross floor area of 410 m² per individual occupancy. 2. Being located in the existing office building as it existed on May 9th, 2018. 3. Being located on the ground floor or second floor. -An outdoor commercial patio is not permitted in association with a restaurant.
2470 (By-law 2018-174)	R4T[2470]			<ul style="list-style-type: none"> -The following applies to a medical facility: <ol style="list-style-type: none"> i) limited to a maximum cumulative total of 200 m² in gross floor area; ii) must be located entirely on the ground floor; and, iii) must be located in the building as it existed on May 23, 2018. - minimum front yard setback for a low-rise apartment dwelling: 1.6 m -minimum rear yard setback for a low-rise apartment dwelling: 2.4 m -minimum interior side yard setback for any portion of a low-rise apartment dwelling beyond 21 m of the front lot line: 5 m. -A porch on a low-rise apartment dwelling may project up to 0.16 m from the front lot line. -Section 110 does not apply to a parking lot for a low-rise apartment dwelling.
2471 (By-law 2018-176)	I1A[2471] S74	-theatre		
2472 (By-law 2018-193)	R5B[2472] H(21)	<ul style="list-style-type: none"> - artist studio - instructional facility - medical facility - office - personal service business - restaurant - retail food store - retail store 		<ul style="list-style-type: none"> - The additional permitted uses are only permitted within the first and second storey of a mixed use building; - The maximum cumulative gross floor area for the additional permitted uses is 500m²; - Despite Sections 106(1) and (3), 40% of parking spaces located within a parking garage, other than parallel parking spaces, may be reduced in width to 2.4 m; - Section 106(4) does not apply;

				<ul style="list-style-type: none"> - Notwithstanding 107(1), the minimum required width of a driveway providing access to a parking garage is 4.5 m for a double traffic lane; - Despite Section 107(1)(c), the minimum required width of an aisle providing access to parking spaces with an angle of parking from 56 to 90 degrees located within a parking garage is 5.2 m; - Section 163(9) does not apply to a mixed use building; - Notwithstanding Section 163(6) and Table 164A, the following subzone provisions apply: <ul style="list-style-type: none"> i. Minimum northern interior side yard setback for a mixed use building and apartment dwelling mid-rise: 1.5 m; ii. Minimum southern interior side yard setback for a mixed use building and apartment dwelling mid-rise: 0.5 m; and iii. Minimum front yard setback: 0 m. - Endnotes 11 and 31 in Table 164B do not apply; - Sub-sections 163(11) and (12) do not apply; - Where the building height is greater than four storeys, at and above the fourth storey the building must be setback a minimum of 7 m more than the provided setback from the northern interior side lot line; - Where the building height is greater than two storeys, at and above the second storey the building must be setback a minimum of 2.5 m more than the provided setback from the front lot line; - Where the building height is greater than five storeys, at and above the fifth storey the building must be setback a minimum of 2 m more than the provided setback from the rear lot line; - Despite Table 113A, a loading space is not required for the additional permitted uses; - A maximum of six storeys is permitted; - A roof-top landscaped area, garden, or terrace is not permitted on the uppermost storey; - A roof-top landscaped area, garden, or terrace must be setback a minimum of 4 m from the northern interior side lot line; - Despite Sub-section (6) of Table 65, a balcony is not permitted to project into the required rear yard setback; - A parapet is not permitted to project more than 0.3 m above the maximum building height;
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				<ul style="list-style-type: none"> - Communal amenity space is not required for any use. If communal amenity space is provided, it is not permitted to be located on a roof-top; and - Despite Table 65(8)(a), an air conditioner condenser, heat pump or similar equipment may project up to 0.2 m from a lot line.
2473 (By-law 2018-199)	TM[2473]	<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -townhouse dwelling -three-unit dwelling -stacked dwelling 		<ul style="list-style-type: none"> -A detached dwelling, duplex dwelling, linked-detached dwelling and semi-detached dwelling are subject to the provisions of the R2H subzone. -A townhouse dwelling, three-unit dwelling and stacked dwelling are subject to the provisions of the R4N subzone.
2474 (By-law 2018-199)	TM[2474]	<ul style="list-style-type: none"> -shelter -sports arena -stacked dwelling 		<ul style="list-style-type: none"> -A shelter and sports arena are subject to the provisions of the I1A subzone. - A stacked dwelling is subject to the provisions of the R4N subzone.
2475 (By-law 2018-199)	TM[2475]	<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling 		<ul style="list-style-type: none"> -A detached dwelling, duplex dwelling, linked-detached dwelling and semi-detached dwelling are subject to the provisions of the R2F subzone. -A parking garage is only permitted below grade. -Non-residential uses are only permitted on a lot with the front lot line abutting Merivale Road.
2476 (By-law 2018-199)	TM[2476]	<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -planned unit development -semi-detached dwelling -townhouse dwelling -three-unit dwelling -stacked dwelling 		<ul style="list-style-type: none"> -A detached dwelling, duplex dwelling, linked-detached dwelling semi-detached dwelling, townhouse dwelling, three-unit dwelling, stacked dwelling and planned unit development are subject to the provisions of the R4N subzone.
2477 (By-law 2018-199)	TM[2477]	<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -planned unit development -semi-detached dwelling -townhouse dwelling -three-unit dwelling -stacked dwelling 		<ul style="list-style-type: none"> -A detached dwelling, duplex dwelling, linked-detached dwelling semi-detached dwelling, townhouse dwelling, three-unit dwelling, stacked dwelling and planned unit development are subject to the provisions of the R4N subzone. -Non-residential uses are only permitted on a lot with the front lot line abutting Merivale Road.
2478 (By-law 2018-199)	TM[2478]	<ul style="list-style-type: none"> -detached dwelling 		<ul style="list-style-type: none"> -A detached dwelling is subject to the provisions of the R1PP subzone. -A parking garage is only permitted below grade. -Non-residential uses are only permitted on a lot with the front lot line abutting Merivale Road.
2479 (By-law 2018-206)	multiple			<ul style="list-style-type: none"> -Despite 132(1), up to two rooming houses are permitted in a building.
2480 (By-law 2018-206)	multiple			<ul style="list-style-type: none"> -Despite 132(4), a rooming house may occupy a building with one principal dwelling unit.

2481 (By-law 2018-206)	multiple			<ul style="list-style-type: none"> -The minimum front yard setback is 1.5 m and the maximum front yard setback is 3 m. -Despite 132(4), a rooming house may occupy a building with one principal dwelling unit.
2482 (By-law 2018-206)	multiple			<ul style="list-style-type: none"> -the minimum front yard setback is 1.5 m and the maximum front yard setback is 3 m. - Despite 132(1), up to three rooming houses are permitted in a building.
2483 (By-law 2018-206)	multiple			<ul style="list-style-type: none"> -minimum rear yard setback: 1.2 m. -maximum building height: four storeys or 15 m. -Despite 132(1), up to two rooming houses are permitted in a building.
2484 (By-law 2018-206)	multiple	<ul style="list-style-type: none"> - ancillary uses related to a post secondary educational institution - dwelling unit 		<ul style="list-style-type: none"> -Despite 132(4), a rooming house may occupy a building with one principal dwelling unit. - rooming house limited to 50% of gross floor area of building. - no additional parking required if less than four units in a converted dwelling. - parking for any building or use owned or operated by the University of Ottawa or affiliated college may be situated on any lot owned by the said university or affiliated college except for any University of Ottawa lands contained in a strip of land 30.4 m deep abutting the west side of Henderson Avenue between Laurier Avenue East and Templeton Street where surface parking is prohibited, and the University of Ottawa is required to landscape any vacant lands in this strip of land for the interim period between the demolition of existing structures and the construction of new structures. - University of Ottawa may distribute its permitted gross floor area over its land, provided that with every application for a building permit, a detailed account of gross floor area used and remaining is submitted, indicating that the cumulative gross floor area permitted over the University of Ottawa ownership in the aforesaid area is not exceeded
2485 (By-law 2018-206)	multiple	-dwelling unit		Despite 132(1), up to two rooming houses are permitted in a building.
2486 (By-law 2018-206)	multiple			<ul style="list-style-type: none"> -Despite 132(1), up to two rooming houses are permitted in a building. - any lot that is 605 square metres or greater in area must be developed as a mixed-use project where for every square metre of commercial floor area developed an equal or greater amount of

				residential floor area must be developed.
2487 (By-law 2018-206)	multiple			- Despite 132(1) and 132(4), up to three rooming houses are permitted in a building, and may occupy a building with principal dwelling units.
2488 (By-law 2018-206)	multiple	-dwelling unit		- Despite 132(1) and 132(4), up to three rooming houses are permitted in a building, and may occupy a building with principal dwelling units.
2489 (By-law 2021-140)_ (By-law 2018-204)	TM[2489] S382			<p>-Setback and stepback requirements are as per Schedule 382.</p> <p>-The only permitted land uses for the ground floor of any building within 6 m of a lot line abutting a park are:</p> <ol style="list-style-type: none"> Restaurant Retail food store <p>-Residential uses are permitted on the ground floor within 6 m of the front wall of the main building abutting McRae Avenue and Tweedsmuir Avenue.</p> <p>-Section 197(13) does not apply.</p> <p>-Wind barriers are considered as Section 64 permitted projections.</p> <p>-Permitted projections are exempt from the maximum heights established in Schedule 382.</p> <p>-Porches, open stairways, steps, canopies, and awnings may project to within 0 m of a front lot line or corner lot line.</p> <p>Section 37 authorization:</p> <ol style="list-style-type: none"> Pursuant to Section 37 of the Planning Act, height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 16 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 16 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.

				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.
2490 (By-law 2021-140) (By-law 2018-204)	Reserved for Future Use			
2491 (By-law 2021-330) (By-law 2021-215) (By-law 2018-198)	I2[2491]	-retail food store	-correctional facility -court house -one dwelling unit ancillary to a permitted use -retirement home -retirement home, converted -rooming house -rooming house, converted -shelter -sports arena -payday loan establishment -All uses until such time as the holding symbol is removed	-Subclause 171(3)(b)(ii) does not apply to a research and development centre. -A Retail food store is subject to Subsection 171(3). -no person may park a motor vehicle: (i) in a required front yard; (ii) in a required corner side yard; or (iii) in the extension of a required corner side yard into a rear yard -The lands are treated as one lot for by-law purposes -Minimum setback from Carling Avenue and Preston Street: 0 metres
2492 (By-law 2018-228)	DR[2492]-h			- Construction of buildings is not permitted until the holding symbol has been removed. - The holding symbol may not be removed until the following requirements have been met: a) A corridor along Feedmill Creek has been defined in accordance with Appendix B (Corridor Width Limits Rationale) in the Implementation Plan Kanata West Development Area report as approved by the City of Ottawa and the Mississippi Valley Conservation Authority; b) Mississippi Valley Conservation Authority has 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 approved Feedmill Creek corridor; and c) Filling of the property and an as-built survey have been completed to demonstrate that the filling outside of the Feedmill Creek and Carp River Corridor limits is completed to the satisfaction of the Mississippi Valley Conservation Authority.

2493 (By-law 2020-289) (By-law 2018-225)	R4C[2493]			<p>-A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less.</p> <p>-A minimum of 50% of the ground floor façade facing Byron linear park, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of Byron Ave and an intersecting side street, it is deemed to face Byron Ave.</p> <p>-The façade facing Byron Ave. must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor.</p> <p>- new buildings or additions to existing buildings are subject to a minimum front and corner side yard setback of 2 metres.</p>
2494 (By-law 2018-225)	R5C[2494] H(25)			<p>-Despite Table 197 (g)(ii)(2), where the building height is greater than two storeys or 8 m, whichever is less, between the height of 8 m and 15 m, a building must be have an additional setback of at least 5 m than the provided setback from the front lot line and from a side lot line abutting a street and that additional setback is continued from the point where it is provided and zoning mechanism 197(c) in Table 197 does not apply to that additional setback.</p>
2495 (By-law 2018-225)	R5C [2495] H(25) F(3.0)	<ul style="list-style-type: none"> -community centre -community health and resource centre -medical facility -office -residential care facility 		
2496 (By-law 2018-225)	multiple	<ul style="list-style-type: none"> -animal care establishment -animal hospital -artist studio -bank -catering establishment -convenience store -instructional facility -personal service business -post office -restaurant -retail store -retail food store -service and repair shop 		<p>-The uses listed in column III (Additional Land Uses Permitted), are subject to the following:</p> <ul style="list-style-type: none"> (i) must not exceed 300 m² of gross floor area each; (ii) must be located on the ground floor of a building; and, (iii) must not exceed a cumulative total gross floor area of 600 m².
2497 (By-law 2021-114) (By-law 2018-225)	TM[2497] H(33)			<p>-Despite (197)(1)(b) office and residential uses are permitted on the entirety of the ground floor.</p> <p>-The following applies to the lands municipally known as 851 Richmond Road: An indoor roof top amenity area is permitted to project above the maximum height limit provided the combined area</p>

				does not exceed 195 m ² and a maximum height of 3.9m
2498 (By-law 2018-225)	TM[2498] H(27)			<p>-Despite 197(1)(b) office and residential uses are permitted on the entirety of the ground floor provided Section 197(1)(c), (1)(d), (7) and (13) can be met.</p> <p>-Despite Table 197 (g)(ii)(2), where the building height is greater than two storeys or 8 m, whichever is less, between the height of 8 m and 15 m, a building must have an additional setback of at least 5m than the provided setback from the front lot line and from a side lot line that abuts a street and that additional setback is continued from the point where it is provided and zoning mechanism 197(c) in Table 197 does not apply to that additional setback.</p>
2499 (By-law 2018-220)	multiple			- minimum setback from a lot line that abuts Island Park Drive, Island Park Crescent or Harmer Avenue South: 7.6 m
2500 (By-law 2018-220)	R1P[2500]			<p>- minimum setback from the lot line that abuts Island Park Drive: 7.6 m</p> <p>- for corner lots or corner through lots, the minimum setback from a lot line abutting a street that intersects Island Park Drive is 4.5 m</p>
2501 (By-law 2018-220)	R1MM[2501]			<p>- minimum lot area: 385 m²</p> <p>- minimum rear yard setback is 25% of lot depth, which must comprise at least 25% of the lot area, but need not exceed 7.5 m</p> <p>- minimum setback from the lot line that abuts Island Park Drive: 7.6 m</p>
2502 (By-law 2018-234)	R4S[2502]			<p>- minimum interior side yard setback for an accessory building: 0.3 m</p> <p>- minimum rear yard setback for an accessory building is 2.6 m</p> <p>- Section 60 does not apply to the establishment of a semi-detached dwelling or accessory buildings or structures.</p>
2503 (By-law 2021-280) (By-law 2018-268)	MD[2503] S386			<p>-Maximum permitted building height as per Schedule 386.</p> <p>-The maximum Gross Floor Area is 37,000 m².</p> <p>-A maximum of one tower is permitted in each respective development area as shown on Schedule 386. For the purpose of this section, a tower is defined as the portion the building above the podium.</p> <p>-At least 26% of the ground floor must be occupied by non-residential uses, which may include a day care.</p> <p>-Despite the definition of "storey", ground floor residential units may include a mezzanine and for the purpose of maximum building heights on Schedule 386, such</p>

				<p>dwelling units are to be considered as one storey.</p> <p>-The minimum number of bicycle parking spaces required is 1.0 per dwelling unit or rooming unit.</p> <p>Provisions related to Section 37 of the Planning Act:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 29 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the <i>Planning Act</i> securing the provision of the facilities, services or matters set out in Section 29 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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 <i>Planning Act</i>, then once such agreement has been executed and registered, such conditional provisions shall continue.</p>
2504 (By-law 2021-280) (By-law 2018-268)	MD[2504] S386-h		-All uses until such time as the holding symbol is removed.	<p>-Maximum permitted building height as per Schedule 386.</p> <p>-Maximum combined Gross Floor Area areas A, B and C in Schedule 386 is 83,000 m².</p> <p>-A maximum of one tower is permitted in each respective development area as shown on Schedule 386. For the purpose of this section, a tower is defined as the portion the building above the podium.</p> <p>-The holding symbol may be removed in whole or in part for phased development only when the following conditions have been met to the satisfaction of the</p>

				<p>General Manager of Planning, Infrastructure and Economic Development:</p> <p>i) Site Servicing Report submitted in support of a development application demonstrating sufficient servicing capacity and servicing options for the proposed development, and completed as part of a Servicing Capacity Analysis with the development of the portion of LeBreton Flats west of Booth Street in relation to the Master Servicing Study for LeBreton Flats.</p> <p>ii) Updated Geotechnical Investigation submitted in support of a development application in accordance with applicable regulations at the time of submission.</p> <p>iii) A Transportation Impact Assessment must include:</p> <ol style="list-style-type: none"> 1. A review of the site plan conditions relating to the recommendations from the Transportation Impact Assessment study from Phase 1 development - Area D and E of Schedule 386 - including the monitoring results from Phase 1 development and confirmation that the projected targets were achieved. 2. At the time of Site Plan application for subsequent phases, the study for each phase, except the last, must also include a monitoring plan for this subsequent phase to review traffic impacts and modal share. <p>iv) When triggered, as determined on a phase-by-phase analysis, a Section 37 agreement must be registered through a minor rezoning to lift the hold and amend Part 19 of the Zoning By-law prior to approval of the corresponding Site Plan, unless replaced by a community benefits by-law.</p> <p>v) Demonstrate consistency with the site-specific policies for the 'East Flats' as per the Central Area Secondary Plan for high-rise development.</p> <p>-Partial removal of the holding symbol may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above and that demonstrates how the phased development is consistent with and will advance achieving the overall</p>
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				development concept as set out in the Secondary Plan.
2505 (By-law 2018-251)	I1A[2505]	<ul style="list-style-type: none"> - artist studio - catering establishment - community health and resource centre - convenience store - instructional facility - medical facility - office - research and development centre - restaurant - retail store - theatre - training centre 	<ul style="list-style-type: none"> - dwelling unit - emergency service - group home - residential care facility - retirement home - retirement home, converted - rooming house - rooming house, converted - shelter - sports arena 	<ul style="list-style-type: none"> - maximum number of parking spaces: 149 - Total cumulative area of uses listed in Column III (Additional Land Uses Permitted), excluding 'community health and resource centre', limited to 50% of gross floor area of the total of all buildings - Restaurant is limited to 350 m² gross floor area
2506 (By-law 2019-267) (By-law 2018-248)	TM[2506] S387			<ul style="list-style-type: none"> - Despite Section 64, mechanical and service equipment penthouses, and elevator or stairway penthouses that project above a height of 22.3 m may not exceed a total cumulative area of 275 m² and may not project beyond a maximum height of 25 m. - Mechanical and service equipment penthouses, and elevator or stairway penthouses, must be located in Area G as shown on Schedule 387. - Despite Section 65, canopies, awnings, open stairways, stoops, landings, steps, and ramps serving the first storey may project into the entire required corner side yard setback. - Despite Section 197, maximum permitted building heights, maximum number of storeys, and minimum setbacks are as per Schedule 387. - Permitted projections listed in Section 65 are not subject to the height limits on Schedule 387. - The provisions of Section 197(1)(b) do not apply to dwelling units that have their principal entrance located on Fourth Avenue or Fifth Avenue. - Section 197(3)(g)(ii) does not apply.
2507	Reserved for Future Use			
2508 (By-law 2019-41) (By-law 2018-255)	GM1[2508] F(0.25)		<p>All commercials uses, except:</p> <ul style="list-style-type: none"> - car wash - drive-through facility - fast food restaurant - gas bar - personal brewing facility - retail food store - retail store 	<ul style="list-style-type: none"> - full floor space index may be used for commercial uses - retail store limited to cumulative total of 120 m² of gross floor area - minimum front yard setback: 1.5 m - minimum side yard setback not abutting Hawthorne Road: 6 m - minimum side yard setback abutting Hawthorne Road: 1.5 m - minimum rear setback: 6 m - landscaping required in all yards, exclusive of a driveway or walkway

2509 (By-law 2018-263) (By-law 2022-368)	MD[2509] H(83)-h	-amusement park, limited to an aquarium	-All uses until such time as the holding symbol is removed.	<p>-Despite Table 193(f), the maximum permitted building is as per height suffix.</p> <p>-The maximum total floor area: 14,500 m²</p> <p>-A maximum of one tower are permitted, which includes any high-rise built form, stand-alone or above a podium.</p> <p>- Tower(s) must maintain a minimum of 20 m separation from the tower(s) on the abutting property to the west.</p> <p>-The holding symbol may not be lifted until a Site Plan application is approved as per following to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:</p> <p>i) Updated Phase 1 and 2 Environmental Site Assessment reports are required and must be done in accordance with applicable provincial regulations in effect at the time of submission.</p> <p>ii) Updated Geotechnical Investigation in accordance with applicable regulations at the time of submission.</p> <p>iii) Provision for affordable housing in accordance with the Secondary Plan.</p> <p>iv) Where high-rise development is proposed demonstrate the following:</p> <ol style="list-style-type: none"> 1. Towers will generally be separated by a minimum of 23 m; 2. Tower floor plates shall generally not exceed 750 m²; 3. Human-scaled podium design with appropriate transition and stepbacks above the podium that responds to the existing character of the south side of Albert Street; 4. Active frontage design along any public street or broadly used public area. <p>v) The conveyance of dedicated parkland will be in accordance with the applicable parkland dedication by-law at the time of submission.</p> <p>vi) Parks and Open Spaces or any building accessory to these uses, or any temporary use building approved by Council are exempt from the holding symbol.</p>
2510 (By-law 2018-263)	MD[2510] H(40)-h	-amusement park, limited to an aquarium	-All uses until such time as the holding symbol is removed.	<p>-Despite Table 193(f), the maximum permitted building is as per height suffix (H).</p> <p>-The maximum total floor area: 18,300 m²</p> <p>-Maximum of one tower permitted, which includes any high-rise built form, stand-alone or above a podium.</p> <p>-Tower must be setback a minimum of 10 m from the interior lot line. For further clarity, Albert Street is the front lot line and the</p>

				<p>interior setback relates the westerly and easterly lot lines.</p> <p>-The holding symbol may not be lifted until a Site Plan application is approved and satisfies the following to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development:</p> <p>i) Updated Phase 1 and 2 Environmental Site Assessment reports are required and must be done in accordance with applicable provincial regulations in effect at the time of submission.</p> <p>ii) Updated Geotechnical Investigation in accordance with applicable regulations at the time of submission.</p> <p>iii) Provision for affordable housing in accordance with the Secondary Plan.</p> <p>iv) Where high-rise development is proposed demonstrate the following:</p> <ol style="list-style-type: none"> 1. Tower floor plates shall generally not exceed 750m²; 2. Human-scaled podium design with appropriate transition and setbacks above the podium that responds to the existing character of the south side of Albert Street; 3. Maximize active frontage along any public street or public accessible space. <p>v) Parks and Open Spaces or any building accessory to these uses, or any temporary use building approved by Council are exempt from the holding symbol.</p>
2511 (By-law 2018-271)	R4H[2511]-c			<p>-The active entrance of a non-residential use must front either Armstrong Street or McCormick Street.</p> <p>-Despite the above provision, in the case of a corner lot, an active entrance may be angled towards the intersection of two public streets.</p> <p>-The lands zoned R4H[2511]-c are considered one lot for zoning purposes.</p>
2512	Reserved for Future Use			
2513 (By-law 2018-266)	R4Z[2513]			<p>-the rear yard setback for a stacked dwelling, apartment dwelling, low rise and planned unit development is 4m.</p>
2514 (By-law 2018-286)	R4S[2514]			<p>-minimum corner side yard setback: 1.6 m</p> <p>-minimum front yard setback: 0.8 m</p> <p>-minimum rear yard setback: 0 m</p> <p>-minimum eastern interior lot line setbacks: 1.2 m</p> <p>-minimum required residential parking spaces: 4</p> <p>-minimum at grade communal amenity area does not have to be</p>

				<p>located in a rear yard nor abut a rear lot line, with at least one aggregated area of a minimum of 39 m² and the total amenity area required is 85 m².</p> <p>- Section 60 does not apply</p> <p>-The minimum corner side yard setback for the building existing on the date of the passing of this by-law is 0 m.</p> <p>- 21 percent of the lot area must be provided as landscaped area for a lot containing an apartment building, low-rise.</p>
2515 (By-law 2018-301) (By-law 2022-381)	multiple	-shelter		<p>-The lands zoned TM3 [2515] H(42), TM3[2515] H(11), and R4E [2516] are considered one lot for by-law purposes.</p> <p>-Despite Subsection 197 (7), for the lands zoned as TM3 [2515] H(42), TM3[2515] H(11), and R4E [2516], a maximum of three private approaches are permitted.</p> <p>-Despite Subsections 134 (1) and (5), which regulate the number and separation of shelters, a shelter is permitted on the subject property.</p> <p>-A shelter use may not exceed 801 m² of gross floor area.</p> <p>-Clauses 197(1)(b) and (c) do not apply.</p> <p>-Zoning Mechanisms 197(3)(c), 197 (3) (d) (i), 197(3)(g)(i), 197(3)(g)(ii)(2) and 197(3)(g)(ii)(3) in Table 197 – TM Zone Provisions do not apply to a shelter or residential care facility.</p> <p>-Despite Section 101, a building containing a shelter or residential care facility, a minimum of 25 parking spaces are required.</p> <p>-Notwithstanding Section 197(8) and Section 107, the minimum width of a driveway providing access to a parking lot with 20 or more parking spaces is 4 m.</p> <p>-Notwithstanding Section 109(1), parking is permitted in the provided front yard, provided it is a minimum of 26 m from the front lot line.</p> <p>-Notwithstanding Section 113, only one loading space is required and Table 113B does not apply.</p>

				<p>-Despite Table 110, the minimum required width of a landscaped buffer of a parking lot is 1 m.</p> <p>-Where a non-residential building abuts a residential zone, the minimum interior side yard setback is 4 m.</p> <p>-The minimum width of a motor vehicle parking space is 2.4 m.</p>
2516 (By-law 2018-301)	R4E[2516]			<p>-The lands zoned TM3 [2515] H(42), TM3[2515] H(11), and R4E [2516] are considered one lot for by-law purposes.</p> <p>-Despite Subsection 197 (7), for the lands zoned as TM3 [2515] H(42), TM3[2515] H(11), and R4E [2516], a maximum of three private approaches are permitted.</p> <p>-The minimum driveway width of a double traffic lane driveway providing access to a parking lot with 20 or more parking spaces is 4 m.</p>
2517 (By-law 2018-301)	TM3[2517] H(42)			<p>-Despite clause 110(3)(b), outdoor loading and refuse collection areas may be located within 0 m of a lot line.</p>
2518 (By-law 2018-303)	AM10[2518] S389			<p>-Sub clause 186(10)(b)(i) does not apply.</p> <p>-Sub clause 186(10)(b)(ii) does not apply.</p> <p>-At least 50 % of the frontage along Carling Avenue must be occupied by building walls located within 10 m of the property line.</p> <p>-At least 50 % of the frontage along Archibald Street must be occupied by building walls located within 6 m of the property line.</p> <p>-In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act. Individual phases of development are not required to comply with the above building frontage requirements, provided that the frontage requirements are satisfied when all development phases are complete.</p> <p>-Where two or more buildings or parts of buildings on the same lot are greater than 9 storeys in height, those parts of the buildings greater than 6 storeys tall must be a minimum of 20 m away from each other.</p>

				<p>-Where a building is greater than 9 storeys in height the building wall must be stepped back above the 6th storey at least 1 m from the building wall of the storey below, except abutting Carling Avenue and Archibald Street, where up to 20% of the building walls require no step back from the 6th storey below.</p>
2519 (By-law 2018-303) (By-law 2022-325)	AM10[2519] S389			<p>-Sub clause 186(10)(b)(i) does not apply. -Sub clause 186(10)(b)(ii) does not apply. -At least 20 % of the frontage along Carling Avenue must be occupied by building walls located within 10 m of the property line. -In the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act. Individual phases of development are not required to comply with the above building frontage requirements, provided that the frontage requirements are satisfied when all development phases are complete. -Where two or more buildings or parts of buildings on the same lot are greater than 9 storeys in height, those parts of the buildings greater than 6 storeys tall must be a minimum of 20 m away from each other.</p>
2520 (By-law 2018-303) (By-law 2022-325)	O1[2520]			<p>-No minimum setbacks apply.</p>
2521 (By-law 2018-313)	LC[2521]-h		<p>-All uses until such time as the holding symbol is removed</p>	<p>-Maximum height for a mixed use building, containing dwelling units, is 19.4 metres, or 6 storeys, whichever is lesser. -The minimum required communal amenity area is 86.6m². -minimum landscaped buffer where located abutting a residential, commercial or institutional zone from an interior side lot line: 1.5 m -minimum landscaped buffer where located abutting a residential, commercial, or institutional zone from a rear lot line: 1 m -minimum landscaped buffer for a parking lot: 1 m -The holding symbol may not be removed until such time as the approval of a Site Plan Control application by the City of Ottawa Council.</p>
2522 (By-law 2018-315)	R5A[2522] S390	<p>-dwelling unit -hotel</p>		<p>-Despite 163(2), no other non-residential uses are permitted except for hotel. -Minimum lot area: 975 m²</p>

				<ul style="list-style-type: none"> -Despite Section 113, no vehicular loading space is required for hotel use. -Maximum heights and minimum setbacks as per S390. -maximum number of guest suites for a hotel: 24
2523 (By-law 2018-316)	IG2[2523]	<ul style="list-style-type: none"> -automobile dealership -automobile rental establishment -automobile service station -car wash -retail store 		<ul style="list-style-type: none"> -A retail store is limited to the sales of automobile parts and accessories.
2524 (By-law 2018-309)	TM6[2524] F(4.5) H(29) S391	- semi-detached dwelling		<ul style="list-style-type: none"> - Minimum building height: 6.7 m - Maximum building heights, minimum required setbacks, and minimum required stepbacks are as shown on Schedule 391 - minimum required parking spaces: 43 - minimum required visitor parking spaces: 10 - minimum total amenity area: 330 m² - 240 m² of amenity area must be communal amenity space. - A semi-detached dwelling may only front along Cobourg Street.
2525 (By-law 2018-312)	R2L[2525]			<ul style="list-style-type: none"> - Maximum building height for a single detached dwelling or semi-detached dwelling: 9.5 m - Minimum interior side yard setbacks for single detached dwelling is a total side yard setback of 1.8 metres with no yard less than 0.6 metres.
2526 (By-law 2018-310)	MC[2526]		<ul style="list-style-type: none"> - night club - bar - parking garage 	<ul style="list-style-type: none"> - minimum building height: 5.7 m - minimum rear yard setback along Campanale Avenue: 0 m - minimum corner side yard setback along Via Modugno: 0 m - minimum landscape buffer for a parking lot abutting a street: 2 m - minimum distance for an earth-bin waste collection system, from any lot line: 1.5 m - no screening required for an earth-bin waste collection system when located in a parking lot - minimum Parking Rates for the following uses, where permitted, for GFA greater than 200 m²: Restaurant: 2.1 parking spaces for the first 50 m² of GFA and 5 parking spaces per 100 m² of GFA over 50 m² of GFA
2527 (By-law 2018-331)	R3YY[2527]			<ul style="list-style-type: none"> -The following applies to a detached dwelling, other than as described by the subsequent provision: <ul style="list-style-type: none"> i) minimum front yard setback: 3.75 m ii) minimum corner side yard setback: 2.5 m -The following applies to a detached dwelling located on a corner lot with a driveway providing

				<p>access over an exterior side lot line:</p> <ul style="list-style-type: none"> i) minimum front yard setback: 3 m ii) minimum corner side yard setback: 1.2 m <p>- The following applies to a semi-detached dwelling:</p> <ul style="list-style-type: none"> i) minimum lot width: 6.5 m ii) minimum lot area: 170 m² iii) minimum front yard setback: 3.75 m iv) minimum corner side yard setback: 2.5 m <p>- The following applies to townhouse dwellings, where the dwellings are arranged side-by-side:</p> <ul style="list-style-type: none"> i) minimum lot width: 5.7 m ii) minimum lot area: 120m² iii) minimum front yard setback: 3.75 m iv) minimum corner side yard setback: 2.5 m <p>- The following applies to townhouse dwellings where the dwellings are arranged both side-by-side and back-to-back:</p> <ul style="list-style-type: none"> i) the maximum number of dwelling units permitted within a townhouse dwelling: 14; however, no more than 7 units may be provided in a single row ii) minimum lot area: 80 m² iii) minimum corner side yard setback: 2.5 m iv) there is no rear yard setback requirement v) minimum front yard setback: 5 m
2528 (By-law 2018-331)	R4Z[2528]		<p>All uses except for:</p> <ul style="list-style-type: none"> - apartment dwelling, low rise - planned unit development - stacked dwelling - townhouse dwelling, limited to back-to-back townhouses 	<ul style="list-style-type: none"> - minimum front yard setback: 3 m - minimum corner side yard setback: 3 m - minimum rear yard setback: 3 m - minimum interior side yard setback: 3 m - minimum parking space rate for apartment dwelling low rise and stacked dwelling: 1 per dwelling unit
2529 (By-law 2018-330)	AM[2529] H(11)	-warehouse	- all uses except office and warehouse	<p>-Despite subsection 185(4), no outdoor storage is permitted.</p> <ul style="list-style-type: none"> - A warehouse must be located on the same lot and in a separate building as an office. - No parking is required for a warehouse. - maximum gross floor area for a warehouse: 900 m²
2530 (By-law 2018-333)	I1A[2530]	<ul style="list-style-type: none"> -artist studio -convenience store -instructional facility -medical facility -personal service business -restaurant -retail food store 		<ul style="list-style-type: none"> -The maximum height for a school is 20 m or four storeys, whichever is less. -The additional land uses permitted in Column III (Additional Land Uses Permitted) must be ancillary to and located in the same building as a school.

				<p>-The additional land uses permitted in Column III (Additional Land Uses Permitted) may only be located on the ground floor, and when an indoor seating area is provided, it is limited to a maximum area of 15 m² per occupancy.</p> <p>-The cumulative total of all the additional land uses, permitted in Column III (Additional Land Uses Permitted), must not exceed a gross floor area of 100 m².</p> <p>-Section 85 does not apply, and an outdoor commercial patio is permitted for the additional land uses, permitted in Column III (Additional Land Uses Permitted), subject to the following:</p> <p>i) it is located on a corner lot;</p> <p>ii) it is located in the front yard, corner side yard, or both and is completely visible and accessible from a public street;</p> <p>iii) it does not exceed an area of 10 m²; and,</p> <p>iv) it does not exceed an elevation higher than the existing average grade, unless located on a platform with a walking surface no higher than 0.3 m above grade.</p>
2531 (By-law 2018-354)	GM[2531]-h	-detached dwelling -home-based business	- all uses except a detached dwelling and home-based business until such time as the holding symbol is removed	<p>- The holding symbol may not be lifted until a Site Plan application is approved to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development which specifically addresses the availability of sufficient municipal services including water, sanitary and stormwater.</p> <p>- A detached dwelling and home-based business are subject to the provisions of the DR zone and are not subject to the holding symbol.</p>
2532 (By-law 2018-352)	R3Z[2532]		-detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling	<p>- minimum building height: 2 storeys or 7 m</p> <p>- maximum building height: 4 storeys or 14 m</p> <p>- minimum front yard setback: 4.25 m</p> <p>- maximum front yard setback: 5 m</p>
2533 (By-law 2018-352)	R4Z[2533]-c		-detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling	<p>- minimum building height: 2 storeys or 7 m</p> <p>- maximum building height: 4 storeys or 14 m</p> <p>- maximum front yard setback: 5 m</p>
2534 (By-law 2018-352)	R5R[2534]-c		-duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling	<p>- minimum building height: 4 storeys or 14 m</p> <p>- maximum building height: 5 storeys or 20 m</p> <p>- maximum front yard setback: 5 m</p>

2535 (By-law 2018-352)	R3Z[2535]		<ul style="list-style-type: none"> -detached dwelling -duplex dwelling -linked-detached dwelling -semi-detached dwelling -three unit dwelling 	<ul style="list-style-type: none"> - minimum building height: 2 storeys or 7 m - maximum building height: 4 storeys or 14 m - maximum front yard setback: 5 m
2536 (By-law 2018-358)	TM[2536] S393			<ul style="list-style-type: none"> -maximum heights and minimum required setbacks as per Schedule 393 -minimum landscaped area is required to be 36% of the lot area and a minimum of 5% must be soft landscaping - Schedule 393 does not apply to accessory buildings or structures as well as permitted projections into required yards, which continue to be regulated by Section 55 and 65 respectively. - Despite Schedule 393, a parking garage is permitted to be located in the rear yard in Area A up to 2 m in height. - A bus shelter is permitted in the front yard.
2537 (By-law 2018-353)	R4S[2537]			<ul style="list-style-type: none"> - minimum corner side yard setback: 1.5 m - minimum rear yard setback: 0 m - There is no required visitor parking. - Despite Table 137, Column IV, Row 3, the amenity area required for the first 8 units may be provided as rooftop amenity area and need not be soft landscaping. - maximum combined total area for roof-top access containing one elevator and one staircase: 30 m² - maximum combined total area for roof-top access containing one elevator and two staircases: 40 m² - maximum height for a roof-top access: 3.1 m - Despite the foregoing, maximum height for the portion of a roof-top access containing an elevator is 4.5 m.
2538 (By-law 2018-348)	R5Z[2538]			<p>The following applies to an apartment dwelling, low rise or stacked dwelling:</p> <ul style="list-style-type: none"> i. minimum front yard setback: 3 m ii. minimum corner side yard setback: 3 m iii. minimum interior side yard setback: 3 m iv. minimum rear yard setback: 5 m v. Notwithstanding Table 110, the minimum required width of landscaped buffer abutting a street is 1.5 m. vi. Notwithstanding Table 110, the minimum required width of landscaped buffer not abutting a street is 1 m. vii. minimum required parking for apartment dwelling, low rise or

				<p>Stacked Dwelling: 1.1 space per dwelling unit.</p> <p>viii. Notwithstanding Section 109 (3)(a), a parking space, a parking lot, including hammerhead, may be located:</p> <ol style="list-style-type: none"> 1. in a required and provided front yard; 2. in a required and provided corner side yard; and/or 3. in the extension of a required and provided corner side yard into a rear yard. <p>ix. Notwithstanding Table 55 – Provisions for accessory uses, building or structures, the maximum cumulative floor area is 90 m².</p> <p>x. Notwithstanding Table 65 – covered or uncovered balcony, porch, deck, platform and verandah with a maximum of two enclosed sides, excluding those covered by canopies and awnings may project to 1 m from a lot line</p>
2539 (By-law 2018-373)	R2L[2539]	- community health and resource centre		<p>- Despite anything to the contrary, four parking spaces for a community health and resource centre are permitted to be located between the building and the lot line abutting the street and may only be provided on the paved area that existed on November 28, 2018.</p> <p>- A community health and resource centre is only permitted within a building that existed on November 28, 2018.</p>
2540 (By-law 2018-375)	R3VV[2540]			<p>For a detached dwelling:</p> <ol style="list-style-type: none"> i. minimum lot area: 260m² ii. minimum front yard setback: 3 m iii. attached garage is to be set back 1.5m from minimum front yard setback iv. minimum total interior side yard setback is 1.8m, with one minimum yard no less than 0.6 m wide v. minimum rear yard setback: <ol style="list-style-type: none"> a. for a one storey dwelling: 6 m b. for a multi-storey dwelling: 7.5 m vi. minimum rear yard setback abutting Goulbourn Forced Road: 9 m vii. minimum yard setback for any yard abutting a railway right-of-way: 15 m <p>For townhouse dwellings:</p> <ol style="list-style-type: none"> i. minimum lot area: 180 m² ii. minimum front yard setback: 3 m iii. attached garage to be setback 1.5 m from minimum front yard setback iv. minimum interior side yard setback: 1.2 m v. minimum rear yard setback: <ol style="list-style-type: none"> a. for a one storey dwelling: 6 m b. for a multi-storey dwelling: 7.5 m

				vi. minimum rear yard setback butting Goulbourn Forced Road: 9 m vii. minimum yard setback for a yard abutting a railway right-of-way: 15 m
2541 (By-law 2018-382)	I1A[2541]	-medical facility -office -warehouse		- maximum lot coverage: 37% - minimum required landscaped area for a parking lot: 10% - minimum required width of landscaped buffer: 0 m
2542 (By-law 2020-289) (By-law 2018-379)	GM[2542]			-maximum floor space index: 3.0 -There are no required minimum yard setbacks. -No visitor parking is required for the first 19 residential units.
2543 (By-law 2018-381)	IL[2543]	-place of worship		-The required number of parking spaces for a place of worship not exceeding 1025 m ² and offices located in the same building as a place of worship is 37.
2544	Reserved for Future Use			
2545 (By-law 2019-449) (By-law 2019-16)	IP[2545] H(33)-h	- automobile body shop -place of worship	-All uses until such time as the 'h' symbol has been removed. -All uses except: -automobile dealership -automobile rental establishment -bank - bank machine -day care -hotel -instructional facility -light industrial uses -medical facility -office -personal service business -place of assembly -place of worship -research and development centre -restaurant, full service -restaurant, take out -technology industry	- minimum lot area: 10,000m ² - minimum lot width: 94 m - All operations of an automobile body shop must be within an enclosed building. - No vehicle storage is permitted within the front yard. - The following uses are only permitted within a large complex containing a research and development centre or technology industry: i. light industrial use ii. office iii. bank iv. payday loan establishment v. instructional facility vi. place of assembly. - The 'h' symbol will not be removed until the following have been submitted to and approved by the City: i. a transportation impact study ii. a servicing study and associated funding agreement iii. a master concept plan and a draft plan of subdivision. -a place of worship is subject to 203(2)(g) or 205(2)(g), as applicable.
2546 (By-law 2019-441) (By-law 2019-17)	GM[2546] H(14.5)	- car wash - gas bar		- minimum required setback for all yards abutting a lot containing a residential use: 7.5m
2547 (By-law 2019-37)	-multiple			-Despite Section 204(5)(b), a restaurant may be in a stand-alone building. -maximum gross floor area for a restaurant, full service: 750 m ²

				-minimum front yard setback: 6.8 m
2548 (By-law 2019-49)	IL2[2548] H(14)	-car wash		
2549 (By-law 2019-51)	RC10[2549]	-production studio		
2550 (By-law 2021-53) (By-law 2019-53)	MC[2550] S394	- light industrial use - park - urban agriculture	- court house - drive-through facility - hospital - parking lot - sports arena	- A parking lot is not permitted as an accessory use. - Maximum building heights are as shown Schedule 394. - A smokestack as it existed on the March 6th, 2019 is considered a Section 64 permitted projection above the height limit up to 3.5 m above the maximum height. - Urban agriculture and associated greenhouse structures may be considered Section 64 permitted projections above the height limit up to a maximum of 3.5 metres - Any part of a building above 15 m must be setback at least 2 m from the property line abutting the street. - Dwelling units, parking garage, office, and research and development centre uses must not be located with a depth of 6 m from the front wall of a building abutting the street when: i. contained in a commercial or mixed use building that is; ii. located on the ground floor; and iii. abutting Rochester Street, Booth Street, and Norman Street - 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.
2551 (By-law 2019-55)	R4T[2551]	-temporary parking garage -temporary parking lot		-The following applies to a temporary parking garage and parking lot: i. A parking lot and a parking garage is a permitted use for a temporary period ending on March 6, 2022. ii. Parking is permitted in a required and provided front yard. iii. Up to 40% of the parking spaces may be reduced to a minimum width of 2.4 metres and a minimum length of 4.6 metres. iv. Despite Section 107 (1) (a), a driveway providing access to a parking lot or parking garage may have a minimum width of 3 metres. v. Section 110 (1) does not apply. vi. A parking garage is limited to a building existing as of March 6th, 2019.

2552 (By-law 2019-102)	R4T[2552]	-restaurant		<ul style="list-style-type: none"> - A building containing a restaurant use is subject to the provisions of a detached dwelling in Table 162A. - minimum front yard setback: 0 m - minimum southerly interior side yard setback: 0 m - A porch may project up to 0 m from the front lot line.
2553 (By-law 2019-94)	R4M[2553]	<ul style="list-style-type: none"> -dwelling unit -medical facility -office -personal service business 		<ul style="list-style-type: none"> -Maximum Gross Floor Area for an office: 150 m² -The uses listed in Column III (Additional Land Uses Permitted) are limited to a building that existed as of April 10, 2019.
2554 (By-law 2019-115)	R4O[2554]			<p>The following applies to a Planned Unit Development:</p> <ul style="list-style-type: none"> -minimum required interior side yard setback: 3 m -Amenity area may be located within any yard on the lot, except the front yard. -minimum total amenity area: 370 m², of which 50% shall be communal amenity area. -Despite Section 107(1)(aa)(i), the maximum driveway width for a double-traffic lane leading to less than 20 spaces is 4.5 m. -Despite Table 131(2) the minimum setback for any wall of a residential use building to a private way is 0 m. -Section 58(4)(a) and Section 137 do not apply to the addition of two additional dwellings at the parcel municipally known as 20 Mark Avenue, specific to the buildings addressed as 60 Mark Avenue and 70 Mark Avenue within this parcel, with: <ul style="list-style-type: none"> i. 1 additional dwelling unit permitted per building; and ii. Within a residential use building as it existed on April 24, 2019.
2555 (By-law 2019-116)	R5B[2555] S395	-parking lot		<ul style="list-style-type: none"> -Total number of parking spaces, not including visitor parking, is limited to a maximum of 85 spaces. -Parking lot, as a use, is limited to provided parking spaces only, and may only be used by residents from a residential use building located on the lots municipally known as 263 Greensway Avenue, 20 Mark Avenue, and 29 Mark Avenue. -Despite Table 131(2) the minimum setback for any wall of a residential use building to a private way: 0.5 m. -Minimum required yard setbacks and maximum permitted building heights as per Schedule 395.
2556 (By-law 2019-112)	R5Z[2556]			<ul style="list-style-type: none"> -minimum lot width: 12m -Despite Table 55, zoning mechanism (6), there is no

				maximum cumulative floor area for accessory buildings.
2557 (By-law 2019-410) (By-law 2019-114)	TM[2557] H(20)			<ul style="list-style-type: none"> -minimum front yard setback: 2m -maximum front yard setback: 3m -Subsection 197(4) applies with respect to the above minimum and maximum front yard setbacks, however 197(4) (d) does not apply. -A parking garage is only permitted below grade. -Ornamental elements such as sills, belt courses, cornices, parapets and pilasters, and canopies and awnings may project up to 0.2 metres of the property line. -Section 197 (3) (g) (ii) does not apply; however, for a building with a height greater than 4 storeys or 15 m, at or above the first storey or 5 m, whichever is the lesser, a building must be setback a minimum of 1.5 m more than the provided setback for a minimum of 65% of the building wall facing the front lot line. -A rooftop washroom area: <ul style="list-style-type: none"> i) to a maximum height of 4.2m is considered a permitted projection above the height limit; and, ii) has a maximum floor area of 20 m².
2558 (By-law 2019-129)	R4G[2558]			<ul style="list-style-type: none"> - minimum lot area for an apartment dwelling, low rise: 272.5 m² - minimum lot width for an apartment dwelling, low rise: 9 m - minimum interior side yard setback for an apartment dwelling, low rise: minimum total interior side yard setback is 2.7 m, with one interior side yard being no less than 1.2 m wide. - minimum amenity space requirement for an apartment dwelling, low rise: 11.5 m² per dwelling unit, located at grade in the rear yard, must be landscaped and consist of 80% soft landscaping; and abut the rear lot line.
2559 (By-law 2020-173) (By-law 2019-304) (By-law 2019-128)	R3YY[2559]			<ul style="list-style-type: none"> - A maximum of 60% 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, except where the side lot line abuts Chapman Mills Drive, the maximum area of the front yard that may be used for a driveway is 65%. - Where an attached garage accesses a public street by means

				<p>of a driveway that crosses a sidewalk, the attached garage must be setback at least 6 m from the nearest edge of the sidewalk.</p> <ul style="list-style-type: none"> - 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 m into a required interior side yard but no closer than 0.2 m to the lot line. - Despite Table 65, Row 6(b), balconies and porches may project to within 0 m of a corner lot line. - Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but may be no closer than 0.5 m from a lot line other than a corner lot line, from which they can be as close as 0 m. - Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface equal to or less than 0.3 m may project to within 0.3 m of a lot line. - Despite Table 65, Row 8, an air conditioning condenser unit may project 1 m, but no closer than 0.2 m to a lot line, and may not be located in a front yard except in the case of a back-to-back multiple dwelling. - Despite Table 65, Row 8, an air conditioning condenser unit may project 1 m, but no closer than 0.2 m to a lot line, and may not be located in a corner side yard except in the case of a townhouse dwelling. - 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 57(1) including townhouse dwellings, the distance used to determine a corner sight triangle is a minimum of 2.75 m. - 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. - zone requirements for detached dwellings: <ul style="list-style-type: none"> i. minimum lot area: 220 m² except for Lot 1 on Plan 4M-1645, the minimum lot area is 216 m² ii. minimum front yard setback 3 m iii. minimum front yard setback for an attached garage: 3.5 m
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			<p>iv. Minimum total interior side yard setback is 1.8 m with a minimum of 0.6 m 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.</p> <p>v. minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3m² may be located no closer than 2 m from the side lot line abutting a street or where the side lot line abuts Chapman Mills Drive, the minimum corner side yard setback is 0.6 m.</p> <p>vi. maximum lot coverage: 55%, except where the side lot line abuts Chapman Mills Drive, the maximum lot coverage is 60%.</p> <p>vii. minimum rear yard setback may be reduced to 4.5 m for a maximum of 50% of the lot width, the total area of the rear yard must not be less than 54 m².</p> <p>viii. for a detached dwelling on a corner lot:</p> <p>a. 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.</p> <p>b. An active entrance must be provided on the side of the building facing the corner side yard, except where the side lot line abuts Chapman Mills Drive.</p> <p>c. the minimum rear yard setback for Lot 1 on Plan 4M-1645 is 5.5</p> <p>- Zone requirements for semi-detached and townhouse dwellings:</p> <p>i. minimum lot area: 137 m²</p> <p>ii. minimum lot width: 5.5 m except for the westernmost corner lot fronting onto Chapman Mills Drive, the minimum lot width is 2.2 m</p> <p>iii. minimum front yard setback: 3.0 m</p> <p>iv. minimum interior side yard setback: 1.5 m</p> <p>v. minimum corner side yard setback: 2.5 m</p> <p>vi. maximum building height: 14 m</p> <p>vii. maximum lot coverage: 65%</p> <p>- zone requirements for back-to-back townhouse dwellings:</p> <p>i. Minimum lot area: 81 m²</p> <p>ii. Minimum lot width: 5.5 m</p> <p>iii. Minimum front yard setback: 3.0 m</p> <p>iv. Minimum interior side yard setback: 1.5 m</p>
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				v. Minimum corner side yard: 2.5 m vi. Maximum building height: 14 m - zone requirements for townhouse dwellings with access to a rear lane: i. minimum lot area 110 m ² ii. minimum lot width 5.5 m iii. minimum front yard setback 3 m, except where the front lot line abuts Chapman Mills Drive where the minimum front yard setback is 0.6 m. iv. minimum rear yard setback: 0 m v. minimum interior side yard setback: 1.5 m vi. minimum corner side yard: 2.5 m vii. maximum building height: 14 m viii. maximum lot coverage: no maximum.
2560 (By-law 2019-179)	R3Z[2560]	- place of assembly		- no parking is required for a place of assembly
2561 (By-law 2019-180)	IL[2561] H(22)	- retail store - retail food store		- Despite subsection 203(2)(b), the cumulative total gross floor area for uses identified in 203(2), retail stores and retail food stores is 6,700m ² for a period of 3 years beginning on May 22, 2019. - All lands zoned with exception [2561] are considered one lot for zoning purposes. - An aisle serving parking spaces angled between 56 and 90 degrees in a parking garage must be at least 5.5 metres wide. - A retail store and retail food store is permitted, subject to: i. the provisions of 203(2), except 203(2)(c); ii. being located in a building having a minimum total gross floor area of 15,000 m ² and containing one or more of the permitted uses listed in subsection 203(1); iii. Being located in a building within 75 metres of the lot line abutting Walkley Road.
2562 (By-law 2019-221)	multiple			- minimum front yard setback: 5.25m - for a corner lot, a driveway may occupy a maximum of 65% of the yard in which it is located
2563 (By-law 2019-219)	IL[2563]	- restaurant		- minimum required width of landscaped buffer for the land: 2 m - maximum GFA for a restaurant: 700m ²
2564 (By-law 2019-214)	R5P[2564] S396	-parking garage		-Maximum permitted building height and minimum setbacks as per S396. -Maximum building heights of S396 do not apply to permitted projections under Section 65. -Despite Section 163(9), the minimum landscaped area is 8.9% of the lot area. -Despite Section 163(2) and Table 164A and Table 164B, for

				<p>apartment dwelling high-rise, conditional commercial uses may occupy 100% of the ground floor area and 100% of the building wall facing Albert Street, Lyon Street North, and Queen Street.</p> <p>-The lands zoned R5P[2564] S396 are considered one lot for zoning purposes.</p> <p>-Despite the definition of residential use building, a below-grade parking garage and the conditional non-residential uses listed in Column III (Additional Land Uses Permitted) of Table 164A and Table 164B, provision 32 and 33 are permitted within an apartment dwelling, high rise.</p>
2565 (By-law 2019-236)	R4S[2565]			<p>- minimum lot area for an apartment dwelling, low rise: 352 m²</p> <p>- minimum lot width for an apartment dwelling, low rise: 9.5 m</p> <p>- minimum interior side yard setback for an apartment dwelling, low rise: total interior side yard setback is 3.6 m, with one minimum yard being no less than 1.2 m</p> <p>- minimum landscaped area requirement for a lot containing an apartment dwelling, low rise: 28% of lot area</p> <p>- minimum driveway width: 2.4 m</p>
2566 (By-law 2019-410) (By-law 2019-237)	TM[2566] H(12)			<p>- minimum interior side yard setback for a residential use building: 0 m</p> <p>- minimum rear yard setback for a residential use building: 0.6 m</p> <p>- minimum width of a landscaped area abutting a residential zone: 0 m</p> <p>- Section 60 does not apply</p> <p>- minimum front yard setback for a low-rise apartment building: 0 m.</p>
2567 (By-law 2019-238)	R3YY[2567]			<p>- For a detached dwelling, except where located on a corner lot with a driveway providing access from a corner side yard:</p> <p>i. minimum front yard setback: 3.75 m</p> <p>ii. minimum corner side yard setback: 2.5 m</p> <p>- For a detached dwelling located on a corner lot with a driveway providing access from a corner side yard:</p> <p>i. minimum front yard setback: 3 m</p> <p>ii. minimum corner side yard setback: 1.2 m</p> <p>- For a semi-detached dwelling:</p> <p>i. minimum lot width: 6.5 m</p> <p>ii. minimum lot area: 170 m²</p> <p>iii. minimum front yard setback: 3.75 m</p> <p>iv. minimum corner side yard setback: 2.5 m</p> <p>- For a townhouse dwelling:</p> <p>i. minimum lot width: 5.7 m</p>

				ii. minimum lot area: 120 m ² iii. minimum front yard setback: 3.75m iv. minimum corner side yard setback: 2.5 m - Where a corner lot contains a single detached dwelling and a parking space is accessed from a driveway that passes through a front yard, a maximum of 65% of the area of the front yard may be used for a driveway, and the remainder of the front yard, except for areas occupied by projections permitted under section 65, must be landscaped with soft landscaping.
2568 (By-law 2021-96) (By-law 2019-238)	R3YY[2568]			-For a detached dwelling, except where located on a corner lot with a driveway providing access from a corner side yard: i. Minimum front yard setback: 3.75 m ii. Minimum corner side yard setback: 2.5 m. -For a detached dwelling located on a corner lot with a driveway providing access from a corner side yard: i. Minimum front yard setback: 3 m ii. Minimum corner side yard setback: 1.2 m -For a semi-detached dwelling: i. Minimum lot width: 6.5 m ii. Minimum lot area: 170 m ² iii. Minimum front yard setback: 3.75 m iv. Minimum corner side yard setback: 2.5 m -For a townhouse dwelling: a. Minimum lot width: 5.7 m b. Minimum lot area: 120 m ² c. Minimum front yard setback: 3.75 m d. Minimum corner side yard setback: 2.5 m -Where a corner lot contains a single detached dwelling and a parking space is accessed from a driveway that passes through the front yard, a maximum of 65% of the area of the front yard may be used for a driveway, and the remainder of the front yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping.
2569 (By-law 2019-238)	R3YY[2569]			- Campeau Drive and Country Glenn Way are deemed to be the front lot line. - For a townhouse dwelling: i. Minimum lot width: 4 m ii. Minimum lot area: 95 m ² iii. Minimum front yard setback: 2 m iv. Minimum corner side yard setback: 2.5 m

				<p>v. Minimum rear yard setback: 4.7 m</p> <p>vi. Section 135 does not apply</p> <ul style="list-style-type: none"> - Despite Section 65 and except for a cantilevered foundation, no part of a foundation for a permitted projection is permitted within a front yard. - Where a lot contains a townhouse dwelling and a parking space is accessed from a driveway within the rear yard, a maximum of 68% of the area of the rear yard, or the required minimum width of 1 parking space, whichever is the greater, may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping.
2570 (By-law 2021-64) (By-law 2019-235)	multiple			<ul style="list-style-type: none"> -Maximum permitted building heights are as set out on Schedule 397. -Subsections 197(3), Table 197 Rows (c) through (g) inclusive do not apply. -Subsection 197(4) does not apply. -Permitted projections listed in section 65 are allowed in the area described as "No buildings permitted" on Schedule 397. -The lands zoned with exceptions 1763 and 2570 are considered one lot for zoning purposes. -Despite Clause 100(1)(a) parking spaces for non-residential uses within the TM[1763]S256 zone may be included in the calculation of and used as visitor parking spaces for residential uses on the lot. -Section 113 does not apply. -The following applies until January 27, 2024: a temporary surface parking use, limited to visitor parking for the development at 98 Richmond Road with a minimum of 11 spaces, is permitted within the area shown on Schedule 428.
2571 (By-law 2019-234)	TM[2571] S398	-planned unit development -stacked dwelling		<ul style="list-style-type: none"> -Maximum permitted building height and minimum required setbacks as per S398. -Despite Section 197, the minimum required building height is 5.5 m for a distance of 7 m from the front lot line. -Despite 197(3)(c), there is no maximum front yard setback. -Maximum building heights of S398 do not apply to permitted projections under Section 65. -Solar panels are permitted to project above the maximum permitted height of S398. -Despite Section 65, where at or below the floor level of the first floor, there is no limit to how far open stairways, stoops, landings,

				<p>and steps may project into the corner side yard.</p> <p>-Despite Section 101, the minimum number of parking spaces for dwelling units in an apartment building, mid-rise is 22.</p> <p>-Despite Section 107(1)(c) and Table 107, an aisle providing access to parking spaces in a parking lot must have a minimum width of 6.0 m.</p> <p>-All indoor bicycle spaces are permitted a minimum width of 0.4 metres;</p> <p>-Section 131 provisions (4), (5), and (6) do not apply.</p> <p>-Despite Section 131, the minimum setback for any wall of a residential use building to a private way is 1.5 m.</p> <p>-Despite Section 137, a six-storey mixed-use building with nine or more dwelling units is permitted to provide a minimum of 612 m² of amenity space.</p> <p>-Except for home-based business and home-based daycare, non-residential uses are prohibited within 20 m of the lot line abutting Balsam Street.</p> <p>-Despite anything to the contrary, area wells are permitted to project 1.5 m from the building wall into the front and corner side yard.</p> <p>-No parking is required for a restaurant use.</p>
2572 (By-law 2019-255)	LC1[2572]	- school		<p>- minimum parking space rate for a school is 1.25 parking spaces per classroom</p> <p>- maximum GFA for commercial uses: 2,710 m²</p> <p>- maximum GFA for a group home: 930 m²</p> <p>- each commercial use limited to 372 m² GFA, except for medical facility or office</p> <p>- minimum side yard setback for group home or parking lot: 3 m</p>
2573 (By-law 2019-260)	MC[2573]		<p>- drive-through facility</p> <p>- nightclub</p> <p>- parking garage</p> <p>- parking lot</p> <p>- stacked dwelling</p> <p>- townhouse dwelling</p>	<p>-Maximum building height: 57 m</p> <p>-Minimum building height: 20 m</p> <p>-Only 50% of the building envelope must comply with the minimum building height</p> <p>-total cumulative gross floor area for all uses on the lot: 28,270 m²</p> <p>-50% of the ground floor of a building containing dwelling units must be occupied by non-residential uses</p> <p>-No more than 12 parking spaces may be provided at grade</p> <p>-Minimum parking spaces required for dwelling units in a mixed-use building: 0.5 spaces per dwelling unit.</p>
2574 (By-law 2019-258)	TM[2574] S399			<p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as shown on S399.</p>

				<ul style="list-style-type: none"> -Section 197(3)(g)(ii) does not apply. -Permitted projections listed in Table 65 may project up to 0 m of the property line adjacent to Deschâtelets Avenue. -Despite the height maximums in S399, balconies may project from one Area in S399 into another. -In Area E of S399, a balcony is only permitted below the 8th storey. - A roof top washroom area: <ul style="list-style-type: none"> i. Is considered a permitted projection above the height limit to a maximum height of 4.2 m; and ii. Has a maximum floor area of 20 m²
2575 (By-law 2019-263)	R4H[2575]			<ul style="list-style-type: none"> -The maximum number of dwelling units permitted in a low-rise apartment dwelling: 14 -minimum rear yard setback for a low-rise apartment dwelling: 6.2 m - Despite Section 137, minimum total amenity area for a low-rise apartment: 142 m² -Of the total amenity area, a minimum of 120 m² must be communal amenity area, subject to the following: <ul style="list-style-type: none"> i.be located at grade and in the rear yard; ii.be landscaped; iii.consist of at least 80% soft landscaping; and iv.be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard. - No parking is required for a low-rise apartment dwelling containing up to 14 dwelling units. -Despite Section 139, the maximum width of a walkway is 2.5 m.
2576 (By-law 2019-262)	MC16[2576] H(27.5)			<ul style="list-style-type: none"> - minimum building stepback above the 2nd storey from a wall closest to the front lot line: 2.5 m - minimum building stepback above the 4th storey from a wall closest to the front lot line: 3.9 m - minimum building stepback above the 6th storey from a wall closest to the front lot line: 6 m; - minimum rear yard setback for storey 1: 3 m - minimum rear yard setback for storeys 2 and 3: 6.6 m - minimum rear yard setback for storeys 4 and 5: 7.5 m - minimum rear yard setback for storeys 6 to 8: 8.9 m - minimum communal amenity area: 46.5% of the total minimum amenity area - a mezzanine is not considered a storey as long as its maximum floor area is equal or less than 230 m², it does not occupy more than 8

				m of the width of the front façade, the balance needing to be setback a minimum of 6 m from the closest front wall to the front property limit.
2577 (By-law 2019-310)	AM[2577]			<ul style="list-style-type: none"> - Despite Section 101(7)(b), a minimum vehicle parking rate permitted is 0.97 parking space per one dwelling unit. - A maximum of two required resident vehicle parking spaces may be occupied by car share vehicles.
2578 (By-law 2019-307)	R3YY[2578]			Provisions for detached dwellings: <ul style="list-style-type: none"> -minimum corner side yard setback: 3m -minimum rear yard setback for corner lots: 1.2m -minimum front yard setback: 5.25m
2579 (By-law 2019-310)	R3YY[2579]			<ul style="list-style-type: none"> -minimum corner side yard setback: 3m -despite Table 65, an air-conditioner condenser is permitted as a projection into the corner side yard -minimum front yard setback: 5.25m
2580 (By-law 2019-310)	R3YY[2580]			<ul style="list-style-type: none"> -Aquaview Drive or Lakepointe Drive is deemed the front lot line. -minimum lot width: 4 m -minimum lot area: 95 m² -minimum front yard setback: 3 m -minimum corner side yard setback: 2.5 m -minimum rear yard setback: 4.7 m -Section 135 does not apply. -Despite section 65 and except for a cantilevered foundation, no part of a foundation for a permitted projection is permitted within a front yard. -Where a lot contains a townhouse dwelling and a parking space is accessed from a driveway within the rear yard, a maximum of 68 per cent of the area of the rear yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway. - Despite Clause 59(1)(b), access to a lot may be provided by means of a rear lane a minimum of 8.5 m in width instead of by a public street.
2581 (By-law 2019-348)	TM[2581] S400-h			<ul style="list-style-type: none"> -Table 197(c) does not apply. -Table 197(i)(i) does not apply to an area used for driveway or parking garage access. -Minimum required yard setbacks, building setbacks, and maximum permitted building heights as per Schedule 400. -Maximum building heights of S400 do not apply to permitted projections under Section 65. -Despite Table 111A(a)(b)(c), the minimum number of bicycle spaces

				<p>required is 1.0 per dwelling unit or rooming unit.</p> <p>-Despite Table 103 (a) and (b), the maximum number of parking spaces permitted is 1.15 per dwelling unit (combined total of resident and visitor parking).</p> <p>-Up to six parking spaces may be provided as tandem parking accessed from a drive aisle.</p> <p>-A holding symbol is placed on the property and that holding symbol may only be removed once the Section 37 Agreement, or similar development agreement, has been executed, which must occur prior to Site Plan Control approval.</p> <p>-The following provisions dealing with Section 37 authorization apply:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by law including the provision by the owner of the lot of the facilities, services and matters set out in Section 16 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in i. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 16 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2582 (By-law 2020-299) (By-law 2019-301)	R3YY[2582]			<p>For a detached dwelling or townhouse dwelling:</p> <p>- Despite Section 65, porches, including a porch foundation, are permitted to project 1.5 metres into front or corner side yard.</p> <p>For a townhouse dwelling:</p>

				<ul style="list-style-type: none"> - Where a corner lot contains a townhouse dwelling with a front door facing one street and a parking space is accessed from a driveway that passes through the front yard on the other street, a maximum of 65 percent of the area of the front yard, or the required width of one parking space, whichever is the greater, may be used for a driveway, and the remainder of the front yard, except for areas occupied by projections permitted under Section 65 or as otherwise noted in this exception, or a walkway, must be landscaped with soft landscaping.
2583 (By-law 2019-337)	I1B[2583]	-dwelling unit		<ul style="list-style-type: none"> -The lands zoned with exception 2583 are considered one lot for zoning purposes. -Dwelling units must be contained within a building that contains a permitted use listed in Section 169(1)(b) or the conditional use listed in 169(2). -minimum front yard setback: 2.7 m; -minimum interior side yard setback for the northern property line: 0.8 m -minimum interior side yard setback for the southern property line: 3 m -minimum driveway width: 6 m for a double traffic lane -minimum aisle width: 6 m for 71-90 degrees parking -minimum bicycle parking space dimensions: 0.4 m width and 1.7 m long -minimum bicycle aisle width: 1.2 m -minimum width of landscaped buffer not abutting a street: 0 m
2584 (By-law 2019-342)	GM[2584]		<ul style="list-style-type: none"> - place of worship - funeral parlour - drive through facility - technology industry - research and development industry 	<ul style="list-style-type: none"> - rear yard setback: 3 m - required landscape buffer width around a parking lot of 100 or more spaces: 1.5 m - all outdoor loading and refuse collection areas contained within a parking lot must be located at 2.2 m from any other lot line - maximum building height: 24 m and 6 storeys - there is no maximum floor space index restriction - mixed-use buildings shall not have a minimum front or corner side yard setback requirement - no minimum landscaped areas, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.
2585 (By-law 2019-351)	GM27[2585] S206	-retirement home -apartment dwelling, high rise		<ul style="list-style-type: none"> -Despite Schedule 206, projections are permitted within Area H subject to Section 65.

				<p>-Maximum building heights of Schedule 206 do not apply to permitted projections under Section 65.</p> <p>-Despite Section 65, a canopy projection is permitted in the yard abutting Sparks Street, subject to location and height as identified and noted in Schedule 206.</p>
2586 (By-law 2019-363)	R3YY[2586]			<p>A. General:</p> <ul style="list-style-type: none"> -where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6m from the back edge of the sidewalk -the front wall of an attached garage may not be located more than 2m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch -minimum density is 34 units per net hectare -the minimum distance between a driveway and an intersection of two street lines is 6m measured at the street line -the minimum distance between a driveway for a townhouse dwelling on a public lane and an intersection of two street lines is 3.5m measured at the street line -outdoor amenity areas are permitted on top of garages in townhouse dwellings located on rear lanes -more than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home provided a draft Plan of Subdivision has been approved for the lot of record <p>For detached dwellings:</p> <ul style="list-style-type: none"> -minimum lot area is 220m² -minimum lot width is 8.8m -minimum front yard setback is 3m for the principal building and attached garage -minimum combined interior side yard setback is 1.8m with a minimum of 0.6m on one side -minimum rear yard for a corner lot is 0.6m -minimum corner side yard is 2.5m -maximum lot coverage is 55% <p>For semi-detached dwellings:</p> <ul style="list-style-type: none"> -minimum lot area is 137m² -minimum lot width is 5.5m -minimum front yard setback is 3m for the principal building and attached garage -minimum corner side yard is 2.5m

				<p>-minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m</p> <p>-maximum lot coverage is 65%</p> <p>-maximum building height is 12m</p> <p>For back-to-back and/or townhouse dwellings:</p> <p>-minimum lot area is 81m²</p> <p>-minimum lot width is 4m</p> <p>-minimum front yard setback is 3m for the principal building and attached garage</p> <p>-minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m</p> <p>-minimum corner side yard is 2.5m</p> <p>-minimum interior side yard setback is 1.5m and 0m on the common lot line of attached buildings</p> <p>-maximum building height is 14m</p> <p>B – General:</p> <p>-when access to a lot is provided by a public rear lane a minimum of 8.5m wide, and that lot also abuts a public park, the public park frontage shall be considered to be a “frontage on a public street” for interpretation of the provisions of this Zoning By-law</p> <p>-a sill, belt course, cornices, eaves, gutters, chimneys, chimney box, fireplace box, overhangs or pilasters may project 1m into the required front and corner side yard and 1m, but no closer than 0.2m, into the interior side yard</p> <p>-balconies may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard</p> <p>-open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard, and 1m into a rear yard</p> <p>-a deck may project 2m, but no closer than 1m from the property line, into a front and corner side yard; in a rear and interior side yard a deck may project to within 0.3m of a lot line and an additional 0.3m setback from every 0.3m or portion thereof that is constructed above finished grade</p> <p>-steps attached to a porch may project 2.5m, but no closer than 0.5m from property line and no closer than 0m from a property line abutting a sight triangle, into a front and corner side yard</p> <p>-air conditioning units may project 1m into a corner and interior side</p>
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				<p>yard and 2m into a rear yard, but no closer than 0.2m to the property line</p> <p>-corner sight triangles shall have the following distances:</p> <p>i. 10 m triangles when involving arterial roads</p> <p>ii. 5 m when involving only local roads</p> <p>iii. 3 m when involving a public lane</p> <p>-in the case of a home-based business operating within a townhouse or semi detached dwelling, the required parking space is only required if the business involves an outside employee</p> <p>-no more than 60% of the area of any front yard or corner side yard may be used as a driveway or parking space</p> <p>-exterior parking spaces will have a minimum length of 5.5m and a minimum width of 2.7m</p> <p>-blocks of townhouse dwellings that are attached along the rear and side walls shall be limited to sixteen attached dwelling units within each block</p> <p>-0 m setback required from the lot line at a corner lot line</p>
2587 (By-law 2019-364)	IP[2587]	-catering establishment -take-out restaurant		
2588 (By-law 2019-362)	MC[2588] F(4.4) H(45)			<p>-Despite Section 132 (1) there is no maximum to the number of rooming houses permitted in a building.</p> <p>-A maximum of four bedrooms are permitted within a rooming house.</p> <p>-Despite Section 132 (4) rooming house is a permitted use within a building containing dwelling units.</p> <p>-Parking rate for dwelling units within a mixed-use building: 0.2 parking spaces per dwelling unit</p> <p>-Parking rate for rooming houses within a mixed-use building: 0.2 parking spaces per rooming house.</p> <p>-Visitor parking for dwelling units and rooming houses within a mixed-use building: 0 spaces for the first twelve units, and 0.1 spaces per unit for units in excess of 12</p> <p>-Where a non-residential use is located partly or entirely on the ground floor or in the basement:</p> <p>i. In the case of a retail food store with a gross floor area of 1500 m² or less, no off-street motor vehicle parking is required to be provided.</p> <p>ii. In the case of a restaurant with a gross floor area of 350 m² or less, no off-street motor vehicle parking is required to be provided.</p> <p>iii. In the case of any other non-residential use with a gross floor area of 500 m² or less, no off-street</p>

				<p>motor vehicle parking is required to be provided.</p> <p>-Classroom space associated with a Post-Secondary Educational Institution use with a total cumulative gross floor area of 1500 m² or less requires no off-street motor vehicle parking to be provided.</p> <p>-Visitor parking spaces may be shared with non-residential uses located partly or entirely on the ground floor.</p> <p>-Bicycle parking rate for rooming houses within a mixed-use building: 0.5 per rooming house.</p> <p>-Amenity area requirements for rooming houses and dwelling units within a mixed-use building must:</p> <ol style="list-style-type: none"> be provided at a rate of 6 m² per dwelling unit or rooming house. Have a minimum of 50% of the required total as communal amenity area Be aggregated into areas up to 54 m², and where more than one aggregated area is provided, at least one must be a minimum of 54 m².
2589 (By-law 2019-384)	R3YY[2589]			<p>-minimum front yard setback</p> <ol style="list-style-type: none"> with a sidewalk: 5.25m without a sidewalk: 4.25m <p>-minimum corner side yard setback: 2.5m</p> <p>-minimum rear yard setback: 6m</p> <p>-minimum lot area for detached dwellings: 220 m²</p> <p>-minimum interior side yard setback for detached dwellings: minimum total interior side yard setback is 1.8m, with one minimum yard no less than 0.6m. Where there is a corner lot on which there is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-minimum lot area for semi-detached dwellings: 137 m²</p> <p>-minimum lot area for townhouse dwellings: 81 m²</p> <p>-minimum lot width for semi-detached and townhouse dwellings: 5.5 m</p> <p>-minimum interior side yard setback for semi-detached and townhouse dwellings: 1.5m</p> <p>-maximum building height for semi-detached and townhouse dwellings: 14 m</p> <p>-Despite Table 65, the following applies:</p> <ol style="list-style-type: none"> A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1m into a required front, corner

				<p>side, or interior side yard, but no closer than 0.2m to the lot line.</p> <p>ii. Balconies and porches may project to within 0m of a corner lot line.</p> <p>iii. Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3 m, but no higher than 1 m above adjacent grade, may project to within 0.6 m of a lot line and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line.</p> <p>iv. Despite Table 65 row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5m to a lot line.</p> <p>v. An air conditioner condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back to back townhouse dwelling.</p> <p>-Section 57 does not apply.</p>
2590 (By-law 2019-384)	R3YY[2590]			<p>-minimum front yard setback: 3.25 m</p> <p>-minimum corner side yard setback: 2.5 m</p> <p>-minimum rear yard setback: 6m</p> <p>-minimum lot area for detached dwellings: 220 m²</p> <p>-minimum interior side yard setback for detached dwellings: minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m. Where there is a corner lot on which there is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-minimum lot area for semi-detached dwellings: 137 m²</p> <p>-minimum lot area for townhouse dwellings: 81 m²</p> <p>-minimum lot width for semi-detached and townhouse dwellings: 5.5 m</p> <p>-minimum interior side yard setback for semi-detached and townhouse dwellings: 1.5 m</p> <p>-maximum building height for semi-detached and townhouse dwellings: 14 m</p> <p>-Despite Table 65, the following applies:</p> <p>i. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1 m into a required front, corner side, or interior side yard, but no closer than 0.2 m to the lot line.</p>

				<p>ii. Balconies and porches may project to within 0 m of a corner lot line.</p> <p>iii. Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3 m, but no higher than 1m above adjacent grade, may project to within 0.6 m of a lot line and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line.</p> <p>iv. Despite Table 65 row 6 (b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5m to a lot line.</p> <p>v. An air conditioner condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the case of a back to back townhouse dwelling.</p> <p>-Section 57 does not apply.</p>
2591 (By-law 2019-384)	R3YY[2591]			<p>-minimum front yard setback</p> <p>i. with a sidewalk: 5.25 m</p> <p>ii. without a sidewalk: 4.25 m</p> <p>-minimum front yard setback for end and corner unit back to back townhomes: 4.05 m</p> <p>-minimum corner side yard setback: 2.5m</p> <p>-minimum rear yard setback: 6m</p> <p>-minimum lot area for townhouse dwellings: 81 m²</p> <p>-minimum lot width for townhouse dwellings: 5.5 m</p> <p>-minimum interior side yard setback for townhouse dwellings: 1.5m</p> <p>-maximum building height for townhouse dwellings: 14 m</p> <p>-Despite Table 65, the following applies:</p> <p>i. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1 m into a required front, corner side, or interior side yard, but no closer than 0.2 m to the lot line.</p> <p>ii. Balconies and porches may project to within 0 m of a corner lot line.</p> <p>iii. Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3 m, but no higher than 1m above adjacent grade, may project to within 0.6 m of a lot line and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line.</p> <p>iv. Despite Table 65 row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.</p> <p>v. An air conditioner condenser unit may project 1 m into a corner</p>

				<p>and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back to back townhouse dwelling.</p> <p>-Section 57 does not apply.</p>
2592 (By-law 2019-384)	R3YY[2592]			<p>-minimum front yard setback 3.25 m</p> <p>-minimum corner side yard setback: 2.5 m</p> <p>-minimum rear yard setback: 6m</p> <p>-minimum lot area for detached dwellings: 220 m²</p> <p>-minimum interior side yard setback for detached dwellings: Minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m. Where there is a corner lot on which there is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-minimum lot area for semi-detached dwellings: 137 m²</p> <p>-minimum lot area for townhouse dwellings: 81 m²</p> <p>-minimum lot width for semi-detached and townhouse dwellings: 5.5 m</p> <p>-minimum interior side yard setback for semi-detached and townhouse dwellings: 1.5 m</p> <p>-maximum building height for semi-detached and townhouse dwellings: 14 m</p> <p>-Despite Table 65, the following are permitted:</p> <p>i. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1 m into a required front, corner side, or interior side yard, but no closer than 0.2 m to the lot line.</p> <p>ii. Balconies and porches may project to within 0 m of a corner lot line.</p> <p>iii. Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3 m, but no higher than 1m above adjacent grade, may project to within 0.6 m of a lot line and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line.</p> <p>iv. Despite Table 65 row 6 (b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.</p> <p>v. An air conditioner condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the</p>

				<p>case of a back to back townhouse dwelling.</p> <p>- The Residential Neighbourhood Commercial "c" suffix applies where an entranceway faces the collector street.</p> <p>-Section 57 does not apply.</p>
2593 (By-law 2019-384)	R3YY[2593]			<p>-minimum front yard setback</p> <p>i. with a sidewalk: 5.25 m</p> <p>ii. without a sidewalk: 4.25 m</p> <p>-minimum lot area for detached dwellings: 220 m²</p> <p>-minimum corner side yard setback: 2.5 m</p> <p>-minimum rear yard setback: 5.69 m</p> <p>-minimum interior side yard setback for detached dwellings: Minimum total interior side yard setback is 1.8 m, with one minimum yard no less than 0.6 m wide. Where there is a corner lot on which is only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard.</p> <p>-Despite Table 65, the following applies:</p> <p>i. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters, and ornamental elements such as sills, belts, cornices, parapets, and pilasters may project 1 m into a required front, corner side, or interior side yard, but no closer than 0.2 m to the lot line.</p> <p>ii. Balconies and porches may project to within 0 m of a corner lot line.</p> <p>iii. Despite Table 65, row 6(a), a deck with a walking surface higher than 0.3 m, but no higher than 1 m above adjacent grade, may project to within 0.6 m of a lot line and any portion of a deck with a walking surface less than 0.3 m may project to within 0.3 m of a lot line.</p> <p>-Despite Table 65 row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.</p> <p>-An air conditioner condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2m to a lot line and may not be located in a front yard except in the case of a back to back townhouse dwelling.</p> <p>-Section 57 does not apply.</p>
2594 (By-law 2019-385)	LC[2594]			<p>-minimum required front yard setback: 1.6 m</p> <p>-minimum required setback from the property line abutting 105, 107, 109, and 111 Damselfly Way: 4.5 m</p> <p>-minimum required landscaping buffer abutting a street: 1 m</p>

				<ul style="list-style-type: none"> -minimum required landscaping buffer abutting a residential property: 1 m -minimum required landscaping buffer for a parking lot adjacent to a street: 1 m -minimum required landscaping buffer for a parking lot adjacent to the side and rear lot lines is 1 m -The lands zoned LC[2594] are considered one lot for zoning purposes.
2595 (By-law 2019-383)	R4S[2595]			<p>The following provisions apply to a building containing townhouse dwellings:</p> <ul style="list-style-type: none"> -For the purposes of the application of Subsection 161(10): <ul style="list-style-type: none"> i. Minimum lot width: 4.7 m ii. Minimum lot area: 60 m -For the purposes of the application of setbacks and yards, the lands zoned with exception [2595] are considered one lot for zoning purposes. <p>The following provisions apply to a townhouse dwelling:</p> <ul style="list-style-type: none"> -Minimum front yard setback: 1.7 m -Minimum corner side yard setback: 0.6 m -Minimum rear yard setback: 1.2 m -Minimum interior side yard setback: 1.6 m -Subsection 161 (12) does not apply -The principal entranceways are not required to face a front or corner side lot line. -A balcony may be located 0.5 m from an interior lot line. -Porches, steps and canopy projections are permitted to project to 0 metres from a lot line. -A parapet is permitted to project 0.9 m above the maximum building height -A rooftop access is permitted to be setback 0 metres from the exterior wall of a building, and is permitted to have a maximum area of 11.2 m² and maximum height of 3.7 m.
2596 (By-law 2019-402)	IP[2596]	<ul style="list-style-type: none"> -automobile body shop -heavy equipment and vehicle sales, rental and servicing -storage yard 	<ul style="list-style-type: none"> -cannabis production facility -gas bar 	<ul style="list-style-type: none"> -minimum soft landscaped buffer along Merivale Road and Slack Road: 5 m -subsection 205(5) does not apply to an automobile body shop, a heavy equipment and vehicle sales, rental and servicing use, and a storage yard -The additional land uses permitted in Column III (Additional Land Uses Permitted) must be setback a minimum of 40 m from the lot lines abutting Merivale Road. -maximum lot coverage of 80% for land used for the outdoor display, sale, rental, servicing and storage of motor vehicles and heavy

				vehicles, excluding the area of any buildings and or structures
2597 (By-law 2019-410)	R1FF[2597]	-museum		-A museum is limited to buildings existing as of November 27, 2019.
2598 (By-law 2019-410)	MC[2598] H(18)	-gas bar -automobile service centre		-architectural towers with no leasable floor area above 18 m are permitted to project above the maximum height limit to a maximum of 23 m
2599 (By-law 2019-406)	IG7[2599] H(21)-h	-hotel -recreational and athletic facility -school	-all uses until such time as the holding symbol is removed	-For Recreational and Athletic Facilities: Up to four separate enclosed Recreational and Athletic Facilities are permitted totaling 45,000 m ² of combined floor space. -the holding symbol will not be removed until such time as: (i) it can be demonstrated that lands can be serviced for all municipal services, including roads, water and sanitary and storm sewers, and (ii) a Community Design Plan for the Mixed-Use Centre is approved.
2600 (By-law 2019-405)	R1R[2600]	-hotel -recreational and athletic facility -school	-all uses until such time as the holding symbol is removed	-Despite Section 59, a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street. -The lot line that abuts a private way is considered to be the front lot line, and when more than one property line abuts a private way, the front lot line is considered to be the shortest property line and the other lot line that abuts a private way is considered a corner side lot line. -For the purposes of Part 4, the private way is considered a public street. -minimum lot area: 350 m ² -maximum lot coverage: 40% -minimum corner side yard setback: 3 m -minimum front yard setback: 6 m -For the lands within the [2600] exception the maximum number of development-lots is 10. -The lot width and lot area provisions listed in the parent zone and listed within this exception do not apply for any lot on which a building designated under Part 4 of the Heritage Act is located, instead the following applies: -minimum lot area: 1080 m ² -minimum lot width: 23 m
2601 (By-law 2019-400)	TM[2601] H(20)			-minimum rear yard setback: 6 m -Despite Section 101(4)(b), where a residential use is located within a building of 5 or more storeys, no off-street motor vehicle parking is required to be provided for the first 14 residential units.
2602 (By-law 2019-450)	RC1O[2602]	-military and police training facility -office		

2603 (By-law 2019-442)	R4H[2603]			<p>The following applies to a low-rise apartment dwelling:</p> <ul style="list-style-type: none"> -maximum number of dwelling units: 7. -minimum lot area: 357 m² -minimum front yard setback: 4.9 m -minimum total communal amenity area for a low-rise apartment with 7 dwelling units or less is 81 m² and is subject to the following: <ul style="list-style-type: none"> i. consist of at least 60 m² of soft landscaping ii. be landscaped iii. be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard -minimum south interior side yard setback is 0.26 m for any part of a building located more than 13 m and less than 18 m from the front lot line; in all other circumstances, the minimum south interior side yard setback is 0.87 m -a balcony may project a maximum of 1 m into the required rear yard. -open stairways may project a maximum of 2 m into the required rear yard. -maximum width of walkways: 2.2 m.
2604 (By-law 2019-445)	R4G[2604]			<p>An Apartment Dwelling, Low-rise is subject to the following provisions:</p> <ul style="list-style-type: none"> -minimum required interior side-yard setback: 1.1 m -minimum required lot area is 274 m² -minimum required lot width: 9 m -Despite Table 137, rows (3) and (12), column (II), the minimum total amenity area required is 11 m² per dwelling unit.
2605 (By-law 2019-458)	R5A[2605] S405			<ul style="list-style-type: none"> -minimum width of an aisle within a parking garage associated with an apartment dwelling, high rise: 6 m -Despite Section 94, a maximum of three car-sharing parking spaces will be allowed per apartment dwelling building, high rise. -Building stepbacks and maximum permitted building heights as per S405. -Maximum building heights of S405 do not apply to permitted projections under Section 65.
2606 (By-law 2019-458)	R5A[2606] S406	<ul style="list-style-type: none"> -animal care establishment -artist Studio -bank -bank machine -catering establishment -click and collect facility -community health and resource centre -convenience store -day care -instructional facility -library 		<ul style="list-style-type: none"> -minimum width of an aisle within a parking garage associated with an apartment dwelling, high rise: 6 m -Despite Section 94, a maximum of four car-sharing parking spaces will be allowed per apartment dwelling, high rise. -The conditional uses for R5A, under Ancillary Uses for PUD developments as well as Section 131 (4), (5) and (6), do not apply. -Despite the definition of residential use building, a non-residential use

		<ul style="list-style-type: none"> -medical facility -municipal service centre -museum -office -personal brewing facility -personal service business -post office -production studio -recreational and athletic facility -research and development centre -restaurant -retail food store -retail store -service and repair shop -storefront industry -training centre 		<p>is permitted within a residential use building, and where a non-residential use is included within a residential use building, the type of dwelling applicable to the building shall be determined based on the number of and configuration of the dwelling units.</p> <p>-Building setbacks and maximum permitted building heights as per S406.</p> <p>-Maximum building heights of S406 do not apply to permitted projections under Section 65.</p> <p>The following applies to the uses in Column III (Additional Land Uses Permitted):</p> <ul style="list-style-type: none"> i. They must be located within the first two storeys, as ancillary uses, to the apartment dwelling, high rise; ii. Each single occupancy must not exceed 500 m² of gross leasable area, except in the case of a Convenience Store, Service and Repair Shop, Restaurant or Recreation and Athletic Facility, each single occupancy must not exceed 300 m² of gross leasable area; iii. The total cumulative gross leasable area must not exceed a gross leasable area of 1500 m²; and, iv. Parking rate: 3.4 parking spaces/100 m² of GFA
2607 (By-law 2019-447)	R4S[2607]			<ul style="list-style-type: none"> -minimum lot area for a low-rise apartment dwelling: 353 m² -minimum lot width for a low-rise apartment dwelling: 11.5 m -minimum total interior side yard setback for a low-rise apartment dwelling is 2.8 m, with one minimum yard, no less than 0.6 m -Despite anything to the contrary, a roof-top access within the maximum building height is permitted to have a total area of 20 m². -Despite Section 139, the maximum permitted width for a walkway is 1.9 m. -Despite Row 3, Column IV of Table 137, the required communal amenity area may be aggregated into multiple areas, with at least one area a minimum of 54 m². -section 60 does not apply.
2608 (By-law 2019-444)	R4S[2607] H(29.5)			<ul style="list-style-type: none"> -minimum front yard setback: 1.5 m -minimum corner side yard setback: 2 m -minimum interior side yard setback: <ul style="list-style-type: none"> i. further than 21 m from the front lot line: 1.5 m ii. minimum interior side yard setback for the basement and terrace on top of the basement

				<p>further than 21 m from the front lot line: 1.3 m</p> <p>-minimum rear yard setback for the basement and terrace on top of the basement: 0 m</p> <p>-minimum rear yard setback for the portion of the building above the basement: 7.5 m</p> <p>-maximum building height: 29.5 m</p> <p>-For the purpose of this exception, "basement" means any level of a building having more than half of its floor to ceiling height below grade</p> <p>-minimum bicycle parking rate: 1.0 per dwelling unit;</p> <p>-Despite Section 111, the minimum bicycle parking space dimensions under subsection (8) and the minimum aisle width under subsection (9) do not apply to bicycle parking spaces provided in excess of the minimum requirement.</p> <p>-no residential parking required under Section 101 is required for a mid-rise apartment dwelling of no more than 99 dwelling units</p> <p>-minimum amenity area: 5 m² per dwelling unit</p> <p>-minimum communal amenity area: 60% of minimum total amenity area</p> <p>-One visitor parking space may be used as a car-sharing space.</p> <p>-The use of the visitor parking space for car sharing purposes does not result in a zoning violation for a lack of visitor parking.</p>
2609 (By-law 2021-204) (By-law 2019-446)	I1F[2609]	-office		<p>-minimum interior side yard setbacks are 0.5 m on one side and 6 m on the other</p> <p>-maximum building height is 10.7 m</p>
2610 (By-law 2020-36)	AM10[2610] S407-h			<p>-The maximum building height and setbacks are as per S407.</p> <p>-minimum landscape buffer for a parking lot not abutting a street: 1m</p> <p>-minimum aisle width: 6m</p> <p>-Removal of the -h symbol is conditional upon the execution and registration of a site plan agreement for the development of the high-rise building establishing the community amenity to be provided on the public park. The community amenity shall be the provision of additional amenities for the designated park construction above and beyond the City's standard park development rate and the Planning Act parkland dedication requirement at the time of agreement execution.</p>
2611 (By-law 2020-38)	R5K [2611] H(20)	-parking lot	-convenience store -residential care facility	<p>- The principal use Parking lot may only be used by residents from a residential use building located on the lots municipally known as 17,</p>

			-shelter -utility installation	19, 21, 27, 29, 31, 36, 38, 40, 44, 46, 130, 134 and 138 Robinson Avenue. - An Apartment Dwelling, mid-rise is subject to the following provisions: (i) minimum lot width: 15 m (ii) minimum lot area: 450 m2 (iii) minimum interior side yard setback: 1.5 m (iv) a Rooming house is limited to 50% of the gross floor area of the building (v) the minimum number of parking spaces required for the first 46 dwelling units: 3 (vi) the minimum number of bicycle spaces for a dwelling unit or rooming unit is 1 (vii) 27% of the lot area must be provided as landscaped area. (viii) stacked bicycle parking structures are permitted and may use a shared aisle with a minimum width of 1.5 m - An outdoor rooftop amenity area is prohibited.
2612 (By-law 2020-38)	R5K [2612] H(20)	-parking lot	-convenience store -residential care facility -shelter -utility installation	- The principal use Parking lot may only be used by residents from a residential use building located on the lots municipally known as 17, 19, 21, 27, 29, 31, 36, 38, 40, 44, 46, 130, 134 and 138 Robinson Avenue. - An Apartment Dwelling, mid-rise is subject to the following provisions: (i) minimum lot width: 15 m (ii) minimum lot area: 450 m2 (iii) minimum interior side yard setback: 1.5 m (iv) a Rooming house is limited to 50% of the gross floor area of the building (v) the minimum number of parking spaces required for the first 46 dwelling units: 3 (vi) the minimum number of bicycle spaces for a dwelling unit or rooming unit is 1 (vii) 29% of the lot area must be provided as landscaped area. (viii) stacked bicycle parking structures are permitted and may use a shared aisle with a minimum width of 1.5 m. - An outdoor rooftop amenity area is prohibited.
2613	Reserved for Future Use			
2614 (By-law 2020-37)	R4N[2614] S408			-A parapet may project a maximum of 1m above the permitted height. -building setbacks and maximum heights are as per S408
2615 (By-law 2020-35)	GM[2615]	-hotel		-Minimum landscaping buffer around a parking lot for the south side of the property, where a shared access straddles the property line: 0m

				<p>-Minimum number of loading spaces for a hotel over 2,000 m² : 1</p> <p>-Notwithstanding Table 113B, the minimum width of an aisle accessing all loading spaces is 7 m.</p>
2616	AM10[2616]	-warehouse, limited to self-storage		<p>-Despite Section 186 (10)(b):</p> <p>i. 10% of the Baseline Road frontage must be occupied by buildings within 3 m of the front lot line.</p> <p>ii. Where the lot contains a building existing as of the date of the passing of this by-law 28% of the Clyde Avenue frontage must be occupied by buildings within 3 m of the front lot line.</p> <p>-Despite Section 186(10)(e), any portion of a building located within 10 metres of Baseline Road must satisfy the following minimum building heights:</p> <p>i. minimum ground floor height: 1) where a mezzanine is located above there is no minimum; 2) in all other cases: 4.5 metres;</p> <p>ii. The minimum building height is 6.4 metres and must contain at least two storeys.</p> <p>-Despite Section 186(10)(h), for a warehouse, limited to self-storage use, a minimum of 41 per cent of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing Clyde Avenue must be comprised of transparent glazing and active customer entrance access doors.</p> <p>-Despite Table 112, A drive-through restaurant requires four queuing spaces before/at the order board and a minimum total of 10 queuing spaces.</p> <p>-Despite Table 113A, one loading space is required for a Warehouse use.</p> <p>-No oversized loading spaces are required for a Warehouse use.</p> <p>-The minimum width of an aisle accessing a loading space is 6.7 metres.</p> <p>-The minimum length of a loading space is 6.9 m.</p> <p>-Despite Table 110, the minimum landscape buffer for a parking lot containing over 10 but fewer than 100 parking spaces adjacent to a property line not abutting a street is 0 m.</p> <p>-Despite Section 110(3)(c):</p> <p>i. loading spaces are not required to be screened;</p> <p>ii. refuse areas which utilize a semi-underground bin system are not required to be screened.</p> <p>-Despite Section 110(3)(b), refuse areas which utilize a semi-underground bin system shall be a</p>

				<p>minimum of 1.0 m from a property line not abutting a street.</p> <p>-The minimum number of parking spaces for warehouse, limited to self-storage use as well as ancillary retail use located within the same building is 20 spaces.</p>
2617 (By-law 2020-69)	R3YY[2617]			<p>-A maximum of 60% 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 m, 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 5.2 m from the nearest edge of the sidewalk.</p> <p>-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 m to the lot line.</p> <p>-Balconies and porches may project to within 0 metres of a corner lot line.</p> <p>-The steps of a porch may project 2.5 m into a required yard but may be no closer than 0.5 m from a lot line other than a corner side lot line, from which they can be as close as 0 m.</p> <p>-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>-An air conditioning condenser unit may project 1 m, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back multiple dwelling and may not be located in a corner side yard except in the case of a townhouse dwelling.</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.</p> <p>-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. 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 exceeding a total floor area of 3 m², may be located no closer than 2.0 m from the side lot line abutting a street.</p> <p>(vi) maximum lot coverage: 55 %</p> <p>(vii) minimum 6.0 m rear yard setback with minimum 4.5 m setback up to 50 % of the lot width, the total area of the rear yard must not be less than 54 m².</p> <p>(viii) for a detached dwelling on a corner lot:</p> <p>a) 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.</p> <p>b) detached dwellings on corner lots must keep street facing side yards consistent in the quality and detail of the front elevation.</p> <p>-Zone requirements for semi-detached and townhouse dwellings:</p> <p>(i) minimum lot area: 137 m²</p> <p>(ii) minimum lot width: 5.5 m</p> <p>(iii) minimum front yard setback: 3.0 m</p> <p>(iv) minimum interior side yard setback: 1.5 m</p> <p>(v) minimum corner side yard: 2.5 m</p> <p>(vi) maximum building height: 14 m</p> <p>(vii) maximum lot coverage: 65 per cent</p> <p>-Zone requirements for back-to-back townhouse dwellings:</p> <p>(i) minimum lot area: 81 m²</p> <p>(ii) minimum lot width: 5.5 m</p> <p>(iii) minimum front yard setback: 3.0 m</p> <p>(iv) minimum rear yard setback: 0.0 m</p> <p>(v) minimum interior side yard setback: 1.5 m</p> <p>(vi) minimum corner side yard: 2.5 m</p> <p>(vii) maximum building height: 14 m</p>
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				-Zone requirements for townhouse dwellings with access to a rear lane: (i) minimum lot area: 110 m ² (ii) minimum lot width: 5.5 m (iii) minimum front yard setback: 3 m (iv) minimum rear yard setback: 0 m (v) minimum interior yard setback: 1.5 m (vi) minimum corner side yard: 2.5 m (vii) maximum building height: 14 m (viii) maximum lot coverage: no maximum
2618 (By-law 2020-69)	RU[2618]		-detached dwelling -group home -retirement home -secondary dwelling unit	
2619 (By-law 2020-69)	R3YY[2619]			-A maximum of 60% 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 m, must be landscaped with soft landscaping. -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 5.2 m from the nearest edge of the sidewalk. -A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required interior side yard but no closer than 0.2 m to the lot line. -Balconies and porches may project to within 0 metres of a corner lot line. -The steps of a porch may project 2.5 m into a required yard but may be no closer than 0.5 m from a lot line other than a corner side lot line, from which they can be as close as 0 m. -Any portion of a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.31 m may project to within 0.3 m of a lot line. -An air conditioning condenser unit may project 1 metre, but no closer than 0.2 metres to a lot line and

				<p>may not be located in a front yard except in the case of a back-to-back multiple dwelling and may not be located in a corner side yard except in the case of a townhouse dwelling.</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.</p> <p>-Section 136 does not apply.</p> <p>-Zone requirements for detached dwellings:</p> <p>(i) minimum lot area: 198 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 m with a minimum of 0.6 m 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.</p> <p>(v) minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3 m², may be located no closer than 2.0 m from the side lot line abutting a street.</p> <p>(vi) maximum lot coverage: 55 %</p> <p>(vii) minimum 6.0 m rear yard setback with minimum 4.5 m setback up to 50 % of the lot width, the total area of the rear yard must not be less than 54 m².</p> <p>-Zone requirements for semi-detached and townhouse dwellings:</p> <p>(i) minimum lot area: 137 m²</p> <p>(ii) minimum lot width: 5.5 m</p> <p>(iii) minimum front yard setback: 3.0 m</p> <p>(iv) minimum interior side yard setback: 1.5 m</p> <p>(v) minimum corner side yard: 2.5 m</p> <p>(vi) maximum building height: 14 m</p> <p>(vii) maximum lot coverage: 65 %</p>
2620 (By-law 2020-104)	O1L[2620] S409			<p>-Temporary non-accessory parking is permitted subject to a maximum of 11 non-accessory parking spaces, including one accessible parking space, in the location of the existing parking identified on Schedule 409 until April 22, 2023.</p>
2621 (By-law 2020-105)	R4H[2621]			<p>The following applies to an apartment dwelling, low rise:</p> <p>-maximum number of dwelling units: 8</p> <p>-minimum front yard setback: 4.14 m</p>

				<ul style="list-style-type: none"> -minimum rear yard setback: 5.89 m -minimum interior side yard setback: 1.26 m -An exterior stairway may be located 0.27 m from an interior lot line. -A minimum of 94 m² of amenity area, at grade, in the rear yard must be provided.
2622 (By-law 2020-135)	R3Z[2622] S183			<ul style="list-style-type: none"> -A lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street. -The lot line that abuts a private way is considered to be the front lot line, and when more than one property line abuts a private way, the front lot line is considered to be the shortest property line abutting a private way and the other lot line that abuts a private way is considered a side lot line abutting a street. -Despite the foregoing, where a through lot abuts both a public street and private way, the front lot line shall be along the public street. -For the purposes of Part 4, the private way is considered a public street. -Minimum lot width: 5 m -Minimum lot area: 130 m² -Maximum building height: 10 m -Minimum front yard setback: 1.3 m -Minimum corner side yard setback: 1.2 m -Minimum rear yard setback: 7.5 m for lots abutting a residential zone and 3 m for all other lots -Minimum interior side yard setback: 1.2 m
2623 (By-law 2020-136)	R4G[2623]			<p>The following applies to an apartment dwelling, low rise:</p> <ul style="list-style-type: none"> -minimum lot area: 331.5 m² -minimum lot width: 10 m -minimum interior side yard setback: 1.5 m
2624 (By-law 2020-137)	R4M[2624]			<p>The following applies to an Apartment Dwelling, Low-rise:</p> <ul style="list-style-type: none"> -minimum interior side yard setback from the northern property line: 1.5 m -minimum interior side yard setback for the southerly property line: 3 m. -minimum rear yard setback: 6 m -maximum height: 12 m -minimum number of required parking spaces: 1 per dwelling unit -minimum number of required visitor parking spaces: 3.
2625 (By-law 2020-138)	R3Z[2625]			<ul style="list-style-type: none"> -For detached dwellings, a maximum of 55 % of the area of the front yard may be used for a driveway. -Where a corner lot contains a townhouse dwelling with a front

				<p>door facing one street and a parking space is accessed from a driveway that passes through the front yard of the other street, a maximum of 70 % of the area of the front yard, may be used for a driveway.</p> <p>-For back-to-back townhouse dwellings:</p> <p>-minimum lot area: 75 m².</p> <p>-A maximum of 55 % of the area of the front yard may be used for a driveway.</p> <p>-An air conditioning condenser may be located in the front yard.</p>
2626 (By-law 2020-139)	R4H[2626]			<p>The following applies to an apartment dwelling, low rise:</p> <p>-minimum lot area: 289 m²</p> <p>-minimum lot width: 8.5 m</p> <p>-minimum interior side yard setback: total interior side yard setback is 2.7 m, with one minimum yard being no less than 1.2 m</p> <p>-minimum amenity space requirement: 11.4 m² per dwelling unit, located at grade, in the rear yard, be landscaped, consist of 80% soft landscaping and abut the rear lot line</p>
2627 (By-law 2020-141)	R4Z[2627]			<p>-minimum rear yard setback: 4.5 m</p> <p>-minimum interior side yard setback: 3.8 m</p> <p>-minimum parking space rate for a stacked dwelling: 1.0 per dwelling unit.</p> <p>-minimum drive aisle width: 6 m</p> <p>-minimum setback for any garage or carport entrance from a private way: 4.2m</p>
2628 (By-law 2020-150)	GM20[2628] H(18.5)	-parking lot		-a parking lot is permitted for a temporary period of three years ending on June 10, 2023.
2629 (By-law 2020-149)	IP13[2629]	-retail store, limited to a pharmacy		
2630 (By-law 2020-151)	R4Z[2630]			-the minimum required rear yard and interior side yard setback for a Planned Unit Development is 5 m beyond the first 18 m from the public street.
2631	Reserved for Future Use			
2632 (By-law 2020-224)	R4S[2632]	-apartment dwelling, midrise		<p>The following applies to an apartment dwelling, mid rise:</p> <p>-maximum building height: 18 m/6 storeys</p> <p>-minimum front yard setback: 3m</p> <p>-minimum interior side yard setback:</p> <p>1.5 m from the east property line, 2.5 m from the west property line</p> <p>-minimum rear yard setback: 3.7 m for any part of the building 1.8 m in height above grade or less, 7.5 m for any part of the building above 1.8 m in height above grade.</p>

				-minimum number of required parking spaces: 0 spaces for the first 12 dwelling units and 0.19 spaces per dwelling unit in excess of 12
2633 (By-law 2020-222)	R3YY[2633]			The following applies to a townhouse dwelling: -minimum lot width: 5.7 m -minimum lot area:120 m ² -minimum front yard setback: 3.75 m -minimum corner side yard setback: 2.5 m -No more than 60 % of the area of the front yard may be used for a driveway. -The required corner sight triangle may be reduced to 2.75m.
2634 (By-law 2020-222)	R3YY[2634]			The following applies to a townhouse dwelling: -minimum lot width: 5.7 m -minimum lot area:120 m ² -minimum front yard setback: 3 m -minimum corner side yard setback: 2.5 m -minimum rear yard setback: 5 m -No more than 60 % of the area of the front yard may be used for a driveway. -The required corner sight triangle may be reduced to 2.75m. -Where a parking space is accessed from a driveway within the rear yard, a maximum of 70 % of the area of the rear yard may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping.
2635 (By-law 2020-221)	IP[2635] H(18)	-automobile dealership -automobile rental establishment	-animal care establishment -animal hospital -automobile service station -car wash -drive-through facility -gas bar -place of worship -warehouse	
2636 (By-law 2020-221)	IP[2636] H(22)	-environmental preserve and education area -catering establishment	-animal care establishment - animal hospital -automobile dealership -automobile rental establishment -automobile service station -car wash -drive-through facility -gas bar -place of worship	-minimum lot area: 4000m ² -Despite Section 59(1), a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street. - The lot line that abuts a private way is considered to be the front lot line. - No parking is permitted within 6m of the lot line abutting Strandherd Drive. - Catering establishment is subject to Clauses 205(2)(a) to (c) inclusive.

			-warehouse	<ul style="list-style-type: none"> - Convenience store, restaurant, personal service business, post office and recreational and athletic facility are permitted only within a large complex containing a research and development centre, technology industry, light industrial use, office, bank, instructional facility, hotel, payday loan establishment or place of assembly. - Where a parking lot abuts the O'Keefe drainage corridor, the minimum required width of a soft landscaping buffer for: <ul style="list-style-type: none"> (i) a parking lot containing more than 10 but fewer than 100 spaces: 1.5 metres; and (ii) a parking lot containing 100 or more spaces: three metres.
2637 (By-law 2020-219) (Subject to By-law 2022-290)	R5B[2637] H(19)			<ul style="list-style-type: none"> -The lot line on Fountain Place is considered the front lot line. -Despite the definition of lot width, the lot width will be calculated as the horizontal distance between the side lot lines measured at right angles to the lot depth, from 3.61 m from the front lot line. -a balcony may project 2 m, but no closer than 0.9 m from the northern lot line. -Despite Section 111, stacked bicycle parking structures are permitted. -minimum aisle width providing access to bicycle parking space: 1.1 m The following applies to a low-rise apartment building: <ul style="list-style-type: none"> -minimum lot width: 13.9 m -minimum front yard setback: 0.29 m -minimum northern interior side yard setback: 0.9 m -minimum southern interior side yard setback: 1.5 m for a distance of 30 m from the front lot line, after which the southern interior side yard setback is a minimum of 3.4 m for a distance of 4.6 m, after which the southern interior side yard setback is a minimum of 5.9 m. -minimum rear yard setback: 13.5 m -Despite Section 139, the minimum total required amenity area is 129 m², of which a minimum of 65 m² is required to be communal. The communal amenity area is: <ul style="list-style-type: none"> a) Not required to be located at-grade; b) To consist of 25 % soft landscaping; c) Permitted to be located within an interior side yard, interior yard and the rear yard.

				<ul style="list-style-type: none"> -A double driveway with a maximum width of 5.7 m is permitted in the front yard. -A garage may be located closer to the front lot line than the front wall of the residential use building. -A double attached garage is permitted with a maximum door width of 5.7 m. -Section 139(16) does not apply. -If the property 244 Fountain Place gains direct right-of-way access onto Besserer Street: <ul style="list-style-type: none"> a) The lot line fronting Besserer Street be considered a northern interior side lot line; b) A maximum driveway width of 8.51 m is permitted on the northern interior side lot line; c) Parking is permitted in the northern interior side yard and rear yard.
2638 (By-law 2020-225)	R5G[2638] S412			<ul style="list-style-type: none"> -minimum lot width: 12.5 m -minimum lot area: 385 m² -minimum required yard setbacks and maximum permitted building height as per Schedule 412 -Despite Section 101, residential parking is not required. -Despite Section 102, visitor parking is not required. -Provided parking may only be used for visitor parking or car-share parking. -Despite Section 163(9), a minimum of 18% of the lot area must be provided as landscaped area. -The minimum required amount of amenity area is 5m² per dwelling unit. -Heritage Overlay provisions do not apply. -Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions and may have a minimum aisle width of 1.2 m. -Maximum walkway width applies as follows: <ul style="list-style-type: none"> i) 2 m maximum for a walkway leading to the principal building entrance on Gilmour Street, and the accessible ramp is permitted a maximum width of 2.5 m; ii) 2.5 m maximum for a walkway located in the westerly interior side yard. -Maximum building heights of S412 do not apply to permitted projections under Section 65. Projections are permitted in accordance with Section 65. -Projections permitted under Section 65 do not require a setback from the front lot line.

2639 (By-law 2020-218)	I1B[2639]	-restaurant		-a restaurant is permitted subject to being ancillary to a principal use permitted in the I1B zone.
2640 (By-law 2021-215) (By-law 2020-215)	AM9[2640] S416	-detached dwelling -semi-detached dwelling		-Detached dwelling and semi-detached dwelling are only permitted in Area A and Area C of S416. -Residential uses located in Area A require a minimum rear yard setback of 6 m where abutting Area B or C on S416. -Area B and C of S416 are subject to the following provisions: i. One lot for zoning purposes applies and for further clarity the line separating Area A from Area B and C is to be considered a lot line. ii. A minimum soft landscaped buffer of 5 m is required where Area B abuts Area A. iii. A minimum soft landscaped buffer of 3 m is required where Area C abuts Area A. iv. Section 186 9(c)(d) and (f) do not apply to the first phase of development in Area B. -Section 186(9)(c)(i) does not apply to Area on Schedule 416.
2641 (By-law 2020-214)	R4H[2621]			-minimum required parking spaces for an apartment building: 6 -minimum required visitor parking spaces: 0 -minimum required front yard setback: i. 2.6 m for 6766 Rocque Street -minimum required rear yard setbacks: i. 2.5 m for 6758 Rocque Street; and, ii. 3m for 6766 Rocque Street.
2642	Reserved for Future Use			
2643 (By-law 2020-212)	TD3[2643] S418			-Minimum required yard setbacks and building step-backs, and maximum permitted building heights are as per S418. -Maximum building heights shown on S418 do not apply to the permitted projections of Section 65. -Table 195(f) does not apply. -Subsection 195(6) does not apply. -Despite Subsection 195(7), the minimum required building separation shall be as shown on S418. -Despite Table 113B(b)(iii), the minimum width of an aisle accessing a loading space is 8 m. -The lands zoned TD3[2643] S418 are considered one lot for zoning purposes. -The following provisions dealing with Section 37 authorization apply: i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject

				<p>to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 18 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 18 of Part 19 hereof, the lands are subject to the provisions of this by-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2644 (By-law 2020-325)	TM[2644] S419			<p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per S419.</p> <p>-Despite S419, the two-storey townhouse units shown in Area A along Winona Avenue do not count towards the total number of storeys permitted.</p> <p>-Clause 197(1)(b) does not apply to residential units facing Winona Avenue.</p> <p>-Permitted projections listed in Section 65 are not subject to the height limits identified on S419.</p> <p>-Projections permitted under Section 65 do not require a setback from the front lot line.</p> <p>-Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions.</p> <p>-The minimum number of bicycle spaces required is 1 per dwelling unit or rooming unit.</p> <p>-Despite Table 103 (a) and (b), the maximum number of parking spaces permitted is 1 per dwelling unit (combined total of resident and visitor parking).</p> <p>-Minimum amount of communal amenity area required: 220 m²</p>

				<p>-Minimum aisle width in parking garage: 6.0 m</p> <p>- The following provisions dealing with a Section 37 authorization apply:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 19 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 19 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2645 (By-law 2020-258)	TM2[2645]	-apartment dwelling, mid rise		<p>-minimum rear yard setback: 3.4m</p> <p>-maximum building height: 19.5m</p> <p>-minimum corner side yard setback where the building height is greater than four storeys or 15 m: 0.6 m more than the provided corner side yard setback.</p> <p>-minimum width of landscaped area: 0m</p>
2646 (By-law 2020-260)	R4P[2646]			<p>-Minimum front yard setback: 0.9 m</p> <p>-Minimum interior side yard setback: 2 m</p> <p>-Minimum rear yard area: 116 m²</p> <p>-Minimum rear yard setback: 4.6 m</p> <p>-Minimum rear yard amenity area: 102 m²</p> <p>-Minimum aisle width for a parking garage: 5.4 m</p>
2647 (By-law 2020-263)	TD3[2647]			<p>-The lands zoned MC[2648] F(2.0) H(48) and TD3[2647] are one lot for zoning purposes.</p>

				<ul style="list-style-type: none"> -Maximum height for a mixed-use building is 95m. -A mezzanine level is not considered a storey. -The minimum setback for any property line abutting a rapid transit corridor or utility line for any part of the building above six storeys in height is 7m. -Stacked bicycle parking structures are permitted, and in the case of a stacked bicycle parking structure Sections 111 (8), Tables 111B and 111 (11) do not apply.
2648 (By-law 2020-263)	MC[2648] F(2.0) H(48)	-car wash -drive-through facility -gas bar		The lands zoned MC[2648] F(2.0) H(48) and TD3[2647] are one lot for zoning purposes.
2649 (By-law 2020-264)	R5Q[2649] H(64)			<ul style="list-style-type: none"> -minimum interior side yard setback: 1.2 m -minimum front yard setback: 2.6 m -minimum length for up to 50 % of the required visitor parking spaces: 4.8 m -minimum width of a two-direction controlled single traffic lane driveway providing access to a parking garage: 3.0 m -minimum width of a two-direction controlled single traffic lane aisle providing access to parking spaces in a parking garage: 3m
2650 (By-law 2020-266)	R5B[2650] H(22)			<ul style="list-style-type: none"> -minimum front yard setback for the first three storeys: 3.9 m -minimum front yard setback for the fourth storey: 10.9 m -minimum front yard setback for the fifth storey: 12.9 m -minimum front yard setback for the sixth storey: 13.9 m -minimum front yard setback for the communal exterior rooftop amenity area above the sixth floor: 20.0 m -minimum corner side yard setback for the first three storeys within 16.0 m from the front lot line: 0.7 m -minimum corner side yard setback for the first storey after 16.0 m from the front lot line: 1.3 m -minimum corner side yard setback for the second storey after 16.0 m from the front lot line: 2.2 m -minimum corner side yard setback for the third storey after 16.0 m from the front lot line: 3.2 m -minimum corner side yard setback for the fourth storey: 4 m -minimum corner side yard setback for the fifth storey: 4.9 m -minimum corner side yard setback for the sixth storey: 7.5 m -minimum corner side yard setback for the communal exterior rooftop amenity area above the sixth floor: 10.5 m -minimum interior side yard setback from the north lot line for

				<p>the first three storeys within 11 m from the front lot line: 0.2 m</p> <p>-minimum interior side yard setback from the north lot line after 11 m and within 35 m from the front lot line: 2.5 m</p> <p>-minimum interior side yard setback from the north lot line for after 35 m from the front lot line: 6.4 m</p> <p>-minimum rear yard setback for the first four storeys: 2.5 m</p> <p>-minimum rear yard setback for the fifth and sixth storeys: 3.4 m</p> <p>-Section 60 (1), (2), (3) and (4) do not apply.</p> <p>-minimum width for a double traffic lane driveway providing access to a parking garage: 3.4 m</p> <p>-minimum visitor parking space rate: 0.09 per dwelling unit.</p>
2651 (By-law 2020-259)	O1[2651]-h			<p>-Removal of the -h symbol is conditional upon:</p> <p>i. Filling of the property based on the Mississippi Valley Conservation Authority – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit for File W20/042;</p> <p>ii. Provision of as-built survey demonstrating that the work has been completed; and</p> <p>iii. Provision of final grading plans to the satisfaction of the Mississippi Valley Conservation Authority.</p> <p>iv. Updated floodplain mapping from the Mississippi Valley Conservation Authority for the area impacted by the filling.</p>
2652 (By-law 2021-205) (By-law 2020-259)	R3YY[2652]			<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 5.8 m from the nearest edge of the sidewalk.</p> <p>-A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project one metre into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line.</p> <p>-Balconies and porches may project to within zero metres of a corner lot line.</p> <p>-Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.</p> <p>-Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a</p>

				<p>walking surface less than 0.30 m above adjacent grade may project to within 0.3 m of a lot line.</p> <p>-An air conditioning condenser unit may project one metre into a corner and interior side yard, and two metres into a rear yard, but no closer than 0.2 m to a lot line, and may not be located in a front yard except in the case of a back-to-back townhouse dwelling.</p> <p>-Despite Section 57, the size of the required corner sight triangle will be as per the approved Plan of Subdivision.</p> <p>-Zone requirements for detached dwellings:</p> <p>a. minimum lot area: 220 m²</p> <p>b. minimum front yard setback: 3 m</p> <p>c. minimum front yard setback for an attached garage: 3.5 m</p> <p>d. minimum total interior side yard setback is 1.8 m with a minimum of 0.6 m on at least one side.</p> <p>e. on a corner lot where there is only one interior side yard, the minimum required interior side yard setback is 0.6 m</p> <p>f. minimum corner side yard setback: 2.5 m</p> <p>g. maximum lot coverage: 55 %</p> <p>-Zone requirements for semi-detached dwellings:</p> <p>a. minimum lot area: 137 m²</p> <p>b. minimum lot width: 5.5 m</p> <p>c. minimum front yard setback: 3 m</p> <p>d. minimum interior side yard setback: 1.5 m</p> <p>e. minimum corner side yard setback: 2.5 m</p> <p>f. maximum building height: 14 m</p> <p>g. maximum lot coverage: 65 %</p> <p>-Zone requirements for townhouse dwellings:</p> <p>a. minimum lot area: 81 m²</p> <p>b. minimum lot width: 5.5 m</p> <p>c. minimum front yard setback: 3 m</p> <p>d. minimum interior side yard setback: 1.5 m</p> <p>e. minimum corner side yard setback: 2.5 m</p> <p>f. maximum building height: 14 m</p>
2653 (By-law 2020-259)	GM[2563]	-car wash -gas bar		<p>-Maximum building height is 11 m for any part of the building within 20 m from a residential zone.</p> <p>-Drive-through facility, gas bar and car wash are not permitted within 50 m from a residential zone</p>
2654 (By-law 2020-259)	GM[2564]	-automobile dealership		<p>-Maximum building height is 11 metres for any part of the building within 20 m from a residential zone.</p> <p>-Drive-through facility and automobile dealership are not permitted within 50 m from a residential zone.</p>
2655 (By-law 2020-259)	R3YY [2655]			<p>-Despite Section 136, the maximum number of attached dwelling units permitted within a</p>

				<p>townhouse dwelling is 16, but no more than eight are permitted within a single row.</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 5.8 m from the nearest edge of the sidewalk.</p> <p>-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 front, corner side or interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-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 no closer than 0.5 metres to a lot line.-</p> <p>Despite Table 65, Row 6(a), 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 0.30 metres may project to within 0.3 metres of a lot line</p> <p>-An air conditioning condenser unit may project 1 metre into a corner and interior side yard, and 2 metres into a rear yard, 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 townhouse dwelling.</p> <p>-Despite Section 57, the size of the required corner sight triangle will be as per the approved Plan of Subdivision.</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.</p> <p>-zone requirements for detached dwellings:</p> <p>-minimum lot area: 220 square metres-minimum front yard setback: 3 metres</p> <p>-minimum front yard setback for an attached garage: 3.5 metres</p> <p>-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 is 0.6 metres-minimum corner side yard:</p>
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				<p>2.5 metres-maximum lot coverage: 55 per cent-zone requirements</p> <p>For semi-detached dwellings:</p> <ul style="list-style-type: none"> i. minimum lot area: 137 square metres ii. minimum lot width: 5.5 metres iii. minimum front yard setback: 3 metres iv. minimum interior side yard setback: 1.5 metres v. minimum corner side yard setback: 2.5 metres vi. maximum building height: 14 metres vii. maximum lot coverage: 65 per cent-zone requirements <p>For townhouse dwellings:</p> <ul style="list-style-type: none"> i. minimum lot area: 81 square metres ii. minimum lot width: 5.5 metres iii. minimum front yard setback: 3 metres iv. minimum rear yard setback where dwellings are attached back-to-back: 0 metre v. minimum interior side yard setback: 1.5 metres vi. minimum corner side yard setback: 2.5 metres vii. maximum building height: 14 metres
2656 (By-law 2020-290)	R4-UC[2656] S172-h			<ul style="list-style-type: none"> -h holding symbol will be removed upon confirmation by the RVCA that local flood control measures are adequate to mitigate flood risk - yard setbacks are as shown on Schedule 172 - open balcony may project into a required yard setback not more than 1.9 metres - additional regulations for 493-515 Sunnyside Avenue and 154-176 Woodbine Place: <ul style="list-style-type: none"> - maximum of 34 dwelling units permitted - maximum of 16 angled parking spaces must have a minimum width of 2.4 metres - a projection for a sloped roof and dormer access to roof terrace permitted to a maximum building height of 13.2 metres in Area A of Schedule 172 - additional regulations for 489-491 Sunnyside Avenue and 150-152 Woodbine Place: <ul style="list-style-type: none"> - maximum of 4 dwelling units permitted - minimum lot width of 15 metres and minimum lot area of 447 m² for semi-detached dwellings and townhouse dwellings - visitor parking is permitted - additional regulations for 177 Woodbine Place: <ul style="list-style-type: none"> - maximum of 12 dwelling units permitted - minimum lot width along Fulton Avenue of 7.3 metres

2657 (By-law 2020-290)	multiple			-h holding symbol will be removed upon confirmation by the RVCA that local flood control measures are adequate to mitigate flood risk
2658 (By-law 2020-274)	R3Z[2658]			-minimum lot width for a detached dwelling: 7.5m
2659 (By-law 2020-276)	R5B[2659]			-the front lot line is deemed to be that which abuts Deschâtelets Avenue. -minimum interior side yard setback: 3 m -minimum rear yard setback: 3 m -maximum building height: 32 m -A rooftop washroom area with a maximum floor area of 10 m ² and a maximum height of 4.9 m above the height of the building is considered to be a permitted projection above the height limit.
2660 (By-law 2020-273)	R4Z[2660]			-minimum interior side yard setback: 3 m -No residential buildings are permitted within 40 m of the rear lot line.
2661 (By-law 2020-277)	R4M[2661]			-minimum required parking rate for a Stacked dwelling: 1 parking space per dwelling unit. -An outdoor refuse collection area within or accessed via a parking lot must be located a minimum of 1.5 m from a property line. -maximum height for planned unit developments and stacked dwellings is 11.3m -minimum corner sideyard setback for a planned unit development or stacked dwelling is 2.5 m.
2662 (By-law 2020-299)	O1[2662]	-farmers market		
2663 (By-law 2021-99) (By-law 2020-299)	IG1[2663]	-community centre -urban agriculture		-maximum gross floor area of a recreation and athletic facility: 1700 m ² -Minimum required parking for a community centre: 30 spaces. -Loading spaces are not required for a community centre.
2664 (By-law 2020-299)	R5B[2664] S421-h			-Minimum lot width required is 18.4 m. -Minimum yard setbacks, building setbacks, and maximum building height are as per Schedule 421. -Minimum driveway and aisle width required is 6.0 m. -Despite Table 101, row R12, the minimum parking space rate is 0.4 per dwelling unit. -Despite Section 101, a minimum of 6 spaces are required for visitor parking. -The following provisions dealing with Section 37 authorization apply: i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject

				<p>to compliance with all of the conditions set out in this by law including the provision by the owner of the lot of the facilities, services and matters set out in Section 20 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 20 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p> <p>-The holding symbol may only be removed following the registration of a Section 37 agreement to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development Department.</p>
2665 (By-law 2020-302)	R3Z[2665]			<p>- maximum height for back-to-back townhouses : 11.5 m</p> <p>- minimum lot area for back-to-back townhouses : 90 m²</p>
2666 (By-law 2020-331)	MC[2666]			<p>-minimum building height is two storeys.</p> <p>-maximum building height is 30 metres</p> <p>-minimum density is 50 units per net hectare</p> <p>-minimum required parking for a stacked dwelling: 1 space per dwelling unit</p> <p>-Minimum visitor parking space rate for residential uses: 0.1 spaces per dwelling unit, after the first 12 units</p> <p>-All outdoor refuse collection areas must be located at least 3 m from a lot line abutting a public street</p> <p>-A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters</p>

				<p>and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 metres to the lot line.</p> <p>-Where a parking space is accessed from a driveway within the rear yard, a maximum of 70 % of the area of the rear yard may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping</p> <p>-Balconies and porches may project to within 0 m of a corner lot line.</p> <p>-A deck with a walking surface higher than 0.3 m but no higher than 1 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.30 m may project to within 0.3 m of a lot line</p> <p>-The steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line.</p> <p>-An air conditioning condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line, and may not be located in a front yard except in the case of a back-to-back townhouse dwelling.</p>
2667 (By-law 2020-331)	MC[2667]			<p>-The minimum building height is two storeys.</p> <p>-The maximum building height is 90 m</p> <p>-The minimum density is 75 units per net hectare</p> <p>-Minimum required parking: one space per dwelling unit</p> <p>-Minimum visitor parking space rate for residential uses: 0.1 spaces per dwelling unit, after the first 12 units.</p> <p>-Buildings that are 10 storeys and higher are subject to the following provisions:</p> <ol style="list-style-type: none"> The minimum required lot area for a corner lot is 1350 m² The minimum required lot area for an interior lot is 1800 m² The minimum interior side and rear yard setback for a building above the 10th floor is 11.5 m The minimum separation distance between towers on the same lot is 23 m The maximum residential floor plate above the 9th floor, calculated as gross floor area including balconies, is 750 m²

				<p>vi. An additional setback of 1.5 m from the 6th floor of the building applies to the floors above</p> <ul style="list-style-type: none"> -A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line. -Where a parking space is accessed from a driveway within the rear yard, a maximum of 70 % of the area of the rear yard may be used for a driveway, and the remainder of the rear yard, except for areas occupied by projections permitted under Section 65, must be landscaped with soft landscaping -Balconies and porches may project to within 0 m of a corner lot line. -a deck with a walking surface higher than 0.3 m but no higher than 1 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.30 m may project to within 0.3 m of a lot line -the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line. -An air conditioning condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line, and may not be located in a front yard except in the case of a back-to-back townhouse dwelling
2668 (By-law 2020-331)	MC[2668]			<ul style="list-style-type: none"> -The minimum building height is two storeys. -The maximum building height is 90 m -The minimum density is 75 units per net hectare. -Minimum required parking: 1 space per dwelling unit -Minimum visitor parking space rate for residential uses: 0.1 spaces per dwelling unit, after the first 12 units -Buildings that are 10 storeys and higher are subject to the following provisions: <ul style="list-style-type: none"> i. The minimum required lot area for a corner lot is 1350 m² ii. The minimum required lot area for an interior lot is 1800 m² iii. The minimum interior side and rear yard setback for a building above the 10th floor is 11.5 m iv. The minimum separation distance between towers on the same lot is 23 m

				<p>v. The maximum residential floor plate above the 9th floor, calculated as gross floor area including balconies, is 750 m²</p> <p>vi. An additional setback of 1.5 m from the 6th floor of the building applies to the floors above</p>
2669 (By-law 2020-327)	GM[2669] S423 F(5.5)-h			<p>-Maximum permitted building heights and minimum setbacks as per S423.</p> <p>-Visitor parking spaces are permitted in the front yard up to a maximum of six spaces.</p> <p>-The minimum required width of an aisle in front of a bicycle parking space is 1.2 m.</p> <p>-A single occupancy washroom and indoor roof top amenity area are permitted to project above the maximum height limit shown on S423 provided the combined gross floor area does not exceed 200 m² and a maximum height of 5 m.</p> <p>-The holding symbol may not be lifted until a Site Plan application is approved, including the execution of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, and will satisfy the following:</p> <ul style="list-style-type: none"> i. A submission to the Urban Design Review Panel; ii. Securing of public access easements; and iii. The Site Plan Agreement will contain a condition requiring 45 affordable housing units secured for 15 years at the City's definition that rents are not to exceed 30 % of the 30th income percentile for the City of Ottawa, which will be secured through an Affordable Housing Agreement. <p>-Section 37 Provisions:</p> <ul style="list-style-type: none"> i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 21 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law. ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 21 of Part 19 hereof, the lands are subject to the provisions of this by-law. Building

				<p>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.</p> <p>iii. 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.</p>
2670 (By-law 2020-328)	R5B[2670] S424-h	<ul style="list-style-type: none"> -animal care establishment -artist studio -bank -bank machine -community health and resource centre -convenience store -day care -instructional facility -library -medical facility -personal brewing facility -personal service business -post office -restaurant -retail food store -retail store -service and repair shop -urban agriculture 		<p>-Maximum permitted building heights, minimum setbacks and minimum setbacks are as per S424.</p> <p>-At least 17.5 % of the lot area must be provided as landscaped area.</p> <p>-A communal outdoor roof-top amenity area is only permitted on the roof atop the sixth storey.</p> <p>-A single occupancy washroom is permitted as a projection above the height limit provided it is located within the roof-top access and mechanical penthouse level above the sixth floor.</p> <p>-Balcony projections are prohibited within the interior yard and/or interior side yard, where facing an abutting residential zone along the southern property line.</p> <p>-Outdoor roof-top terraces must be setback at least 1.5 m from the outer edge of the storey below.</p> <p>-Non-residential uses listed in Column III are subject to the following provisions:</p> <p>i. Each single occupancy must not exceed 300 m2 of gross floor area; and</p> <p>ii. Must be located on the ground floor only, and have an active entrance facing Churchill Avenue North.</p> <p>-The holding symbol may not be lifted until:</p> <p>i. A Site Plan application is approved, including the registration of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, and</p> <p>ii. The owner, in consultation with the community, Ward Councillor and City, will develop a concept for the enhancement of the existing public space along the Byron Place frontage; such consultation to be completed within six months of the zoning coming into full force and effect, and</p>

				<p>iii. Subject to agreement on a concept plan as set out in ii. above, demonstration of an implementation strategy through conditions of approval and/or details on approved plans, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department and the General Manager of Recreation, Cultural and Facility Services.</p> <p>-Land uses legally existing prior to November 25, 2020 are not subject to the holding symbol.</p>
2671 (By-law 2020-353)	MD2[2671] S425			<p>-Schedule 73 does not apply, and maximum building height is as per S425.</p> <p>-A mechanical and service equipment penthouse and elevator or stairway penthouses may project a maximum of 3 m above the permitted height limits established in S425 and be setback a minimum of 6.6 m from the fourth floor William Street façade.</p> <p>-The maximum width of any permitted uses on the ground floor is 11.7 m</p> <p>-For a four-storey building, Section 60 (1) and (3) are not applicable.</p>
2672 (By-law 2021-115) (By-law 2021-54)	AM10[2672] S426			<p>Within Area A of Schedule 426:</p> <ul style="list-style-type: none"> - A minimum of 15 % of the frontage of Area A must be occupied by building wall within 3 m of the front lot line. -minimum building height: 1 storey and 5.1 m -Minimum amount of transparent glazing on the ground floor façade of a building facing the public street, measured up to a height of 4.5 m: 32 % -Outdoor loading and semi-underground refuse collection area within a parking lot permitted without an opaque screen. -A minimum total of 10 queueing spaces are required for a drive-through facility. <p>Within Area B on Schedule 426:</p> <ul style="list-style-type: none"> -Minimum parking space rate for an apartment dwelling, mid-rise: 1 space per dwelling unit. -For residential use buildings, at least 50 % of the frontage along the side lot line abutting a street within Area B must be occupied by building walls located within 9 m from the lot line. -Minimum parking space rate for Shopping Centre use: 3.09 spaces per 100 m² of gross leasable floor area. <p>-Within Area C on Schedule S426:</p> <ul style="list-style-type: none"> i. Maximum height for any portion of a building located within 30 m of

				<p>the property line abutting Merivale Road: 12 Storeys and 38.5 m</p> <p>ii. Maximum floorplate for the 10th to 12th storeys of a building located within 30 m of Merivale Road: 1,100 m²</p> <p>iii. Minimum frontage along the front lot line that must be occupied by building walls located within 3 m of the frontage: 50 %</p> <p>iv. Minimum frontage along the corner side lot line that must be occupied by building walls located within 7 m of the frontage: 50 %</p>
2673 (By-law 2021-43)	R4-UB[2673]			<p>-maximum number of dwelling units: 16</p> <p>-No motor vehicle parking is required for a low-rise apartment dwelling.</p> <p>-maximum width of walkways: 1.5 m</p> <p>-No Street Scape Character Analysis is required.</p> <p>-projecting rear balconies must be set back an additional 5 metres from the minimum interior side yard setback of the building</p> <p>-maximum projection into the required rear yard setback for a rear balcony: 1.5 m</p> <p>-Rear facing balconies must provide a privacy screen facing interior side lot lines.</p>
2674 (By-law 2021-46)	TD2[2674]			<p>-A canopy may project to the lot line.</p> <p>-minimum number of visitor parking spaces required: 6</p> <p>-The minimum width of a driveway providing access to a parking lot or parking garage is 3.6 m for a double traffic lane.</p> <p>-An aisle serving parking spaces may be a minimum of 5.9 m wide.</p> <p>-Stacked bicycle parking structures are permitted and may use a shared aisle with a minimum width of 1.5 m.</p>
2675 (By-law 2021-47)	R1H[2675]			<p>-minimum lot width: 17m</p> <p>-minimum front yard setback: 5 m</p> <p>-maximum lot coverage: 43%</p>
2676 (By-law 2021-59)	R4-UB[2676]			<p>-maximum number of dwelling units: 16</p> <p>-No motor vehicle parking is required for a low-rise apartment dwelling.</p> <p>-An accessory structure within the rear yard is permitted to be setback 0 m from the interior side lot line and rear lot line</p> <p>-Despite Section 161(13)(h) and (j), no balconies and no additional recession of the building façade is required.</p>
2677 (By-law 2021-49)	GM4[2677] F(3.0)			<p>-minimum number of parking spaces required: 0</p> <p>-minimum number of visitor parking spaces required: 0</p>

				-minimum width of a horizontally oriented bicycle parking space: 0.4 m -minimum front yard setback: 0 m
2678 (By-law 2021-50)	TM[2678] S427			-maximum permitted building height and minimum setbacks are as per S427. -Despite S427, the minimum front yard setback is 1.5 m up to a height of 4.5 m above grade. Above a height of 4.5 m, the minimum front yard setback for the second to seventh storey is 0 m. -There is no maximum front yard setback and the provisions of Section 197 (4) do not apply. -S427 does not apply to permitted projections under Section 64 or Section 65. -A restaurant patio is permitted and is not required to be screened. -A swimming pool and associated landscaping and safety guards are considered to be permitted projections above the height limit in accordance with Section 64. -Notwithstanding any other provision of this by-law, a mezzanine is not considered a separate storey. -The minimum width of a horizontally oriented bicycle parking space is 0.45 m.
2679 (By-law 2021-196) (By-law 2021-51)	R4J[2679]			-An Apartment Dwelling, Low-rise is subject to the following provisions: i. Maximum height is 11.5 m ii. Maximum number of units per building is 6 iii. Parking may encroach 1.8 m into the required corner side yard along Maple Grove Road. iv. Minimum front yard setback is 4.5 metres. v. Minimum setback from a lot line abutting an Apartment Dwelling, Low-rise is 1.2 m vi. Two dormers per building may project above the height limit by up to 1.51 m.
2680 (By-law 2021-69)	R2G[2680]			A long semi-detached dwelling is subject to the following provisions: -minimum lot width: 9 m -minimum lot area: 339 m ² -minimum front yard setback: 5 m -minimum total side yard setback: 2.7 m -minimum frontage for the rear dwelling parcel 1.47 m
2681 (By-law 2021-78)	MD5[2681] S332	-Marine facility -Parking garage -Parking lot -Post-secondary educational institution		-A maximum of 45 rooming houses are permitted within the exception area. -Rooming houses may occupy a building containing dwelling units or oversized dwelling units. -Section 132, (2), (5), and (7) do not apply. -Section 111, subsections 8 to 11 inclusive do not apply.

				<ul style="list-style-type: none"> -Parking lots are only permitted to provide accessory parking to permitted uses. -Parking garages are only permitted if at least 75 per cent of parking spaces are located below grade and if it provides accessory parking to permitted uses. -Section 193 (2) does not apply to residential buildings. -The site is subject to the maximum number of parking spaces permitted in Table 103. -At least 50% of the provided parking is to be provided below grade.
2682 (By-law 2021-77)	R4-UC [2682]			<ul style="list-style-type: none"> i) A low-rise apartment dwelling with a maximum of four dwelling units is only permitted as a result of a conversion of a three unit dwelling that legally existed as of February 24, 2021. ii) The performance standards that would apply to a conversion from a three unit dwelling to a four-unit low-rise apartment dwelling are performance standards for the three unit dwelling as it exists on February 24, 2021.
2683 (By-law 2021-72)	R5Q[2683] S429		-apartment dwelling, high-rise	<ul style="list-style-type: none"> -Minimum required yard setbacks and maximum permitted building height as per S429. -Residential parking is not required. -Visitor parking is required at a rate of 0.03 spaces per dwelling unit. -Amenity area provided outdoors is permitted to be located in a required or provided corner side yard. -Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions. -maximum walkway width is 3.1 m. -The maximum building heights of S429 do not apply to permitted projections under Section 65.
2684 (By-law 2021-75)	R4UD[2684] -c		<ul style="list-style-type: none"> -Except where existing as of February 24, 2021: -detached dwelling -semi-detached dwelling 	<ul style="list-style-type: none"> -Minimum front yard setback: 4.5 m -Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m²
2685 (By-law 2021-75)	R4-UC[2685]			<ul style="list-style-type: none"> -Minimum front yard setback: 4.5 m -Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m²

				-Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.
2686 (By-law 2021-75)	R4-UA[2686] H(8.5)		-Apartment dwelling, low rise containing more than 6 dwelling units	-Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m ² -Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.
2687 (By-law 2021-75)	R3R[2687] H(8.5)	Townhouse dwelling		-Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. -Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m ²
2688 (By-law 2021-247) (By-law 2021-70)	AM10[2688] S431	-apartment dwelling, high rise		-Minimum required setbacks and maximum permitted building height as per S431. -Permitted projections listed in Section 64 and 65 are not subject to the height limits identified on S431. -An active entrance is not required to face a public street for a building containing a retirement home.
2689 (By-law 2021-92)	multiple	-artist studio -bank -bank machine -bar -community centre -community health and resource centre -convenience store -day care -hotel -instructional facility -laundromat -library -medical facility -municipal service centre -office -personal service business -pharmacy -post office -recreational and athletic facility -retirement home -restaurant -retail store -parking garage		-Any part of the building exceeding 20m in height must be stepped back a minimum of 2m from the ground floor building face, except on Area D on S432. -In Area C on Schedule S432, an additional minimum building setback of 5m is required for any portion of the building above 14.5m or 4 storeys, on the Booth Street frontage. -In Area D on Schedule S432, an additional building setback a minimum of 3m is required for any portion of the building above the lesser of 30m or 9 storeys. -Minimum required setback from Gladstone Avenue, Rochester Street, Booth Street and Raymond Street: 0m -Where a building wall of the ground floor is located adjacent to a public right of way, the maximum setback from the property line is 3m to the closest portion of the building wall of the ground floor. The storeys above the ground floor must have the same setback as the ground floor, subject to additional setback requirements.

				<p>-A minimum of 50% of the ground floor façade facing a public street, measured from the average grade to a height of 4.5 m, must comprise transparent windows.</p> <p>-A parking garage entrance must be setback at least an additional 0.3m from the façade on which it is located.</p> <p>-Non-residential uses in an R4T or R5BB zone are permitted within a residential use building and where a non-residential use is included within a residential use building, the type of dwelling applicable to the building is determined based on the number of and configuration of the dwelling units.</p> <p>-In the R4T zone, the additional permitted uses, are limited to a maximum GFA of 200m² each.</p> <p>-In the R5BB zone, the additional permitted uses, other than offices, are limited to a maximum GFA of 200m² each.</p> <p>-No principal or accessory parking lot is permitted and no surface parking spaces are permitted except for:</p> <p>i. parallel parking spaces on a private way: in a Planned Unit Development, or for a mid-rise or high-rise building.</p> <p>ii. In the case of parking accessory to ground-oriented residential buildings in Area A, B and C on Schedule S432, parking spaces are permitted only where they are concealed from any public or private street by buildings.</p> <p>-Minimum bicycle parking space requirement is 1 per dwelling unit.</p> <p>-The following applies to buildings fronting Gladstone Avenue:</p> <p>i. Except in the case of a residential entrance, the entire width of the ground floor level facing Gladstone Avenue must be occupied by one or more of the uses listed in Column III, except retirement home</p> <p>ii. the following uses are prohibited in any part of the ground floor facing Gladstone Avenue of any building with frontage along Gladstone Avenue: diplomatic mission, hotel, office, park, parking garage, research and development centre, residential care facility, training centre, urban agriculture.</p> <p>iii. Each use in Column III must provide at least one active entrance on a façade facing a public street.</p> <p>iv. Any part of a building adjacent to Gladstone Avenue exceeding</p>
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				six storeys or 20m must be stepped back a minimum of 3.5m. v. No entrance to a garage is permitted adjacent to Gladstone Avenue.
2690	-Multiple			<p>Any part of the building exceeding the lesser of 6 storeys or 20m in height must be stepped back a minimum of 2m from the ground floor building face.</p> <p>-Garage doors and individual driveways associated with a low-rise residential use are not permitted to face or abut a public street.</p> <p>-Any provided parking associated with a low-rise residential use must be accessed from a private lane.</p> <p>-Minimum additional setback for a garage entrance to an apartment dwelling: 0.3m</p> <p>-No principal or accessory parking lot is permitted and no surface parking spaces are permitted except for: parallel parking spaces on a private way: in a Planned Unit Development, or for a mid-rise or high-rise building.</p> <p>-Minimum bicycle parking space requirement is 1 space per dwelling unit.</p> <p>-Any building along Frontages 1, 2, or 3 in Area E on Schedule S433 must provide a minimum of one active entrance, with an additional active entrance for at least every 20 metres of building width for retail and commercial uses, and every 8 metres of building width for residential uses facing such frontage.</p> <p>-For Frontages 1, 2, or 3 in Area E on Schedule 433:</p> <p>i. Any non-residential use on the ground-floor is permitted a maximum individual frontage of 20m</p> <p>ii. Any residential use on the ground- floor is permitted a maximum individual frontage of 8m</p> <p>-A minimum of 50% of the ground floor façade facing Frontages 1, 2, or 3 in Area E on Schedule 433, measured from the average grade to a height of 4.5 metres, must comprise transparent windows.</p> <p>- Except in the case of residential entrances, where any building facade faces Frontages 1, 2, or 3, on Schedule S433, the ground floor must be occupied by one or more of the</p>

				<p>permitted non-residential uses, other than: diplomatic mission, park, parking garage, research and development centre, residential care facility, training centre, urban agriculture</p> <p>-In Area E on Schedule 433 after the first 9 storeys, any part of the building facing Frontage 1, 2 or 3 is subject to an additional minimum setback of 5m.</p> <p>-Minimum area for a plaza comprising a mix of hard and soft landscaped area abutting both Frontage 1 and 2 in Area E on Schedule 433: 650m²</p> <p>-In Area E on Schedule 433, the minimum area of hard and soft landscaping of 650m² must comprise one aggregated area of at least 375m², whose longer dimension is generally not more than twice its shorter dimension.</p>
2691 (By-law 2021-119)	R4UA[2691]	-Dwelling unit -Office, limited to a diplomatic mission		<p>-Minimum width of aisle providing access to a bicycle parking space: 0.9m.</p> <p>-Office, limited to a diplomatic mission, restricted to a dwelling converted for that use.</p>
2692 (By-law 2021-139)	AM10[2692] S434	-apartment dwelling, high-rise		<p>-Maximum Height as per S434</p> <p>-Minimum required width of landscaped buffer for a parking lot containing more than 10 but less than 100 spaces, not abutting a street: 0m</p> <p>-Minimum easterly interior side yard setback for a tower: 9.1m</p> <p>-Minimum separation distance between towers on the same lot: 20m</p> <p>-a. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 22 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 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 22 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments</p>

				<p>and the provision of financial securities.</p> <p>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.</p>
2693 (By-law 2021-118)	GM[2693]			<p>-Only the following non-residential uses are permitted in any unit:</p> <ul style="list-style-type: none"> i. Artist studio ii. Home-based business iii. Home-based daycare iv. Personal service business v. Office vi. Urban agriculture <p>-Notwithstanding the foregoing, the following non-residential uses are permitted if located within the basement and/or first level of a building in units that front onto Bank Street and/or Rotary Way and are limited to maximum gross floor area of 100 m²:</p> <ul style="list-style-type: none"> i. Animal care establishment ii. Retail store iii. Medical facility iv. Instructional facility <p>-Non-residential uses have no minimum parking requirements.</p> <p>-Minimum rear yard setback (south): 6m</p> <p>-Minimum eastern landscaped buffer: 1.5m</p> <p>-Minimum vehicular parking for residents: 1.12/dwelling unit.</p> <p>-Minimum vehicular parking for visitors: 0.16/dwelling unit.</p>
2694 (By-law 2021-122)	GM5[2694] H(38)			<p>-Minimum Westerly Interior Side Yard for a residential building higher than 11 m– 1.7 m</p> <p>-Minimum Easterly Interior Side Yard for a residential building higher than 11 m – 3.4 m</p> <p>-Minimum Rear Yard Setback for a residential use building – 1.6 m</p> <p>-Minimum Width of Landscaped Area abutting a residential or institutional zone – 0 m</p> <p>-Section 60 does not apply to the construction of a 10-storey building.</p> <p>-Section 139 does not apply.</p> <p>-Section 37 :</p> <p>(a) Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law, including the provision by the Owner of the lot of the facilities, services and matters set out in Section 23 of Part 19 hereof, to the City at the Owner's sole expense</p>

				<p>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 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 23 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this By-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>(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.</p>
2695 (By-law 2021-116)	R4N[2695]			<p>-Minimum width of a private way, including driveways and aisles: 3 m</p> <p>-Minimum setback for any wall of a residential use building to a private way is 0 m.</p> <p>-Minimum setback for any garage or carport entrance from a private way is 0 m.</p> <p>-For a building at 1010 Byron, minimum setback from the easterly lot line is 5.4 m.</p> <p>-The provisions of Table 110(1)(a) and (b) do not apply.</p>
2696 (By-law 2021-120)	R5C[2696] S435			<p>-Minimum building setbacks and maximum heights are shown on Schedule 435.</p> <p>-Section 135 does not apply.</p> <p>-Gardner Street is considered the front lot line.</p> <p>-Minimum lot width: 30 m</p> <p>-Minimum driveway width: 3 m</p> <p>-A canopy may project to within 0 m of a lot line.</p> <p>-A landing may project to within 0 m of a lot line facing Gardner Street.</p> <p>-Despite Section 101, minimum parking spaces: 24</p> <p>-Section 139 does not apply for an Apartment Dwelling, Mid-Rise.</p>
2697 (By-law 2021-117)	R1GG[2697]			<p>-Clause 125(1)(d) does not apply.</p> <p>-The conversion of an existing detached dwelling to a group home is deemed to comply with Clause 122(1).</p>
2698 (By-law 2021-113)	R5B[2698] H(26.5)			<p>-Minimum lot width for a mid-rise apartment dwelling: 20 m</p>

				<ul style="list-style-type: none"> -Minimum front yard setback for a mid-rise apartment dwelling: 1.25 m -Minimum rear yard setback for a mid-rise apartment dwelling: 2.78 m -Minimum interior side yard setback for a mid-rise apartment dwelling: 0 m from the westerly property line, 2.88 m from the easterly property line -Minimum landscaped area for a mid-rise apartment dwelling: 22% -A canopy may project into the front yard up to a distance of 0 m from the front property line -Required number of off-street motor vehicle parking spaces: 0 -Sections 111(8) and 111(11) do not apply. -Section 60 does not apply.
2699 (By-law 2021-136)	R4UD[2699] S436			<ul style="list-style-type: none"> -minimum number of bicycle parking spaces required: 0 -Section 123 does not apply -Section 139 (3) (a) does not apply -Sections 161 (12) and (12.1) do not apply -roof-top accesses in Area A of S436 must be setback a distance of 0.8 m from the exterior front wall, and not exceed a total area of 13.5 m² -roof-top accesses in Area B of S436 must not exceed a total area of 27 m² -Section 161 (20) (a) applies to the interior side yard and interior yard with all necessary modifications -minimum area of soft landscaping is 62 square metres and may be located in the rear and interior yards -Section 161 (20) (b) (iv) does not apply -minimum horizontal area of balconies and porches provided on the front or corner side façade: 0.7 m² -Table 162A Columns VII, VIII, IX, X do not apply and the heights and setbacks are as per S436 -minimum parking space rate per dwelling unit: 0 -minimum visitor parking space rate per dwelling unit: 0 -The lands are considered as one lot for the purposes of applying zoning provisions
2700 (By-law 2021-138)	TD1[2700]			<ul style="list-style-type: none"> -An apartment dwelling, mid-rise is subject to the following provisions: <ul style="list-style-type: none"> i. Clause 195(4)(h) does not apply to the rear yard and interior southerly side yard, except any area of the rear yard and interior southerly side yard not used as a ramp, stairs, and/or bicycle wheel track providing direct access to a building must be landscaped.

				<p>ii. Minimum required width of a landscape buffer between the parking lot and the lot line abutting Avenue L: 1.9 m</p> <p>iii. A canopy projecting from a building entrance may project to the lot lines of the front and rear yards, and may project up to 0.4 m from the side lot line abutting a street.</p>
2701 (By-law 2021-178)	R4UB[2701]-c			<p>-Maximum number of dwelling units: 33</p> <p>-Residential parking is not required.</p> <p>-Minimum parking space width: 2.4 m</p> <p>-Minimum parking space depth: 4.6 m</p> <p>-Minimum rooftop access setback from the front wall for a maximum width of 6.5 metres: 0 m</p> <p>-Maximum rooftop access area: 46.3 m²</p> <p>-Only one principal entrance is required.</p> <p>-Maximum lot area: 1430 m²</p>
2702 (By-law 2021-178)	R4UB[2702]			-Minimum lot area: 143.7 m ²
2703 (By-law 2021-179)	R4X[2703]			<p>-Minimum lot width for a townhouse dwelling: 5 m</p> <p>-Parking is permitted in a required and provided corner side yard</p> <p>-Minimum aisle width: 6 m</p> <p>-Minimum side yard setback: 6 m</p>
2704 (By-law 2021-194)	R4Z[2704]			<p>-For the purposes of zoning interpretation, the lot line that abuts Brian Coburn Boulevard is deemed to be the front lot line; the lot line that abuts Couloir Road is deemed to be the rear lot line.</p> <p>-Minimum required rear yard setback: 3m</p> <p>-The following applies to townhouse dwellings that are vertically attached in the rear and side:</p> <p>i. minimum lot area is 84m²</p> <p>ii. air conditioner condenser may be located in a front yard or corner side yard when units are attached back to back.</p> <p>-Table 111B does not apply.</p> <p>-Subsection 111(11) does not apply.</p>
2705 (By-law 2021-184)	AM3[2705] S438			<p>-Minimum required yard setbacks and building stepbacks and maximum permitted building heights as per Schedule 438.</p> <p>-Maximum building heights of S438 do not apply to permitted projections under Section 65.</p> <p>-maximum floor space index:4.25</p> <p>-Section 186(3)(b)(ii) does not apply.</p> <p>-The following provisions dealing with Section 37 authorization apply:</p>

			<p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by law including the provision by the owner of the lot of the facilities, services and matters set out in Section 24 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 24 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2706 (By-law 2021-190)	R3R[2706]	<ul style="list-style-type: none"> -Planned Unit Development -Townhouse dwelling -Stacked dwelling 	<ul style="list-style-type: none"> -The property line abutting Clifton Road is considered the front lot line. -Maximum Building Height: 12m -No minimum lot area -No minimum lot width -Minimum front yard setback: 3 m -Minimum corner side yard setback: 2 m -Minimum rear yard setback: 1.5 m -Minimum interior side yard setback: 2.5 m -Minimum required setback for a waste storage accessory building from a rear or interior side lot line: 0 m -Minimum width of a private way: 4.5 m -Minimum setback for any wall of a residential use building to a private way: 0.4 m -Minimum setback for any garage or carport entrance from a private way: 0.4 m -Canopies and awnings are permitted to project a maximum of 2 m into a required yard

				<ul style="list-style-type: none"> -Fire escapes, open stairways, stoop, landing, steps and ramps can be a minimum of 0 m from a lot line -Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, are permitted to project a maximum of 2.65 m into a required yard, and can be a minimum of 0 m from a lot line -Despite Section 100 (1)(c) required or provided parking for a permitted residential use may be provided on any parcel with a Planned Unit Development.
2707	Reserved for Future Use			
2708 (By-law 2021-191)	R3I[2708]	-Library		<ul style="list-style-type: none"> -A library use is limited to the footprint of the building as it exists on June 9th, 2021. -An instructional facility is permitted as an ancillary use to the library, conditional on being in the same building as the library. -Subsection 100(5) does not apply.
2709 (By-law 2021-187)	R4UC[2709]			<ul style="list-style-type: none"> -Minimum lot width: 6.1 m -Minimum front yard setback from the Cummings Avenue lot line: 2.9 m -Minimum number of vehicular parking spaces: 7 -Minimum width of a drive aisle providing access to parking spaces: 0.9 m -Vehicular parking spaces may be located in a front yard. -An outdoor refuse collection area may be located within 1.5m of a side lot line. -Section 110(1) does not apply. -Section 143(1)(a) does not apply. -Section 161(20)(g) does not apply. -Section 161(21)(b) does not apply.
2710 (By-law 2021-192)	R3YY[2710] S439, I1A/R3YY[2710]			<ul style="list-style-type: none"> -For detached dwellings: <ul style="list-style-type: none"> a) Minimum lot area: 220 m² b) Minimum front yard setback for the area shown on Schedule 439 as Area B: 4.7 m c) Minimum front yard setback in all other areas: 3 m d) Minimum corner side yard setback: 2.5 m e) Minimum rear yard setback for the area shown on Schedule 439 as Area A: 11 m f) Minimum rear yard setback in all other areas: 6 m -For townhouse dwellings: <ul style="list-style-type: none"> a) Minimum lot width: 5.7 m b) Minimum lot area: 145 m² c) Minimum front yard setback for the area shown on Schedule 439 as Area B: 4.7 m d) Minimum front yard setback in all other areas: 3 m

				<p>e) Minimum corner side yard setback: 2.5 m</p> <p>f) Minimum rear yard setback for the area shown on Schedule 439 as Area A: 11 m</p> <p>g) Minimum rear yard setback in all other areas: 6 m</p> <p>-For back-to-back townhouse dwellings:</p> <p>a) Minimum lot width: 5.5 m</p> <p>b) Minimum lot area: 80 m²</p> <p>c) Maximum building height: 14 m</p> <p>d) Minimum front yard setback: 3m</p> <p>e) Minimum corner side yard setback: 2.5 m</p> <p>f) An air conditioner condenser can be located in the front or corner side yard.</p> <p>-For the area shown on Schedule 439 as area A, no building or structure, including all accessory uses, buildings or structures, are permitted within 6 m of the rear lot line.</p>
2711 (By-law 2021-192)	R3YY[2711]	All uses are prohibited except for those uses permitted in the Residential First Density Zone (R1) pursuant to section 155 of this by-law.		<p>-For detached dwellings:</p> <p>a) Minimum lot area: 220 m²</p> <p>b) Minimum front yard setback: 3m</p> <p>c) Minimum corner side yard setback: 2.5 m</p> <p>d) Minimum rear yard setback: 11m</p> <p>e) No building or structure, including all accessory buildings and structures, are permitted within 6 m of the rear lot line.</p>
2712 (By-law 2021-192)	GM[2712]-h			<p>-No construction of buildings is permitted prior to the removal of the holding symbol.</p> <p>-Removal of the holding symbol is conditional upon:</p> <p>a) Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision;</p> <p>b) Submission of an Environmental Compliance Approval application to the Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision;</p> <p>c) Confirmation of the construction timing for item a);</p> <p>d) Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item a); and</p> <p>e) Updated floodplain mapping for the Shirley's Brook Tributary 2 from the Mississippi Valley Conservation Authority.</p>
2713 (By-law 2021-192)	R3YY[2713]-h			<p>-For detached dwellings:</p> <p>a) Minimum lot area: 220 m²</p> <p>b) Minimum front yard setback: 3m</p>

				<p>c) Minimum corner side yard setback: 2.5 m</p> <p>d) Minimum rear yard setback: 6m</p> <p>-No construction of buildings is permitted prior to the removal of the holding symbol.</p> <p>-Removal of the holding symbol is conditional upon:</p> <p>a) Issuance of a permit from Mississippi Valley Conservation Authority under section 28 of the Conservation Authorities Act for the placement of fill, in accordance with approved grading plans; and</p> <p>b) Filling of the lots and provision of as-built survey to Mississippi Valley Conservation Authority demonstrating that the area is entirely removed from the floodplain.</p>
2714 (By-law 2021-192)	LC[2714]-h	-Museum	<p>-Drive-through facility</p> <p>-Retail food store</p> <p>-Service and repair shop</p>	<p>-Minimum setback from any lot line abutting a residential zone: 10 m</p> <p>-No construction of buildings is permitted prior to the removal of the holding symbol.</p> <p>-Removal of the holding symbol is conditional upon:</p> <p>a) Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision;</p> <p>b) Submission of an Environment Compliance Approval application to Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision;</p> <p>c) Confirmation of the construction timing for item a);</p> <p>d) Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item a); and</p> <p>e) Updated floodplain mapping for the Shirley's Brook Tributary 2 from the Mississippi Valley Conservation Authority.</p>
2715 (By-law 2021-227)	TM8[2715] S440			<p>-Building setbacks, stepbacks, and maximum permitted building heights as per Schedule 440.</p> <p>-Maximum building heights of Schedule 440 do not apply to permitted projections under Section 65.</p> <p>-Permitted projections listed in Section 65 are not subject to the height limits identified on Schedule 440.</p> <p>-Permitted projections defined in Section 65 are allowed within 0 m of a lot line.</p> <p>-Minimum width of landscaped area abutting a residential zone: 2.6 m.</p>

				<p>-Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions.</p> <p>-Despite clause 197(13), the façade facing the main street does not require an entrance for a residential use.</p> <p>-Despite clause 85(3)(a), an outdoor commercial patio is permitted where it is located a minimum of 16 m from a lot in a residential zone and is screened and physically separated from that same lot by a structure, screen or wall that is 2 m or more in height, so as to mitigate both light and noise from the outdoor commercial patio.</p> <p>-Clause 198(8)(d) does not apply. Residential uses within a building which faces Barrette Street are permitted to occupy a maximum of 80% of the ground floor area.</p> <p>-Section 37 Agreement:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 25 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 25 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2716 (By-law 2021-203)	R3YY[2716]			<p>The following applies to townhouse dwellings:</p> <p>-Minimum front yard setback</p>

				<ul style="list-style-type: none"> -With a sidewalk: 5.8 m -Without a sidewalk: 4.5 m -Minimum corner side yard setback: 2.5 m -Minimum rear yard setback: 6 m -Minimum lot area: 81 m² -Minimum interior side yard setback: 1.5m -Minimum lot width: 6 m -Maximum building height: 12 m -An air conditioner condenser unit may project 2 m into a corner side yard -Section 57 does not apply
2717 (By-law 2021-203)	R3YY[2717]			<p>The following applies to townhouse dwellings:</p> <ul style="list-style-type: none"> -Minimum front yard setback: -With a sidewalk: 5.8 m -Without a sidewalk: 4.5 m -Minimum corner side yard setback: 2.5 m -Minimum rear yard setback: 4.5 m -Minimum lot area: 81 m² -Minimum interior side yard setback: 1.5 m -Minimum lot width: 6 m -Maximum building height: 12 m -An air conditioner condenser unit may project 2 m into a corner side yard -Section 57 does not apply.
2718 (By-law 2021-223)	MC[2718]			<ul style="list-style-type: none"> - Despite the location of 20 Mountain Crescent in Area Z on Schedule 1A, Part 17 of By-law 2008-250, the maximum number of required parking spaces shall be calculated as per Section 103, Table 103, Column III, Area B. -Despite Clauses 100(1)(a) and (c), parking spaces may be available for use by any other land use located either on site or off site on an abutting property or on a property immediately across a street, but these spaces may not be used as the required parking for these other land uses. -For the purposes of this exception, a tower is defined as that portion of a building above the podium. -The tower portion of a building must, where the height of the building exceeds 9 storeys: <ul style="list-style-type: none"> i. must be setback 5.5 metres from the interior side lot line to the north, where that side lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than 9 storeys; ii. must be setback 5.5 metres from the lot line to the south where the lot line abuts a lot that does not contain a tower, but the abutting lot is zoned to permit a building with a height greater than 9 storeys;

			<ul style="list-style-type: none"> iii. not have a residential floor plate larger than 750 m²; and, iv. not have a non-residential floor plate larger than 1,500 m². <p>-The maximum permitted height is 12-storeys (39 m).</p>
2719 (By-law 2021-225)	TM3[2719] S441	<ul style="list-style-type: none"> -Apartment dwelling, High-rise -Apartment dwelling, Mid-rise -Apartment dwelling, Low-rise -Broadcast studio -Cinema -Home-based business -Home-based daycare -Hotel -Museum -Place of assembly -Recording studio -Retirement home -Theatre 	<ul style="list-style-type: none"> -Maximum Height and minimum yard setbacks as per Schedule 441. -Maximum Floor Space Index – 3.7 -A maximum of one tower is permitted within Area A, B and C on Schedule 441. -The subject lands are considered one lot for zoning purposes. -Tower floor plate size shall not exceed 900 m². -Minimum tower separation - 20m -Buildings facing North River Road will at least 40% of the ground/floor or storeys facade consisting of clear glazing (window and door entrances). -Section 111(8, 9, 10 and 11) do not apply with respect to Bicycle Parking Space Provisions. -Stacked bicycle systems are permitted. -Setback abutting an O1 zone – 0m -Minimum width of landscaped area, abutting Selkirk Street: 3m -Minimum width of landscaped area, all other cases: 0m -Section 197(1)(d) does not apply to a parking garage located in area C of Schedule 441. -Section 197(4) sub (c), (d) and (e) do not apply. -Despite Section 197(13), the façade facing the main street must include at least one active entrance serving either residential or non-residential use occupying any part of the ground floor. -Despite Section 101 and 102, a minimum of 35 spaces are required for a combination of visitor and non-residential parking. -A temporary surface parking lot is permitted within Area A and Area B of Schedule 441 until such time as a building permit has been issued for that portion of the site. -A temporary surface parking lot must be screened at grade from a public street through a combination of soft landscaping, required landscaped areas and/or fencing. Temporary surface parking may not abut Montreal Road. -Minimum height of a building abutting Montreal Road in Area A and B of Schedule 441 – 10m or two storeys.
2720 (By-law 2021-226)	R2N[2710]		<ul style="list-style-type: none"> -A long semi-detached dwelling is subject to the following provisions: <ul style="list-style-type: none"> i. Minimum lot width: 9 m;

				ii. Maximum width of a shared driveway: 3.8 m
2721	Reserved for Future Use			
2722 (By-law 2021-237)	TM[2722] S442			<p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 442.</p> <p>-Area G on Schedule 442 is permitted a maximum height of 31 metres (9 storeys) but may also include a projection above the height limit in the form of an ornamental element, such as clock tower.</p> <p>-Area H on Schedule 442 is a permitted projection above the height limit and may include indoor amenity rooms with a maximum cumulative floor area of 225 square metres and amenity area rooms have a height limit of 4.5 metres.</p> <p>-Permitted projections listed in Section 65 are not subject to the height limits identified on Schedule 442.</p> <p>-Despite Section 65, ground-floor canopies and awnings are permitted to project 2.0 metres into the front and corner side yard, and may be located within 0 metres of the front and corner side lot lines.</p> <p>-Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions.</p> <p>-Despite Table 111(a)(b)(c), the minimum number of bicycle spaces required is 1.0 per dwelling unit or rooming unit.</p> <p>-Table 197(c), maximum front yard setback, does not apply.</p> <p>-Minimum aisle width in parking garage: 6.0 metres</p> <p>-The following provisions dealing with Section 37 authorization will also be added to the new exception in Section 239:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 26 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set</p>

				<p>out in Section 26 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2723 (By-law 2021-273)	R3YY[2723]			<p>-Minimum front yard setback:</p> <p>i. Adjacent to a multi-use path: 5.25 m</p> <p>ii. Adjacent to a sidewalk: 4.75 m</p> <p>iii. In all other cases: 4.75 m</p> <p>-Minimum corner side yard setback:</p> <p>i. Adjacent to a sidewalk: 4.25 m</p> <p>ii. In all other cases: 2.5m</p> <p>-Minimum interior side yard setback: 1.5 m</p> <p>-A maximum of 65 % of the area of the front yard may be used for a driveway.</p>
2724 (By-law 2021-273)	R3YY[2724]			<p>-Minimum front yard setback: 4.25m</p> <p>-Minimum corner side yard setback:</p> <p>i. Adjacent to a multi-use path: 5.25 m</p> <p>ii. Adjacent to a sidewalk: 4.75 m</p> <p>iii. In all other cases: 2.5 m</p> <p>-Minimum interior side yard setback: 1.5 m</p> <p>-A maximum of 65 % of the area of the front yard may be used for a driveway.</p>
2725 (By-law 2021-273)	R3YY[2725]			<p>-Minimum front yard setback: 4.25m</p> <p>-Minimum corner side yard setback:</p> <p>i. Adjacent to a sidewalk: 4.75 m</p> <p>ii. In all other cases: 2.5 m</p> <p>-Minimum interior side yard setback: 1.8 m, with one minimum yard no less than 0.6 m wide.</p> <p>Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback is 1 m.</p> <p>-A maximum of 65 % of the area of the front yard may be used for a driveway.</p>
2726 (By-law 2021-273)	R3YY[2726]			<p>-Minimum front yard setback: 4.75m</p> <p>-Minimum corner side yard setback:</p> <p>i. Adjacent to a sidewalk: 4.25 m</p>

				<p>ii. In all other cases: 2.5 m</p> <p>-Minimum interior side yard setback: 1.8 m, with one minimum yard no less than 0.6 m wide.</p> <p>Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback is 1 m.</p> <p>-A maximum of 65 % of the area of the front yard may be used for a driveway.</p>
2727 (By-law 2021-242)	IL[2727]			<p>-Minimum front yard setback: 0.6m</p> <p>-Minimum width of landscape area abutting a street: 0m</p> <p>-A canopy is permitted to project to 0m of the front lot line.</p> <p>-Minimum parking requirement for a warehouse providing self-storage units: 14 spaces.</p> <p>-Minimum width of aisle accessing oversized loading space at an angle of 60o to 90o: 9.9m</p> <p>-Minimum number of vehicle loading spaces required for a warehouse use: 1 oversized and 1 standard</p> <p>-Minimum distance of an outdoor refuse collection area from an interior or rear lot line: 0.4m.</p> <p>-No screening requirement for in-ground refuse containers.</p>
2728 (By-law 2021-244)	AM8[2728] S443-h			<p>-Minimum parking requirement: 0.3 spaces per dwelling unit</p> <p>-Heights, setbacks and stepbacks as per S443</p> <p>-The holding symbol may not be removed until adequate servicing is proven to be available for the site to the satisfaction of the City.</p>
2729 (By-law 2021-246)	TM[2729] S444			<p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 444.</p> <p>-Despite the definition of “storey”, ground floor residential units may include a mezzanine and for the purpose of maximum building heights on Schedule 444, such dwelling units are to be considered as one storey.</p> <p>-Area A on Schedule 444 is a permitted projection above the height limit and may include indoor amenity rooms with a maximum cumulative floor area of 405 m² and amenity area rooms have a height limit of 5 m.</p> <p>-Despite Section 85(3)(a), outdoor commercial patio(s) are permitted where located within the grey shaded area as shown on Schedule 444.</p> <p>-Permitted projections listed in Section 65 are not subject to the height limits identified in Schedule 444.</p> <p>-Stacked bicycle parking systems are permitted, and such systems</p>

				<p>are exempt from the minimum bicycle parking space dimensions.</p> <p>-Table 197(c), maximum front yard setback, does not apply.</p> <p>-Despite Table 197(i)(i), the width of a landscaped area abutting a residential zone may be reduced to 0 m along the side lot line.</p>
2730 (By-law 2021-275)	R3YY[2730]			<p>-The required corner sight triangle is formed by that part of the lot lines measured along each street from the intersection of those lines at the street corner, or the projection of those lines for the distance of 3 m, and a line drawn between those two lines to form the base of the triangle.</p> <p>-Zone requirements for townhouse dwellings:</p> <p>(i) Minimum front yard setback: 5.5 m</p> <p>(ii) Minimum corner side yard setback: 3m</p> <p>-A driveway providing access to a permitted parking space for a semi-detached dwelling located outside of the front yard may be located between the front wall of the residential use building and the street, provided that the area of the driveway does not exceed 68% of the area of the yard in which it is located.</p>
2731 (By-law 2021-276)	DR1[2731]	- Office		<p>-The provisions of Section 101 do not apply, and a maximum of 5 parking spaces are permitted on the site.</p> <p>-Maximum gross floor area of an office: 308 m²</p>
2732 (By-law 2021-279)	TM[2732] H(24)			<p>-A minimum of 28% of the ground floor façade facing the main street, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances.</p>
2733 (By-law 2021-281)	AM1[2733] S446-h			<p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 446.</p> <p>-Minimum aisle width for access to a loading space is 6.0 m.</p> <p>-Despite table 185(g) a maximum floor space index does not apply.</p> <p>-Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions.</p> <p>-The holding symbol may not be lifted until a Site Plan application is approved, including the execution of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development, and will satisfy the following:</p> <p>a. The Site Plan Agreement will contain a condition requiring 10 affordable housing units (five one-</p>

				bedrooms, three two-bedrooms and two three-bedroom units) for a commitment of 20 years which will be secured through an Affordable Housing Agreement and which shall be built as part of the first phase of construction.
2734 (By-law 2021-340)	R5B[2734] S447	-parking garage		<p>-Minimum tower separation on the subject lands: 16m</p> <p>-Maximum Floor Space Index:10.8</p> <p>-Maximum Building Heights and minimum building setbacks and stepbacks as per Schedule 447.</p> <p>-Parking Garage is limited to a parking spaces surplus to Sections 101 and 102.</p> <p>-Despite Section 65, table 65, a balcony may project to 0.65 m from any lot line and may include ornamental features that form part of the balcony.</p> <p>Provisions dealing with Section 37 of the Planning Act:</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 compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 30 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 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 30 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>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.</p>
2735	Reserved for Future Use			
2736 (By-law 2021-322)	R4Z[2736]			<p>-1 parking space is required for each dwelling unit</p> <p>-0.2 parking spaces required for each dwelling unit for visitors.</p>

				<ul style="list-style-type: none"> -Minimum front yard setback: 3 m -Minimum rear yard setback: 3 m -Minimum interior side yard setback: 3 m -Maximum building height: 15 m
2737 (By-law 2021-307)	R3YY[2737]			<ul style="list-style-type: none"> -The minimum interior side yard setback applies to the northerly lot line from the corner sight triangle to the rear lot line. -All other provisions of Urban Exception 2738 apply.
2738 (By-law 2021-307)	R3YY[2738]			<ul style="list-style-type: none"> -A maximum of 65% 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 m, must be landscaped with soft landscaping. -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 5.8 m from the nearest edge of the sidewalk. -A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required interior side yard but no closer than 0.2 m to the lot line. -Balconies and porches may project to within 0 m of a corner lot line. -The steps of a porch may project 2.5 m into a required yard, but may be no closer than 0.5 m from a lot line other than a corner side lot line, from which they can be as close as 0 m. -Any portion of a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface equal to or less than 0.3 m may project to within 0.3 m of a lot line. -An air-conditioning condenser unit may project 1 m, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse, but may be located in a corner side yard. -Section 57 does not apply. -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.

				<p>-The following applies to detached dwellings:</p> <ul style="list-style-type: none"> i. Minimum lot area: 198 m² ii. Minimum front yard setback 3.0 m iii. Minimum total interior side yard setback is 1.8 m with a minimum of 0.6 m 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. iv. Minimum corner side yard setback: 2.5 m, despite the foregoing, no more than two portions of the building, not exceeding a total floor area of 3.0 m², may be located no closer than 2.1 m from the side lot line abutting a street. v. Maximum lot coverage: 55% vi. For a detached dwelling on a corner lot: <ul style="list-style-type: none"> 1. 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 6.0 m from the rear lot line must be located at least 4.0 m from any interior side lot line. 2. An active entrance must be provided on the side of the building facing the corner side yard. <p>-The following applies to semi-detached and townhouse dwellings:</p> <ul style="list-style-type: none"> i. Minimum lot area: 137 m² ii. Minimum lot width: 5.5 m iii. Minimum front yard setback: 3.0 m iv. Minimum interior side yard setback: 1.5 m v. Minimum corner side yard: 2.5 m vi. Maximum building height: 14 m vii. Maximum lot coverage: 65%
2739 (By-law 2021-308)	R3YY[2739] R3YY[2739]-h		On land zoned with a holding symbol, all uses are prohibited until the holding symbol is removed, except those that existed on July 14, 2010.	<p>-A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line;</p> <p>-Balconies and porches may project to within 0 m of a corner lot line;</p> <p>-An air conditioning condenser unit may project 2 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line and may not be located in a front yard;</p> <p>-No more than 60% of a front yard may be used as a driveway or parking space;</p> <p>-In the case of a home-based business operating within a</p>

				<p>townhouse, the required parking space is only required if the business involves an outside employee;</p> <p>-Section 57 does not apply;</p> <p>-The requirements for detached dwellings:</p> <ul style="list-style-type: none"> i. minimum lot area is 220 m² ii. minimum lot width is 8.8 m iii. minimum front yard setback is 3 m for the principal building and 3.5 m for an attached garage iv. minimum combined interior side yard setback is 1.8 m with a minimum of 0.6 m on one side v. minimum corner side yard is 2.5 m vi. minimum rear yard is 6 m vii. maximum lot coverage is 55% viii. maximum building height is 12 m <p>-The requirements for townhouse dwellings:</p> <ul style="list-style-type: none"> i. minimum lot area is 137 m² ii. minimum lot width is 5.5 m iii. minimum front yard setback is 3 m for the principal building and 3.5 m for an attached garage iv. minimum interior side yard setback is 1.5 m v. minimum corner side yard is 2.5 m vi. minimum rear yard is 6 m vii. maximum lot coverage is 65% viii. maximum building height is 12 m <p>-The holding symbol may only be removed at such time as it is shown to the satisfaction of the General Manager of Planning, Infrastructure and Economic Development that the interim storm water management facility can be decommissioned and the site can utilize the ultimate stormwater facility and Kanata West Sanitary Sewage Pumping Station, as indicated in the Kanata West Master Servicing Study. The SWM facility (Stormwater Management Pond 5) and the Kanata West Sanitary Sewage Pumping Station must be constructed and operational and have the necessary capacity to permit the development of the property, all to the satisfaction of the City.</p>
2740 (By-law 2021-308)	R3YY[2740]-h		On land zoned with a holding symbol, all uses are prohibited until the holding symbol is removed, except those that existed on July 14, 2010.	<p>-Rear yard setback for a detached dwelling is 5.2 m;</p> <p>-All other provisions of Urban Exception 2739 apply.</p>

2741 (By-law 2021-308)	R3YY[2741]-h		On land zoned with a holding symbol, all uses are prohibited until the holding symbol is removed, except those that existed on July 14, 2010.	-Minimum lot width of a detached dwelling is 8.7 m. -All other provisions of Urban Exception 2739 apply.
2742 (By-law 2021-309)	TM[2742] H(21)			-Minimum front yard setback where the building height is greater than four storeys or 15 m: 1.5 m more than the provided front yard setback. -Minimum setback from side yard abutting a street: 0 m -Minimum setback from side yard abutting a street where the building height is greater than four storeys or 15 metres: 0 metres for the first 7 m, measured from the front lot line, and 0.6 m beyond 7 m -Minimum number of required visitor parking spaces: 0 -Section 60 does not apply to the construction of a building that is taller than 20 m.
2743 (By-law 2021-306)	R4Z[2743]			-Minimum lot width for a Planned Unit Development: 10 m -Minimum interior side yard setback for a townhouse dwelling, when located within a PUD and when said side yard abuts a rear yard: 1.8 m -Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.
2744 (By-law 2021-307)	R5N[2744] H(20)		Despite endnote 19, ancillary uses are limited to convenience store and daycare and the convenience store has a maximum GFA of 100 m ² and is only permitted on the ground floor and/or basement.	-The following applies to townhouse dwellings, including back-to-back and rear lane townhouse dwellings: i. Minimum corner side yard setback: 2.5 m ii. Maximum building height: 14 m iii. Minimum lot area for back-to-back and rear lane townhouse dwellings: 77 m ² iv. Outdoor amenity area is permitted on top of garages in townhouse dwellings located on rear lanes. v. The area of the driveway cannot exceed 65% of the area of the yard in which it is located, except in the case of townhouses with rear lane access, whereby the area of the driveway can cover 100% of the yard in which it is located. vi. Where access is via the rear lane, the minimum rear yard setback may be reduced to 0 m, and the width of the garage, carport or driveway may be the width of the entire rear yard.

2745 (By-law 2021-324)	TD2[2745] S449			<p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per S449.</p> <p>-Despite the definition of “storey”, ground floor residential units may include a mezzanine and for the purpose of maximum building heights on Schedule 449, such dwelling units are to be considered as one storey.</p> <p>-Lees Avenue is deemed to be the front lot line.</p> <p>-Despite Section 65, a canopy at the ground floor level may project to the front lot line.</p> <p>-The lands are considered one lot for zoning purposes.</p> <p>-Maximum cumulative Gross Floor Area: 96,000 m²</p>
2746 (By-law 2021-328)	MC5[2746]			<p>-The area to which this exception applies is considered one lot for zoning purposes.</p> <p>-The lot line abutting Campeau Drive is considered the front lot line.</p> <p>-Maximum building height:</p> <ul style="list-style-type: none"> a) Within 25 m of Campeau Drive: 11 m b) Over 25 m from Campeau Drive: 32 m <p>- Front yard setback: minimum of 3 m, maximum of 6.5 m - Maximum corner side yard setback to an Apartment Dwelling, High-Rise: no maximum.</p> <p>-Building stepbacks: Buildings must have a minimum 3 m stepback at the east and west ends of the building, at or above the top of the eighth storey.</p> <p>-Minimum FSI is 0.75; Maximum FSI is 2.0</p> <p>-Minimum building separation on a lot:</p> <ul style="list-style-type: none"> a) Between a stacked dwelling and Apartment dwelling, High-rise: 27 m

			<p>b) Between all other residential buildings less than 14.5 m in height: 3 m</p> <p>c) Minimum setback for any wall of a residential use building to a private way: 1.8 m</p> <p>- Parking space rate for stacked dwelling and apartment dwelling, high-rise: 1 space per unit.</p> <p>-Despite anything to the contrary, the cumulative required parking between lands subject to Urban Exceptions 2746 and 2747 may be shared between the lands.</p>
2747 (By-law 2022-236) (By-law 2021-328)	MC5 [2747]		<p>-The area to which this exception applies is considered one lot for zoning purposes.</p> <p>-The lot line abutting Campeau Drive is considered the front lot line.</p> <p>-Maximum building heights:</p> <p>a. Within 25 m of Campeau Drive: 11 m</p> <p>b. Over 25 m from Campeau Drive: 34 m</p> <p>-Front yard setback: minimum 3 m; maximum 6.5 m</p> <p>-Maximum corner side yard setback to a stacked dwelling: 5 m</p> <p>-Minimum corner side yard setback for surfaced parking: 3.6 m</p> <p>-Minimum rear yard setback: 3 m</p> <p>-Minimum setback from the southeastern most lot line: 0 m</p> <p>-The minimum parking space rate for a dwelling unit in a mixed-use building is 0.5 spaces per dwelling unit.</p> <p>-The minimum parking space rate for non-residential uses is 3.4 spaces/100m² gross floor area.</p> <p>-Building setbacks: buildings must have a minimum 2 m setback at the east and west ends of the building, at or above the top of the eighth storey.</p> <p>-Minimum FSI 0.75; maximum FSI 2.0, minimum 430 m² GFA non-residential component.</p> <p>-Minimum building separation on a lot:</p> <p>a. Between all other residential buildings less than 14.5 m in height: 2.9 m</p>

				<p>b. Minimum setback for any wall of a residential use building to a private way: 1.8 m</p> <ul style="list-style-type: none"> -Parking space rate for dwelling, stacked: 1 space per unit. -Despite anything to the contrary, the cumulative required parking between lands subject to Urban Exceptions 2746 and 2747 may be shared between the lands. -Section 101(5)(d) and (e) apply with all necessary modifications to the dwelling units in a mixed use building.
2748 (By-law 2021-342)	AM10[2748]			<ul style="list-style-type: none"> -Maximum building height of 18.5 m within 20 m of the rear lot line and 10 m of the interior side lot line, maximum of 77 m in height beyond 20 m of the rear lot line and 10 m of the interior side lot line. -An active entrance is not required along the side lot line abutting a street. -Parking is to be provided at a rate of 0.22 spaces per residential unit, and a minimum of 2 and a maximum of 8 parking spaces to be provided for non-residential uses. -Minimum required aisle width for the surface parking lot is 6 m. -For a parking lot, minimum landscaping buffer abutting a street is 1.6 m. -The following provisions dealing with Section 37 authorization apply: <ul style="list-style-type: none"> (a) Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 31 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in (b), below. (b) Upon execution and registration of an agreement of agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 31 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments

				<p>and the provision of financial securities.</p> <p>(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 an agreement has been executed and registered, such conditional provisions shall continue.</p>
2749	Reserved for Future Use			
2750 (By-law 2021-334)	MC[2750]			<p>-Despite subsection 69(2), the required setback from the watercourse is 15 m to the normal high-water mark.</p> <p>-Despite Table 191, row 1(g)(i), minimum height within 400 m of a Rapid Transit Station: 4.4 m</p>
2751 (By-law 2021-336)	R4UD[2751] S70			<p>-Despite Section 144(3)(a), the rear yard need not comprise 25 % the lot area and the minimum rear yard setback is 3.5m.</p> <p>-Despite Section 161(18)(b), Minimum Area of soft landscaping in the rear yard – 9% of the rear yard.</p> <p>-Despite section 161(18)(b), an aggregated rectangular soft landscaping area in the rear yard whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting, is not required.</p> <p>-Clauses 60(3)(a) and (b) do not apply.</p> <p>-Subsection 60(4) does not apply.</p>
2752	Reserved for Future Use			
2753 (By-law 2021-363)	R5A[2753] H(24)	<p>-residential care facility</p> <p>-retail store, limited to a pharmacy</p>		<p>-The minimum number of vehicular parking spaces for a dwelling unit in a mid-rise apartment building: 0.9 parking spaces per dwelling unit.</p> <p>-The lands with exception 2753 are considered one lot for zoning purposes.</p> <p>-The use 'residential care facility' is subject to the zoning provisions of an 'apartment dwelling, low-rise' in the R4N subzone.</p> <p>-Despite Section 109 (3)(a), five parking spaces are permitted within the provided front yard</p> <p>-The following applies to a retail store limited to a pharmacy as a principal use:</p> <ol style="list-style-type: none"> Maximum gross floor area: 200m² Must be located in the same building as a residential care facility May not include the sale of non-pharmaceutical products May not include a display area Must be located below the ground floor.

2754 (By-law 2021-383)	T1A[2754]	-Medical Facility -Retail Store, limited to a pharmacy		
2755 (By-law 2021-405)	TD1[2755]-h		-All uses until such time that the holding symbol is removed.	-Minimum interior side yard setback of 3 m on one side, and 6 m on the other -Minimum rear yard setback 6.5 m -The holding symbol on the property may not be lifted until: i. A Site Plan Application is approved, including the registration of an agreement pursuant to Section 41 of the Planning Act to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development; and ii. Such time as it is demonstrated to the satisfaction of Planning Infrastructure and Economic Development that there is availability of and connection to municipal storm water infrastructure.
2756 (By-law 2021-385)	IL[2756] S117-h	-place of worship	All uses other than: -bank -broadcasting studio -day care -community centre -community health and resource centre -light industrial uses -medical facility -municipal service centre -office -parking garage -personal service business -printing plant -production studio -recreational and athletic facility -research and development centre -restaurant, full service -restaurant, take-out -retail food store -retail store -service and repair shop -technology industry -warehouse	-The following uses are only permitted subject to being located on the ground floor of a building containing one or more of the other permitted uses not listed below: i. municipal service centre ii. personal service business iii. restaurant, full service iv. restaurant, take-out v. retail food store vi. retail store -The provisions of Subsection 203(3)(g) do not apply and following provisions apply. -A maximum of 60, 385 square metres of gross floor area is permitted. -Subject to the General Manager of Planning, Infrastructure and Economic Development confirming a transportation facility is under construction in the Alta Vista Parkway corridor, the h symbol may be lifted, and an additional 23,225 square metres of gross floor area is permitted. -Upon lifting of the h symbol, the cumulative total maximum gross floor area is 83,610 square metres. -Maximum building height is in accordance with Schedule 117. -A place of worship is subject to 203(2)(g) or 205(2)(g), as applicable. -A warehouse use is only permitted subject to the footprint of each individual building containing a warehouse use not exceeding a maximum Gross Floor Area of 10,000 square metres.
2757 (By-law 2021-402)	R3YY[2757] and R3YY[2757]-h			The following applies to detached dwellings: -minimum lot area: 235m ² -minimum front yard setback: 4.75m

				<ul style="list-style-type: none"> - minimum corner side yard setback: 2.5m -Shallow Pond Place is deemed the front lot line for corner lots abutting Lakeridge Drive and Shallow Pond Place. - The holding symbol may not be lifted until servicing options to accommodate the major system flow from the Summerside Development are reviewed and approved by the City of Ottawa through the detailed design process, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
2758 (By-law 2021-402)	R3YY[2758] and R3YY[2758]-h			<ul style="list-style-type: none"> -minimum front yards setback: 4.75m -minimum corner side yard setback: 2.5m -Despite Table 65, an air-conditioner condenser is permitted as a projection into the corner side yard. -The holding symbol may not be lifted until servicing options to accommodate the major system flow from the Summerside Development are reviewed and approved by the City of Ottawa through the detailed design process, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
2759 (By-law 2021-402)	R3YY[2759] and R3YY[2759]-h			<ul style="list-style-type: none"> -minimum lot area: 80m² -minimum front yard setback: 4.75m -minimum corner side yard setback: 2.5m -minimum rear yard setback: 0m -Despite Table 65, an air-conditioner condenser is permitted as a projection into the front and corner side yard. -The holding symbol may not be lifted until servicing options to accommodate the major system flow from the Summerside Development are reviewed and approved by the City of Ottawa through the detailed design process, to the satisfaction of the General Manager, Planning, Infrastructure and Economic Development Department.
2760 (By-law 2021-405)	TM16[2760] H(15)			<ul style="list-style-type: none"> -minimum corner side yard setback is 3m and maximum side yard setback is 7m. -The 45 degree angular plane referenced in Table 197 (g)(ii)(3) must be measured from a point at the rear of the building above the third storey, and extend above the fourth storey, but is not applicable to the fifth and sixth storeys.
2761	Reserved for future use			

2762	Reserved for future use			
2763 (By-law 2022-69)	R5B[2763] S451-h			<ul style="list-style-type: none"> – Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 451. – The maximum amount of parking spaces, excluding visitor parking, is the greater of 88 parking spaces or one space per dwelling unit. – The ornamental element, known as the “heritage lantern” from the building existing as of the date of Council approval, is permitted within a new development as projection above the height limit within Area H of Schedule 451. – Balconies on the fourth, fifth and sixth storey are not permitted to project beyond the outer wall of the same storey along the western façade. – The outdoor terraces/balconies on the third, seventh, eighth and ninth storeys are not permitted to project beyond the step back of the closest storey below. – Despite Table 111(a)(b)(c), the minimum number of bicycle spaces required is 1.0 per dwelling unit or rooming unit. <p>The Holding Symbol may not be lifted until the following is satisfied :</p> <ol style="list-style-type: none"> 1. The Owner shall enter into a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the City, for the purposes of the conservation of the cultural heritage values and attributes of the existing property at 50 The Driveway, as of the date of Council approval. The cultural heritage values and attributes will be identified through the heritage easement agreement. The easement will

				<p>reflect the final elevations, site/landscape plans, lighting, and interpretation plans, to be approved through conditions of Site Plan Control and secured via a Site Plan Agreement or within the Heritage Easement Agreement. Council approval and execution of the Heritage Easement Agreement is required prior to lifting the holding symbol; and</p> <p>2. A Site Plan application has been approved, including execution of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, satisfying the following:</p> <ul style="list-style-type: none"> a. Confirm the below grade garage/foundation has been designed in an effort to protect trees found on abutting properties and those within the National Capital Commission lands. b. Approved plans and/or reports will clearly identify conservation of the cultural heritage elements defined and identify the strategy for keeping preserved items in the same condition for inclusion in new development; and <p>3. Registration of a Section 37 Agreement, or similar development agreement, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.</p> <p>The following provisions deal with Section 37 of the Planning Act :</p>
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				<p>1. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law, including the provision by the owner of the lot of the facilities, services and matters set out in Section 33 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law.</p> <p>2. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 33 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>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.</p>
2764 By-law 2022-79	TM6[2764] F(6.9) S452-h	Apartment dwelling, high rise		<ul style="list-style-type: none"> - Maximum building height and minimum yard setbacks and setbacks are as per Schedule 452 - Maximum Floor Space Index: 6.9 - Minimum front yard setback above the 6th storey: 2.5 m - Minimum front yard setback at and below the 6th storey: 2 m

				<ul style="list-style-type: none"> - Despite Section 111, tenant and visitor bicycle parking shall be provided at a rate of 1:1. - Table 111B does not apply. - Stacked bicycle parking is permitted. - Subsections 111(5), (9), (10) and (11) do not apply. - A minimum of 10% of the total dwelling units shall be provided as large-household dwelling units, with a minimum unit size of 850 square feet and two bedrooms. <p>Removal of the Holding Symbol is conditional upon the following:</p> <ul style="list-style-type: none"> a. Approval of a Site Plan Control application, including the execution of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager of the Planning, Real Estate and Economic Development Department, that will require the implementation of all policies of this Plan, fulfilling obligations specified in the relevant policies and By-laws, and the assessment of potential issues related to constructability, right of way impacts and construction staging. b. Execution of an agreement pursuant to Section 37 of the Planning Act, to the satisfaction of the General Manager of the Planning, Real Estate and Economic Development Department where such an agreement is required in accordance with the City's Section 37 Implementation Guidelines. <p>The following provisions deal with Section 37 of the Planning Act :</p> <ul style="list-style-type: none"> a. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted to compliance with
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				<p>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 34 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 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 34 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon the 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.</p> <p>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.</p>
2765	Reserved for future use			-
2766	Reserved for future use			-
2767	Reserved for future use			-
2768	Reserved for future use			-
2769	Reserved for future use			-
2770	Reserved for future use			-
2771	Reserved for future use			-
2772 (Subject to By-law 2022-115)	R5B[2772] S454			-The lands zoned R5B[2772] S454 are considered one lot for zoning purposes;

				<p>-The maximum building heights and minimum setbacks are as per Schedule 454;</p> <p>-A rooftop indoor amenity space is permitted to project above the maximum building height for a maximum of 4.5 m over a maximum area of 150 m2 per residential building;</p> <p>-Minimum bicycle parking rate: one per dwelling unit.</p>
2773 (By-law 2022-212)	R1O[2773]	-Day care		<p>The following applies to a day care:</p> <p>-Two front yard parking spaces are permitted at 986 Frances Street</p> <p>-Two required parking spaces for 982 and 986 Frances Street may be provided at 998 Frances Street.</p>
2774 (By-law 2022-215)	TM[2774] H(97)			<p>-Minimum front yard setback for any portion of the building higher than 15 metres: 0 metres</p> <p>-Minimum western interior side yard setback for the tower portion (for the purpose of this section, a tower is defined as the portion of the building above the podium): 7 metres</p> <p>-Minimum setback from Ashton Avenue: 3.8 metres</p> <p>-Non-residential uses shall not have frontage and/or an active façade on Ashton Avenue.</p> <p>Provisions Dealing with Section 37 of the Planning Act:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 36 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the</p>

			<p>facilities, services or matters set out in Section 36 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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.</p>
2775 By-law 2022-117	R3YY[2775]		<p>a) Zone requirements for townhouse dwellings:</p> <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: 2.3 m – Maximum building height: 14 m – Maximum lot coverage: 65% <p>b) A maximum of 60% 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 m, must be landscaped with soft landscaping.</p> <p>c) 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 5.2 m from the nearest edge of the sidewalk.</p>

				<p>d) A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required interior side yard but no closer than 0.2 m to the lot line.</p> <p>e) Balconies and porches may project to within 0 m of a corner lot line.</p> <p>f) The steps of a porch may project 2.5 m into a required yard but may be no closer than 0.5 m from a lot line other than a corner side lot line, from which they can be as close as 0 m.</p> <p>g) Any portion of a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.31 m may project to within 0.3 m of a lot line.</p> <p>h) An air conditioning condenser unit may project 1 m, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back multiple dwelling and may not be located in a corner side yard except in the case of a townhouse dwelling.</p> <p>i) 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.</p> <p>j) Section 136 does not apply.</p>
2776 By-law 2022-117	R3YY[2776]			<p>a) Zone requirements for back-to-back townhouse dwellings:</p> <ul style="list-style-type: none"> – Minimum lot area: 81 m² – Minimum lot width: 5.5m – Minimum front yard setback: 3m – Minimum interior side yard setback: 1.5m – Minimum corner side yard setback: 2.5m – Minimum rear yard setback: 0m – Maximum building height: 14m

				<p>– Maximum lot coverage: No maximum</p>
				<p>b) A maximum of 75 per cent of the area of the front yard may be used for driveway/parking and storage enclosures.</p> <p>c) 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 m into a required interior side yard but no closer than 0.2 m to the lot line.</p> <p>d) Despite Table 65, Row 6(b), balconies and porches may project to within 0.6 m of a side lot line abutting a street and 0 m of a corner lot line.</p> <p>e) Despite Table 65 Row 6(b), the steps of a porch may be no closer than 0.5 m to a front lot line and 0.2 m to a side lot line abutting a street.</p> <p>f) Despite Table 65, Row 6(a), any portion of a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a front lot line or side lot line abutting a street, and any portion of a deck with a walking surface equal to or less than 0.3 m may project to within 0.3 m of a front lot line or side lot line abutting a street.</p> <p>g) Despite Table 65, Row 8, an air conditioning condenser unit may project 2 m, but no closer than 0.2 m to a lot line and cannot be located in a corner side yard.</p> <p>h) Section 57 does not apply.</p> <p>i) In the case of a home-based business operating within a townhouse, back-to-back townhouse, or semi-detached dwelling, a parking space is only required if a non-resident employee works on-site.</p> <p>j) Section 136 does not apply.</p> <p>k) Despite Section 102 – Table 102, no visitor parking is required on the same lot as a townhouse without a garage.</p> <p>l) Despite Section 107(3)(b), driveways may be located in a</p>

				<p>front yard if the permitted parking space is also in the front yard.</p> <p>m) Despite Section 109(3), the required parking space may be established in a required and provided front yard.</p> <p>n) Balconies and porches, including those higher than 0.6m above adjacent grade, may project to within 0 m of an interior lot line.</p> <p>o) Storage enclosures are permitted to project 2.5 m into a front yard.</p>
2777 By-law 2022-116	GM3[2777] F(3.0) H(19)	Apartment dwelling, low-rise		<p>The following provision apply to an Apartment Dwelling, Low-Rise</p> <ul style="list-style-type: none"> – Minimum Front-Yard Setback: 1.5m – Minimum Interior Side Yard: 0.6m – Minimum Rear Yard Setback: 5.0m – Minimum required parking and visitor parking: 0 – Minimum width of landscaped area: No minimum – Table 137(3) does not apply and a minimum of 40 m² of amenity space shall be provided. 100% of the space may be provided as communal space. <p>Section 139 does not apply.</p>
2778 By-law 2022-171	R5B[2778] S455	-artist studio -daycare -instructional facility -medical facility -office -place of assembly -recreational and athletic facility		<p>-Maximum building heights and minimum building setbacks are as per Schedule 455</p> <p>-Minimum aisle width for a bicycle parking space: 1.2 m</p> <p>-Permitted projections listed in Section 64 and 65 are not subject to the height limits identified on Schedule 455.</p>
2779 By-law 2022-172	R5N[2779]			<p>i. Maximum height:</p> <ul style="list-style-type: none"> a. 12.9 m for part of the building within 5.3 m of the south lot line; b. 19.5 m in all other cases.

				<ul style="list-style-type: none"> ii. For any part of a building located within 30 m of the front lot line, the minimum required interior side yard setback is 1.5 m. iii. A rooftop washroom area with a maximum floor area of 5.5 m² and a maximum height of 2.8 m above the height limit of the building is considered a permitted projections above the height limit. iv. For a mid-rise building containing more than 20 units, 12% of required and provided parking spaces may be reduced to a minimum width of 2.4 m. v. For a carport situated in the rear yard: <ul style="list-style-type: none"> a. A setback of 0 m from the rear lot line is permitted; b. A setback of 1.5 m from the south lot line is permitted. vi. Any part of any yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, parking aisles and spaces, permitted driveways and parking exclusion fixtures must be softly landscaped. <ul style="list-style-type: none"> a. A minimum of 45% of the area of the rear yard must be soft landscaping. b. A minimum of 40% of the area of the front yard must be soft landscaping.
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				<p>vii. The front façade must comprise at least 25% windows.</p> <p>viii. At least 20% of the area of the front façade must be recessed an additional 0.6 m from the front lot line.</p> <p>a. Despite the foregoing, no additional recession of the front façade is required when balconies or porches are provided on the front façade for every unit that faces the public street.</p> <p>ix. In the case of a lot 450 m² or greater, at least 25% of dwelling units must have at least two bedrooms. This calculation may be rounded down to the nearest whole number.</p>
2780	Reserved for future use			
2781 By-law 2022-173	R3YY[2781]			<p>-Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 6m from the back edge of the sidewalk.</p> <p>-The front wall of an attached garage may not be located more than 2m closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch</p> <p>-Minimum density is 29 units per net hectare</p> <p>-The minimum distance between a driveway and an intersection of two street lines is 6m measured at the street line</p>

				<p>-The minimum distance between a driveway for a town house dwelling on a public lane and an intersection of two street lines is 3.5m measured at the street line</p> <p>-Outdoor amenity areas are permitted on top of garages in townhouse dwellings located on rear lanes</p> <p>-More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home provided a draft Plan of Subdivision has been approved for the lot of record.</p> <p>- When access to a lot is provided by a public rear lane a minimum of 8.5m wide, and that lot also abuts a public park, the public park frontage shall be considered to be a "frontage on a public street" for interpretation of the provisions of this Zoning By-law</p> <p>-A sill, belt course, cornices, eaves, gutters, chimneys, chimney box, fireplace box, overhangs or pilasters may project 1m into the required front and corner side yard and 1m, but no closer than 0.2m, into the interior side yard</p> <p>-Balconies may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front, corner side, and rear yard. Balconies may be located up to 0m from an interior lot line.</p> <p>-Open, roofed or unroofed porches and entrance features not exceeding one storey in height may project 2m, but no closer than 1m from the property line and no closer than 0m from a property line abutting a sight triangle, into the front and corner side yard, and 1m into a rear yard</p> <p>-A deck may project 2m, but no closer than 1m from the property</p>
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				<p>line, into a front and corner side yard; in a rear and interior side yard a deck may project to within 0.3m of a lot line and an additional 0.3m setback from every 0.3m or portion thereof that is constructed above finished grade</p> <p>-Steps attached to a porch may project 2.5m, but no closer than 0.5m from property line and no closer than 0m from a property line abutting a sight triangle, into a front and corner side yard</p> <p>-An air conditioning condenser unit may project two metres into an interior side yard, and two metres into a rear yard, but no closer than 0.2 metres to a lot line and may not be located in a front yard.</p> <p>-Corner sight triangles shall have the following distances:</p> <ol style="list-style-type: none"> 10 metre triangles when involving arterial roads 5 metres when involving only local roads 3 metres when involving a public lane <p>-In the case of a home-based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves an outside employee</p> <p>-No more than 60% of the area of any front yard or corner side yard may be used as a driveway or parking space</p> <p>-Exterior parking spaces will have a minimum length of 5.5m and a minimum width of 2.7m</p> <p>-Blocks of townhouse dwellings that are attached along the rear and side walls shall be limited to sixteen attached dwelling units within each block</p>
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				<p>-0 metre setback required from the lot line at a corner lot line</p> <p>-For detached dwellings:</p> <p>a. Minimum lot area is 220m²</p> <p>b. Minimum lot width is 8.8m</p> <p>c. Minimum front yard setback is 3m for the principle building and attached garage</p> <p>d. Minimum combined interior side yard setback is 1.8m with a minimum of 0.6m on one side</p> <p>e. Minimum rear yard for a corner lot is 0.6m</p> <p>f. Minimum corner side yard setback is 2.5m</p> <p>g. Maximum lot coverage is 55%</p> <p>-For semi-detached dwellings:</p> <p>a. Minimum lot area is 137m²</p> <p>b. Minimum lot width is 5.5m</p> <p>c. Minimum front yard setback is 3m for the principle building and attached garage</p> <p>d. Minimum corner side yard setback is 2.5m</p> <p>e. Minimum rear yard setback for a garage on a rear lane is 0m</p> <p>f. Maximum lot coverage is 65%</p> <p>g. Maximum building height is 12m</p> <p>-For back-to-back or townhouse dwellings:</p> <p>a. Minimum lot area is 81m²</p> <p>b. Minimum lot width is 4m</p> <p>c. Minimum front yard setback is 3m for the principle building and attached garage</p>
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				<p>d. Minimum rear yard setback for a townhouse dwelling and garage on a rear lane is 0m</p> <p>e. Minimum corner side yard setback is 2.5m</p> <p>f. Minimum interior side yard setback is 1.5m and 0m on the common lot line of attached buildings</p> <p>g. Maximum building height is 14m</p>
<p>2782 (Subject to By-law 2022-174) Appeals Received</p>	R4N[2782]			<p>-These lands are considered as one lot for zoning purposes.</p> <p>-Minimum required amenity area for these lands: 406 m²</p> <p>-Minimum interior side yard setback: 5 m</p> <p>-Minimum rear yard for the building existing on May 25th 2022: 4 m.</p> <p>-Minimum setback between a residential use and a private way is 1 m</p>
<p>2783 By-law 2022-175</p>	R4Z[2783]			<p>-The lot line that abuts Campeau Drive is considered the front lot line.</p> <p>-The side yard along Country Glen Way is considered to extend from Campeau Drive to the southern extent of Country Glen Way.</p> <p>-Notwithstanding Table 131(5)(b), visitor parking may be provided as parallel parking on a private way with a minimum width of 6.7 m.</p> <p>-Townhouse Dwellings are subject to the following:</p> <p>i. Maximum building height is 12 m.</p> <p>ii. Minimum building setback from the O1 zone is 1.2 metres.</p> <p>-Stacked Dwellings are subject to the following:</p>

				<p>i. Maximum building height is 16 metres.</p> <p>ii. Private rooftop terraces are permitted, and the provisions set out in Table 55(8) of the Zoning By-law do not apply.</p> <p>iii. Minimum required parking rate is 0.9 space per dwelling unit.</p> <p>iv. Minimum required visitor parking rate is 0.1 space per dwelling unit.</p> <p>v. Minimum building setback from the O1 zone is 3 m.</p>
2784 (By-law 2022-213)	TM[2784] S457			<p>-The lands zoned TM[2784] S457 are considered one lot for zoning purposes;</p> <p>-Building setbacks, stepbacks, and maximum permitted building heights are as per Schedule 457;</p> <p>-Minimum residential parking rate: 0.3 spaces per dwelling unit;</p> <p>-Minimum bicycle parking rate: 1 space per dwelling unit;</p> <p>-Stacked bicycle parking is permitted;</p> <p>-Minimum landscape buffer along the rear lot line: no minimum;</p> <p>-Minimum width of a landscaped buffer along the interior lot line for the first 20.2 m from the front lot line: no minimum;</p> <p>-Minimum width of a landscape buffer along the interior lot line after 20.2 m from the front lot line: 1.6 m;</p> <p>-Section 60 does not apply.</p> <p>Provisions dealing with Section 37 of the Planning Act:</p> <p>a. Pursuant to Section 37 of the Planning Act, height and density of development permitted in this by-law are permitted subject to compliance with all of the</p>

				<p>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 38 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in b. below of this by-law.</p> <p>b. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 38 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>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.</p>
2785	Reserved for future use			
2786 By-law 2022-188	R3YY[2786]			<p>-Minimum front yard setback: 3m</p> <p>-Minimum corner side yard setback: 2.5m</p> <p>-Minimum lot width for a semi-detached dwelling: 6m</p> <p>-An air conditioner condenser is permitted as a projection into the corner side yard.</p>
2787 By-law 2022-188	R3YY[2787]			<p>-Minimum lot width: 5.5m</p> <p>-Minimum lot area: 120m²</p> <p>-Minimum front yard setback: 4.0m</p>

				<p>-Minimum corner side yard setback: 2.5m</p> <p>-Minimum rear yard setback: 5m</p> <p>-Where a lot contains a townhouse dwelling and a parking space is accessed from a driveway within the rear yard, a maximum of 72% of the area of the rear yard, or the required minimum width of one parking space, whichever is the greater, may be used for a driveway.</p> <p>-An air conditioner condenser is permitted as a projection into the corner side yard.</p>
2788 By-law 2022-188	R3YY[2788]			<p>-Minimum lot area: 70m²</p> <p>-Minimum front yard setback: 3m</p> <p>-Minimum corner side yard setback: 2.5m</p> <p>-Minimum rear yard setback: 0m</p> <p>-An air conditioner condenser is permitted as a projection into the front and corner side yard.</p>
2789 (Subject to By-law 2022-186) Appeals Received	TM[2789] S458			<p>- Table 197(g)(ii) does not apply.</p> <p>- Minimum yard setbacks, setbacks and maximum building heights are as shown on Schedule 458.</p> <p>- Despite Table 197, Column I, Item (i), the minimum width of a landscaped area in a required interior side yard is 0.86 m.</p> <p>- Minimum number of loading spaces required: 1</p> <p>- A loading space may be permitted in a rear yard which abuts a residential zone, provided adequate screening is provided.</p> <p>- A mechanical penthouse and elevator are limited to being located within Area I on Schedule 458 and are permitted to extend above the height limit to a maximum projection of 4 m.</p> <p>- Notwithstanding Section 107(1)(a)(iii), 113(5)(a)(ii) and 197(8)(b), the minimum aisle width required is 4.7 m.</p>

2790 By-law 2022-206	R4UC[2790] S459			<ul style="list-style-type: none"> - Minimum Parking: 65 residential parking spaces and 12 visitor parking spaces <p>Within Area B on Schedule 459:</p> <ul style="list-style-type: none"> -Maximum height: 12m -Minimum interior yard setback: 2.5m -Minimum rear yard setback: 5.9m -Minimum landscaped area: 20% -Primary Entrance: One principal entrance is permitted on the façade -Parking lot landscaping: minimum of 13.5% of Area B must be provided as perimeter or interior landscaped area -Minimum parking lot landscape buffer width abutting a street: 0.94m -Parking location: up to five (5) previously existing parking spaces may be within the front yard but not between the building front wall and the right of way.
2791 (By-law 2022-207)	MD2[2791] S460 & R5R[2791] S460			<ul style="list-style-type: none"> - Section 60(1) does not apply - Sections 60(3)(a) and 60(3)(b) do not apply - Despite Section 60(4), projections are permitted into the side yard. - Schedules 74 and 76 do not apply. - Height maximums are as shown on Schedule 460. - Despite Section 64, projections above the height limit in excess of "Area A" on Schedule 460 are not permitted.
2792 (By-law 2022-209)	TM[2792] S461			<ul style="list-style-type: none"> -Minimum building setbacks, stepbacks and maximum height are as per Schedule 461. -A mechanical penthouse and amenity area are limited to being located within Area F on Schedule 461 and are permitted to extend above the height limit to a

				<p>maximum projection of 4.5 m. An elevator overrun may project further.</p> <p>-Minimum driveway width: 5.4 m.</p> <p>-For the purposes of residential units on the first floor, a mezzanine is not a storey.</p> <p>-Commercial units are only permitted within 31 m of Richmond Road.</p> <p>-No commercial units are permitted to have an active entrance facing Island Park Drive.</p> <p>-Section 197(13) does not apply.</p> <p>-Provisions dealing with Section 37:</p> <p>i. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this by-law are permitted subject to compliance with all of the conditions set out in this by-law including the provision by the owner of the lot of the facilities, services and matters set out in Section 39 of Part 19 hereof, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in ii. below of this by-law.</p> <p>ii. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the Planning Act securing the provision of the facilities, services or matters set out in Section 39 of Part 19 hereof, the lands are subject to the provisions of this By-law. Building permit issuance with respect to the lot shall be dependent upon satisfaction of the provisions of this by-law and in the Section 37 Agreement relating to building permit issuance, including the provision of monetary payments and the provision of financial securities.</p> <p>iii. 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</p>
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				registered, such conditional provisions shall continue.
2793 (By-law 2022-210)	R4Z[2793]			<p>-The frontage along Tenth Line Road is considered the front lot line.</p> <p>-minimum parking rate for stacked dwelling: 1.0 per dwelling unit</p> <p>-minimum visitor parking rate for a stacked dwelling: 0.1 per dwelling unit</p> <p>-Despite Section 107(1)(a)(ii), the minimum width of a double traffic lane is 5.8 m.</p>
2794 (By-law 2022-233) <i>Appeals Received</i>	GM16[2794]			<p>-Despite Table 187(d) the minimum interior side yard setback for the principal building from an R1 zone is 27 m.</p> <p>-Despite Table 187(f) the maximum building height is 22 m.</p>
2795 (By-law 2022-233) <i>Appeals Received</i>	R4T[2795]			<p>-Despite Table 162A, the maximum building height is as follows:</p> <p>i. within any area up to and including 20 m of a lot line abutting an R1 zone: 11 m</p> <p>ii. all other cases: 14 m</p>
2796 (By-law 2022-234)	R3YY[2796]			<p>General Provisions:</p> <ul style="list-style-type: none"> • These lands are considered one lot for zoning purposes. • For the purposes of Section 59, these lands are considered one lot for zoning purposes. • Despite Section 59, a lot is considered to have frontage where it abuts a private way that serves as a driveway leading to a public street. • For corner lots abutting a private way, the curved portion of the front and corner side lot lines is considered to be a corner lot line. The

				<p>minimum setback from the corner lot line is 0 m.</p> <ul style="list-style-type: none"> • A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard but no closer than 0.2 m to the lot line. • Balconies and porches may project to within 0 m of a corner lot line. • Despite Table 65 Row 6(b), the steps of a porch may project 2.5 m into a required yard, but no closer than 0.5 m to a lot line. • Despite Table 65, Row 6(a), a deck with a walking surface higher than 0.3 m but no higher than 0.6 m above adjacent grade may project to within 0.6 m of a lot line, and any portion of a deck with a walking surface less than 0.30 m may project to within 0.3 m of a lot line. • An air conditioning unit may project 2 m into a required yard, but no closer than 0.2 m to a lot line and may not be located in a front yard except in the case of a back-to-back townhouse dwelling. • Despite Section 57, the size of the required corner sight triangle will be as per the approved Plan of Subdivision. • 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.
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				<ul style="list-style-type: none"> • A maximum of 60% of the area of the front yard may be used for a driveway. <p>Zone requirements for detached dwellings:</p> <ul style="list-style-type: none"> • Minimum lot area: 220 m² • Minimum front yard setback: 5.2 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 m on at least one side • For a corner lot with only one interior side yard, the minimum required interior side yard setback is 0.6 m • Minimum corner side yard setback: 2.5 m • Maximum lot coverage: 55% <p>Zone requirements for semi-detached dwellings:</p> <ul style="list-style-type: none"> • Minimum lot area: 137 m² • Minimum lot width: 5.5 m • Minimum front yard setback: 5.2 m • Minimum interior side yard setback: 1.2 m • Minimum corner side yard setback: 2.5 m • Maximum building height: 14 m • Maximum lot coverage: 65% <p>Zone requirements for townhouse dwellings:</p> <ul style="list-style-type: none"> • Minimum lot area: 81 m² • Minimum lot width: 5.5 m
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				<ul style="list-style-type: none"> • Minimum front yard setback: 5.2 m • Minimum rear yard setback where dwellings are attached back-to-back: 0 m • Minimum interior side yard setback: 1.2 m • Minimum corner side yard setback: 2.5 m <p>Maximum building height: 14 m</p>
2797 (By-law 2022-234)	R3YY[2797]			Minimum front yard setback: 3.6 metres
2798 (By-law 2022-235)	R4Z[2798]			<p>The following applies to a Planned Unit Development:</p> <p>-Minimum rear yard setback: 3 m</p> <p>-Minimum interior side yard setback for the northern lot line: 3 m</p> <p>-Minimum interior side yard setback for the southern lot line: 4.75 m.</p>
2799	Reserved for Future use			
2800 (By-law 2022-235)	GM[2800] H(14.5)	-car wash -gas bar		<p>-Minimum setback for all yards abutting a lot containing a residential use is 7.5 m</p> <p>-A minimum of 50% of the ground floor must be occupied by non-residential uses.</p>
2801 (By-law 2022-282)	R5B[2801] S462-h	-Convenience store -Retail Store -Personal service business -Restaurant		<p>-Maximum permitted building heights, minimum setbacks and minimum setbacks are as per S462</p> <p>-Minimum amount of landscape area is 13.5% of the lot area.</p> <p>- Minimum aisle width: 6.0 metres</p> <p>- Minimum parallel parking space length for small cars only: 6.0 m</p> <p>-Convenience store, restaurant, personal service business, and retail are permitted on the ground floor only and second storey mezzanine open to the ground floor, limited to cumulative total gross floor area of 120 m².</p> <p>-Despite Table 111A(a)-(c), the minimum number of bicycle spaces</p>

				<p>required is 1.0 per dwelling unit or rooming unit.</p> <p>-A single occupancy washroom and indoor roof top amenity area are permitted to project above the maximum height limit shown on Schedule 462 provided the combined area does not exceed 200 m² with a maximum height of 5 metres and incorporated into the Mechanical Penthouse level.</p> <p>-Maximum building heights of Schedule 462 do not apply to permitted projections under Section 65. Projections are permitted in accordance with Section 65.</p> <p>-The holding symbol may not be lifted until the following is satisfied:</p> <p>1. A Site Plan application has been approved, including registration of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, satisfying the following through conditions or approved plans:</p> <p>a. Burying hydro infrastructure along the east side of O'Connor Street between Nepean Street and Lisgar Street;</p> <p>b. Approved plans showing the at-grade recessed floors generally providing a minimum 2.0 metres setback along Nepean Street and O'Connor Street at grade and minimum cantilevered height of at least 7.0 metres along O'Connor Street; and,</p> <p>c. Provisions for an affordable housing agreement providing 25 affordable units as follows:</p> <p>i. 10 two-bedroom or larger units;</p> <p>ii. 15 one-bedroom or larger units;</p> <p>iii. A minimum affordability period of 20 years; and</p> <p>iv. Maximum rent that does not exceed the average market rent as reported by CMHC in their Annual Market Survey for the Ottawa Census Metropolitan Area for units of the same type and size by bedroom count</p>
2802 (By-law 2022-283)	R3V[2802]			-Minimum front yard setback: 5m

2803 (By-law 2022-283)	R4S[2803]			<p>-Minimum Parking for low-rise apartment units: 1 space per unit</p> <p>-Egress stairs and walkway are permitted within a landscaped area.</p> <p>-Parking is permitted in a provided front yard.</p>
2804 (By-law 2022-286)	AM1[2804] H(25)			-Section 185(7) does not apply.
2805 (By-law 2022-287)	IL[2805]			- maximum parking space width for service vehicle parking: 4.57m
2806 (By-law 2022-289)	TM[2806] H(29)			<p>a. Maximum front yard setback: 2.2 m</p> <p>b. Roof top amenity area which projects above the maximum permitted height limit:</p> <p>i. may not exceed 4 m in height</p> <p>ii. has a maximum gross floor area of 75 m²</p>
2807 (Subject to By-law 2022-291) (Appeal(s) Received)	R4UD[2807]			<p>-An apartment dwelling, mid-rise, existing as of August 31, 2022, is permitted to expand, and any additions to the existing structure are subject to the performance standards of an apartment dwelling, low-rise in the R4UD zone.</p> <p>-Where there is an addition as provided above, the following shall apply to the lot and the said structure:</p> <p>a. Despite Section 101 and 102, vehicle parking spaces are not required.</p> <p>b. Minimum rear yard area required: 180 m²</p> <p>c. Minimum rear yard setback: 6.40 m</p> <p>d. Minimum setback for an accessory structure from a side lot line abutting a street along Sweetland Avenue: 0.6 m.</p> <p>e. Despite Section 143, the garbage storage area must be located within the principal building.</p>

2808 (By-law 2022-293)	R5B[2808] F(3.0)	-Personal service business, limited to a barber shop, beauty parlour, or dry cleaner's distribution station -Place of assembly, limited to a club -Retail store, limited to a drug store, florist shop, news stand -Restaurant		<p>Additional permitted uses other than place of assembly limited to a club are restricted to the ground floor or basement of residential use building.</p> <p>The following provisions apply to a parking lot to be used by the office building that exists as of August 31, 2022 at 190 O'Connor Street:</p> <ol style="list-style-type: none"> 1. A parking lot of at least 30 parking spaces is permitted only to serve as parking for the existing office; 2. A loading area is not required; 3. Landscaped area for a parking lot requires a minimum of 65 m² and no buffer; <p>Minimum aisle width for 90-degree parking: 6.0 m</p>
2809	(Reserved for future use)			
2810 (By-law 2022-295)	R4UD[2810]			<ul style="list-style-type: none"> • Minimum rear yard setback: 6.6 m • Minimum rear yard area: 111 m² • Minimum parking required: 1 space • No visitor parking spaces are required. • Provided parking limited to being used as a car-share or visitor parking space. • Minimum front yard landscaped area: 12.3 m²
2811 (By-law 2022-309)	AM8[2811]-h			<ul style="list-style-type: none"> • The Bank Street frontage is considered to be the front lot line. • Maximum building height of the easternmost tower: 90 m • Maximum building height of the westernmost tower: 96 m • Minimum percentage of building façade along Bank Street measured at a 4 m setback: 40% of the lot width • Maximum front yard setback along Bank Street for non-residential and mixed use buildings with the front wall facing Bank Street: 3 metres • Minimum front yard setback: 0 m • Minimum corner yard setback: 0 m • Minimum interior yard setback: 0 m

				<ul style="list-style-type: none"> • Minimum rear yard setback: 0 m • A 1.5 m stepback from the nearest street facing façade is required at the fourth, fifth or sixth storey of a high-rise building having frontage on Bank Street • A 2.4 m stepback from the nearest street-facing facade is required at the fourth, fifth or sixth storey of a high-rise building having frontage on Riverside Drive • Minimum width of landscaped area around a parking lot: 0 m • Minimum setback from watercourse: 15 m • Maximum number of towers: 2 • Maximum total Gross Floor Area: 48,000 m² • The holding symbol applies to all uses and may not be removed until such time as: <ol style="list-style-type: none"> 1. A Servicing Design is approved, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development, either within the context of the Bank Street Renewal Project, or, in absence of the Bank Street Renewal project, by the applicant's engineering consultant independently within the context of a Site Plan Control application. 2. A detailed Stormwater Management Report is approved, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development, to be reviewed within the context of a Site Plan Control application, which addresses concerns related to the storm system's capacity. 3. A Geotechnical Report is approved, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development, including information about permit to take water, borehole
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				<p>depths beyond excavation depth, etc., to be reviewed within the context of a Site Plan Control application.</p> <p>4. A Phase One Environmental Site Assessment and a Phase Two Environmental Site Assessment, in accordance with the current O.Reg.153/04, are approved, to the satisfaction of the General Manager of Planning, Real Estate and Economic Development, to be reviewed within the context of a Site Plan Control application.</p> <p>5. Issues related to off-site contaminants are addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development.</p> <p>6. A Record of Site Condition is completed in accordance with the O. Reg. 153/04 and acknowledged by the Ministry of Environment.</p> <p>7. The Site Plan Control Application for the proposal is approved.</p> <ul style="list-style-type: none"> Despite the holding symbol, buildings existing as of the date of Council approval may continue to be used and/or converted into permitted uses and are not subject to the holding symbol.
2812 (By-law 2022-296)	R4UC[2812]			<ul style="list-style-type: none"> - Despite Section 162, maximum lot area: 1,580m² - Subclause 161(15)(b)(iv) does not apply - Despite Subclause 161(15)(f)(ii), a minimum of one principal entrance must be located along Silver Street and a minimum of one principal entrance must be

				located along Summerville Avenue.
2813 (By-law 2022-298)	MC[2813] H(115)		-drive-through facility -parking garage -parking lot, other than a rapid-transit network park and ride facility located within 600 metres from a rapid transit station	
2814 (By-law 2022-299)	R4UC[2814] -c			<ul style="list-style-type: none"> - maximum lot area for a low rise apartment dwelling: 1,090m² - maximum building height for a low-rise apartment dwelling: 11.5m - minimum parking requirement for a low-rise apartment dwelling: 0.1 space per dwelling unit in excess of 12. - despite Sections 111A(a)-(c), minimum number of bicycle spaces: 1.0 per dwelling unit or rooming unit.
2815 (By-law 2022-284)	GM[2815]	<ul style="list-style-type: none"> - automobile service station - bar - cinema - garden nursery - light industrial use - nightclub - parking garage - parking lot - sports arena - theatre - truck transport terminal - warehouse 	<ul style="list-style-type: none"> - apartment dwelling, low rise - apartment dwelling, mid-rise - apartment dwelling, high rise - bed and breakfast - bunk house dwelling - coach house - detached dwelling - duplex dwelling - dwelling unit - group home - linked-detached dwelling 	<ul style="list-style-type: none"> - Light industrial use, truck transport terminal, and warehouse are subject to the following provisions: <ul style="list-style-type: none"> i. Minimum front yard setback: 6 m. ii. Minimum corner side yard setback: 6 m. iii. Minimum interior side yard setback: 4 m. iv. Minimum rear yard setback: 6 m. - For all other permitted uses, Table 187 applies.

			<ul style="list-style-type: none"> - -planned-unit developme nt - -retirement home - -retirement home, converted - -rooming house - -secondary dwelling unit - -semi-detached dwelling - -stacked dwelling - -three-unit dwelling - -townhouse dwelling 	
2816 (By-law 2022-301)	MC[2816]-h		<ul style="list-style-type: none"> - -Drive-through facility - -Heavy industrial uses - -Light industrial uses - -Parking lot - -Service and repair shop - -Townhouse dwelling - -Residential uses until the holding symbol is removed 	<ul style="list-style-type: none"> i. Minimum Building Height for residential and mixed-use buildings: 4 storeys or 14 m ii. Maximum Building Height for residential and mixed-use buildings: 30 storeys or 94 m iii. Notwithstanding (i), Minimum Building Height does not apply to above grade parking structures. iv. No Minimum Parking Space Rate v. Minimum side and rear yard setbacks for buildings 10 storeys or 32 m or greater: 12.5 m. vi. For the purpose of the below provisions, a tower is defined as the portion of the building above the podium. vii. Minimum separation between two towers 32 metres in height or greater: 25 m. viii. Buildings on lots that share a lot line with Legget Drive or an internal private street shall have a maximum podium height of 4 storeys or 14 m. ix. Towers, including balconies, are required to have a minimum step back from the podium of the building: <ul style="list-style-type: none"> a) For a building abutting privately owned public space, Legget

				<p>Drive, or a public park: 3 m; and</p> <p>b) In all other cases: 1.5 m.</p> <p>x. Notwithstanding Section 65 for permitted projections, balconies are not permitted to project beyond the front wall of the podium.</p> <p>xi. Removal of the holding symbol may occur following:</p> <p>1. Approval of the first development application for residential purposes on any part of the redevelopment lands, being lands subject to this exception, with conditions to the satisfaction of the General Manager of Planning, Real Estate and Economic Development (PRED) or his/her designate.</p> <p>2. Dedication of parkland and terms for park development for the entire redevelopment site, being all lands subject to this exception, in accordance with the Parkland Dedication By-law, to the satisfaction of the General Manager, Recreation, Cultural and Facility Services Department (RCFS) or his/her designate.</p> <p>3. Notwithstanding the provisions above, the holding symbol shall not prevent an application to sever lands for non-residential purposes.</p>
2817 (By-law 2022-302)	R3Z[2817] R3Z[2817]-h			<ul style="list-style-type: none"> - -For interior lots, a maximum of 55 % of the area of the front yard may be used for a driveway. - -On a corner lot, a maximum of 65% of the area of the front yard may be used for a driveway. - -No construction of buildings is permitted prior to the removal of the holding symbol. - -An amendment to this by-law to remove the holding provision, in part or in full, is permitted once the following have been addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development: <p>1. Approval of detail design for the stormwater management pond and Shirley's Brook Tributary</p> <p>2 realignment and restoration plan</p>

				<p>within the 1053, 1075 and 1145 March Road subdivision;</p> <p>2. Submission of an Environmental Compliance Approval application to the Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision;</p> <p>3. Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item 1. above; and</p> <p>4. Provision of updated floodplain mapping for the Shirley's Brook Tributary 2 to the City of Ottawa by the Mississippi Valley Conservation Authority illustrating removal of the floodplain from the lot.</p>
2818 (By-law 2022-302)	R4Z[2818]-h			<ul style="list-style-type: none"> - -No construction of buildings is permitted prior to the removal of the holding symbol. - -An amendment to this by-law to remove the holding provision, in part or in full, is permitted once the following have been addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development: <ol style="list-style-type: none"> 1. Approval of detail design for the stormwater management pond and Shirley's Brook Tributary 2 realignment and restoration plan within the 1053, 1075 and 1145 March Road subdivision; 2. Submission of an Environmental Compliance Approval application to the Ministry of Environment, Conservation and Parks for the stormwater management pond within the 1053, 1075 and 1145 March Road subdivision; 3. Written permission from Mississippi Valley Conservation Authority based on Ontario Regulation 153/06 for the works outlined in item 1. above; and 4. Provision of updated floodplain mapping for the Shirley's Brook Tributary 2 to the City of Ottawa by the Mississippi Valley Conservation Authority illustrating removal of the floodplain from the lot.

2819 (By-law 2022-302)	R4Z[2819]-h			<ul style="list-style-type: none"> - -No construction of buildings is permitted prior to the removal of the holding symbol. - -An amendment to this by-law to remove the holding provision, in part or in full, is permitted once the following have been addressed to the satisfaction of the General Manager of Planning, Real Estate and Economic Development: <ol style="list-style-type: none"> 1. Completion of the necessary studies, reports and designs including the preparation of infrastructure reports as well as preparation of site plans or plans of subdivision that demonstrate how all of the lands between the collector roadway "1", as identified in draft approved subdivision D07-16-18-0023, and March Road will be logically serviced to the satisfaction of the General Manager of Planning, Real Estate and Economic Development.
2820 (Subject to By-law 2022-322)	MD[2820] S57			<ul style="list-style-type: none"> - -Minimum 15 visitor motor vehicle parking spaces required. - -Minimum 9.5% of the ground floor to be occupied by a listed use in Section 193(2).
2821 (By-law 2022-331)	R3B[2821]			<ul style="list-style-type: none"> -The minimum width for a driveway for a townhouse in a Planned Unit Development: 2.4 m. -The minimum setback for any wall of a residential use building to a private way is 0m. -The minimum setback for any garage or carport entrance from a private way is 0m. -Despite Section 65, projections are not permitted on the northern and southern sides of each of the 2 buildings. -The minimum interior side yard setback for a townhouse dwelling in a Planned Unit Development on the north side of the parcel is 1.48m. -maximum building height: 9 m
2822 (By-law 2022-345)	I1A[2822]			<ul style="list-style-type: none"> - Lands considered one lot for zoning purposes for building setbacks, placement of amenity space, parking, and bicycle parking. - Minimum parking aisle width: 6.1m - No loading spaces are required.

				<ul style="list-style-type: none"> - No landscape buffer is required for a parking lot along the southernmost lot line. - Minimum interior side yard setback along the northern property line: 4m
2823 (By-law 2022-340)	R5C[2823] F(3.0) S464	Retail food store		<ul style="list-style-type: none"> -Maximum permitted building heights and minimum setbacks are as per S464. -Minimum bicycle parking space rate: 0.92 spaces per unit -Balconies may project into Area A as shown on S464. -Maximum gross floor area for any single commercial use is 47 m² -Maximum cumulative gross floor area for all commercial uses is 93 m² -Minimum front yard setback: 6 m -Minimum corner side yard setback: 4.5 m.
2824 (By-law 2022-341)	R4UD[2824] S70			<ul style="list-style-type: none"> -Minimum rear yard setback: 7.6 m -Maximum projection for balconies in a required yard above the first floor: 1.6 m -No visitor parking is required. -Section 60 does not apply.
2825 (By-law 2022-371)	R4UB[2825]			<ul style="list-style-type: none"> -minimum width of a driveway: 2.4 m -a parking space may project up to 1.33 m into the corner side yard -minimum width for a parking space: 2.4 m -minimum length for a parking space: 4.8 m
2826 (By-law 2022-371)	R4UB[2826]			<ul style="list-style-type: none"> -minimum width of a driveway: 2.59 m -no landscaping is required along driveway from the interior side lot line -minimum width for a parking space: 2.4 m -minimum length for a parking space: 4.8 m
2827 (By-law 2022-371)	R4UB[2827]			<ul style="list-style-type: none"> -minimum width for a parking space: 2.4 m -minimum length for a parking space: 4.8 m
2828 (By-law 2022-373)	AM[2828]			<ul style="list-style-type: none"> i. Maximum height: 14.32m ii. Minimum parking spaces for a low-rise apartment building: 14 spaces iii. Minimum parking spaces for visitor parking: 1 space iv. Minimum landscape buffer for a parking lot containing more than 10 but fewer than 100 spaces: 0.94 m v. Canopies and awnings may project into a side yard up to 0.91m but may be no closer to the lot line than 0.3m.
2829 (By-law 2022-369)	TM[2829] S465-h			<ul style="list-style-type: none"> i. Maximum building height and minimum yard setbacks are as shown on Schedule 465. ii. A single occupancy washroom and indoor roof top amenity area are permitted to project above the

				<p>maximum height limit shown on Schedule 465, provided the combined area does not exceed 200m² with a maximum height of 5m and incorporated into the mechanical penthouse level per building.</p> <p>iii. The 4-storey feature shown on Schedule 465 in Area D is permitted in the location as shown on the Schedule, but must be incorporated into the building above the second storey and is limited to a maximum height of 4 storeys for this feature.</p> <p>iv. Maximum Gross Floor Area: 73,000m²</p> <p>v. Minimum tower separation: 25 m</p> <p>vi. The tower portion of the building, being any portion above 9-storeys, must be setback a minimum of 12 metres from the westerly side lot line.</p> <p>vii. The maximum vehicular parking rate per dwelling unit is 0.6 spaces per unit</p> <p>viii. The holding symbol applies to all uses and may not be removed until such time as a site plan application has been approved, including registration of an agreement pursuant to Section 41 of the Planning Act, to the satisfaction of the General Manager, Planning, Real Estate and Economic Development, satisfying the following through conditions or approved plans:</p> <ol style="list-style-type: none"> 1. Facilitation of an adequate built-form transition from the High-rise building heights abutting Scott Street to the Low- and Mid-rise heights at the rear of the subject property, generally providing a 45-degree angular plane from the yard setbacks, despite Schedule 465. 2. The final design and location of the connection, Area D on Schedule 465, will be determined through Site Plan review including consideration from any recommendation from formal Urban Design Review Panel during site plan; 3. The inclusion of a publicly accessible at-grade connection between the front of the subject property abutting Scott Street and the rear of the property abutting
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				<p>Lion's Park, with a public access easement;</p> <p>4. Transit Demand Management strategies shall be identified and conditioned accordingly to ensure the development supports active transportation;</p> <p>5. There is an unregistered easement in 2026 Scott Street for the existing public 375mm concrete storm sewer. Currently this sewer is serving the subject property and Aston Avenue. A detailed investigation is required by the applicant at no cost to the City as per the City's Rules and Regulation to determine if an easement will need to be registered on title for the 375mm public Storm Sewer or if the sewer can be removed from the private property; and</p> <p>6. Conditions relating to the parkland dedication (land conveyance) and a strategy for public consultation on design of the expanded Lion's Park.</p> <p>ix. Partial removal of the holding symbol may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above.</p>
2830 (By-law 2022-393)	MC[2830] S466-h	light industrial uses, limited to a brewery		<p>i. The lands zoned MC[2830] S466 -h1 and MC[2830] S466 -h1, -h2 are, together, considered one lot for zoning purposes.</p> <p>ii. maximum permitted building height, minimum setbacks and minimum required setbacks are as shown on Schedule 466.</p> <p>iii. S.65 permitted projections above the height limit applies despite S466</p> <p>iv. Section 85(3) does not apply</p> <p>v. On land zoned with holding symbol (-h1), the holding symbol may not be removed until such time as an application for Site Plan Control has been approved and secures the following:</p> <p>1. A site Plan application has been approved, to the satisfaction of the General Manager, Planning, Real Estate and Economic</p>

			<p>Development, satisfying the following through conditions or approved plans:</p> <p>a. A relocation strategy for the existing artist tenants has been submitted;</p> <p>b. Confirmation of a secured affordable unit rent (artist tenants) within the Standard Bread Building for a period of 15 years with an approximate rent at 40% below market.</p> <p>c. \$1,000,000 contribution, indexed upwardly from the date of Site Plan approval towards Ward 15 affordable housing.</p> <p>d. \$1,000,000 contribution, indexed upwardly from the date of Site Plan approval, towards the construction of the Laurel Street pedestrian bridge.</p> <p>e. Construction of, or a cash payment contribution towards, a multi-use pathway along the east side of site north of Gladstone Avenue to the northern extent of the property limits.</p> <p>f. Provisions for a public access easement on area intended to serve as privately-owned public space.</p> <p>g. A phasing plan should the project be developed in phases and providing for elements to be provided with each phase of development.</p> <p>2. Partial removal of the holding symbol (h1) may be considered to provide for phased development. The submission and approval of an application to lift the holding provisions on a phased basis may be considered provided the requirements for that development phase satisfy the requirements for the lifting of the holding zone specified above.</p> <p>vi. vi. On land zoned with holding symbol h2, the holding symbol only applies above grade and where NPC-300 Class 4 sound level limits are not met due to sound emissions from Canadian Bank Note located at 975 Gladstone Avenue and the holding symbol shall remain in place until the earlier of: (a) the date that the mitigation at the source of stationary noise has been completed at Canadian Bank Note located at 975 Gladstone Avenue or (b) November 1, 2025.</p>
2831 (By-law 2022-374)	TM11[2831]		<p>i. Despite Section 197(3)(g)(i), the minimum building height is 4.3m for a distance of 4.8m from the front lot line as set out under subsection 197(5)</p> <p>ii. Minimum corner side yard setback: 2.25m</p>

				iii. Despite Section 197(1)(b), where in a mixed-use building and located on the ground floor abutting a street having direct pedestrian access to that street, office uses are permitted to be located within a depth of 6m of the front wall of the main building abutting the street
2832	(Reserved for future use)			
2833 (By-law 2022-363)	LC[2833] S467-h			-Setbacks, building setbacks and maximum permitted building heights as per Schedule 467. -Minimum landscaped buffer along the western lot line: 7.5 m -Minimum landscaped buffer along the northern lot line: 1 m -Minimum landscaped buffer for a parking lot, not abutting a street: 1 m -The holding symbol may not be removed until such time as the approval of a Site Plan Control application by the City of Ottawa Council.
2834 (By-law 2022-362)	R5A[2834]-h	bank, bank machine, bar, convenience store, day care, hotel, office, parking garage, personal service business, recreation and athletic facility, restaurant, retail, food store, retail store, cinema, theatre, place of assembly, medical facility, training centre, and storefront industry		i. up to 4 high rise buildings are permitted ii. Maximum building height: 35 storeys iii. The lot line abutting Jeanne-d'Arc Boulevard North is considered the front lot line for zoning purposes iv. Minimum front yard setback: 2.3 m v. Minimum eastern interior side yard setback: 5.3 m vi. Minimum rear yard setback from the northern edge of any parking structure/garage beneath any high-rise buildings: 4.1m vii. Despite Table 65, a parking garage may extend up to 0 m from a lot line on the south, east, and west sides, be outside lands identified as being within the flood plain, and on the north side, be outside the 30m buffer from the PSW. viii. Minimum building setback from an abutting O1 or EP zone: 0 m ix. Hard and soft landscaping on the roof of the parking garage shall count toward the minimum 30% landscaped area requirement x. Minimum vehicle parking requirements for residential uses, non-residential uses, and visitors, are as per Area Z on Schedule 1A of the Zoning By-law (By-law No. 2008-250), as amended. xi. Section 163(12) does not apply xii. Section 164B Endnote 1 does not apply

			<p>xiii. Additional permitted uses are only permitted within the first 6 storeys of a high-rise building</p> <p>xiv. The holding symbol shall not be removed until:</p> <ol style="list-style-type: none"> 1. The Ministry of Municipal Affairs and Housing approves the new Official Plan of the City of Ottawa 2. The location of the Provincially Significant Wetland (PSW) Boundary as modified to increase the area of the PSW has been confirmed by the Ministry of Natural Resources and Forestry 3. The area of the Jeanne d'Arc Blvd. N. Right-of-Way (ROW) that is to be acquired by the landowner of 1015 Tweddle Road must be closed as a public road allowance and consolidated with 1015 Tweddle Road to implement the concept plan. OR should the Road Closure not be approved, the development as shown on the concept plan be modified through the formal Site Plan Control process, whereby the development does not extend onto the Jeanne d'Arc Blvd. N. ROW. 4. Site Plan approval, tied to submission and approval to the satisfaction of the General Manager, Planning, Real Estate and Economic Development of a site plan identifying building siting, transportation elements on and off-site, public and privately owned public spaces, public easements and rights of way etc. including the following: <ul style="list-style-type: none"> • A maximum of four point towers with variations in height between 20- and 35-storeys, each on podiums between four- and six-storeys. • The tallest buildings on the site with the most direct pedestrian and cycling connections to Trim Station shall be located closest to Tweddle Road. • In accordance with the Orléans Corridor Secondary Plan, the grade difference between the public right of way (Jeanne D'Arc) and the ground floors of the proposed development should be minimized (generally level), to support and enhance the public realm and ensure that buildings appropriately frame the street and provide active frontages. • Development will incorporate privately-owned public space (POPS), including an area at the intersection of Tweddle and Jeanne d'Arc Boulevard oriented towards the river shoreline. Public views to the river will be maintained, and a connection to
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				<p>the multi-use pathway along Jeanne d'Arc Avenue will be provided.</p> <ul style="list-style-type: none"> • The granting of surface easements over the areas to be developed as POPS in the R5A[2834] zone in a phased manner that follows the sequence of tower build out to provide for 24 Hour access by the public of the areas developed as POPS. • Podiums of the towers will frame the adjacent public streets and POPS, with non-residential uses at grade, providing active frontages on all sides to the fullest extent possible. • Publicly accessible space providing views of the Ottawa River through the development, and opportunities to link this public space to Tweddle Road with the intent of creating a gateway for pedestrians and cyclists circulating to and from Petrie Island Park. • This site is subject to UDRP review. • Continuous urban street facades with minimal curb cuts are encouraged. • Where possible, access to underground parking should be provided from side streets. • Long-term bike parking facilities shall be located in a secure interior parking area with convenient access to the street and pathway network. Short term bike parking facilities shall be provided in convenient, well-lit location; where possible, the facilities should be sheltered. <p>5. The Landslide Hazard Risk Assessment is updated to the satisfaction of the Rideau Valley Conservation Authority to reflect accepted methodology for group risk assessment; and</p> <p>6. A review is undertaken of whether the site, soil conditions and environmental risks identified can accommodate four towers, which would also require the purchase of remnant right of way from the City, should a fourth building be pursued</p>
2835 (By-law 2022-364)	GM[2835]		<p>-funeral home</p> <p>-place of assembly</p> <p>-place of worship</p>	<p>-Minimum yard setback from a lot line abutting a public street: 3 m</p> <p>-Minimum yard setback from all other lot lines: 4 m</p> <p>-Minimum width of a landscaped area abutting a mixed use and/or commercial zone: 3 m</p> <p>-Minimum parking space rate for a stacked dwelling: 1.0 per dwelling unit</p>

				<p>-Minimum parking space rate for non-residential uses: 3.4 per 100 m² of GFA</p> <p>-For the purposes of Section 104, Shared Parking Provisions, a restaurant use may be calculated at the rate of 3.4 spaces per 100 m² of GFA</p> <p>-Minimum width of a drive aisle providing access to required and provided parking spaces for commercial uses: 6.7 m</p> <p>-Minimum width of a landscaped buffer for a parking lot containing 100 or more spaces abutting an O1 zone: 1.5 m</p> <p>-The landscaping provisions of Section 110(1) for parking lots do not apply to a shared driveway divided along the common lot line of abutting properties</p> <p>-Maximum gross leasable floor area for non-residential uses on a lot less than 4 hectares in area is 9999 m²</p>
2836 (By-law 2022-375)	TD3[2836] S468 and TD2[2836] S468			<p>-For the purpose of this exception, a tower is that portion of a building over 6 storeys</p> <p>-Maximum heights and minimum setbacks for towers are as per S468.</p>
2837	(Reserved for future use)			
2838 (By-law 2022-376)	AM10[2838] S469			<ul style="list-style-type: none"> - Section 186(10)(b)(i) does not apply. - Minimum required landscaped buffer around a parking lot, when abutting a shared driveway to the north: 0m - Building setbacks and maximum building heights are as per Schedule 469
2839 By-law 2022-365)	MC2[2839] H(28) F(2.1) and MC5[2839] H(35) F(2.1)			<p>- Despite clauses 192(2)(a) and 192(5)(b)(iv), minimum area of non-residential uses: 1100 m²</p> <p>- In the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with required setbacks, provided that those requirements are satisfied upon the completion of all phases of development.</p>
2840 (By-law 2022-370)	R4Z[2840]-h		-All uses except existing uses until the holding symbol is removed.	<p>-Minimum rear yard setback: 4.5 m</p> <p>-Minimum interior side yard setback for the western lot line: 3m.</p>

				<ul style="list-style-type: none"> - No minimum parking spaces are required for affordable housing dwelling units. For greater clarity, minimum visitor parking space rates still apply. -The holding symbol may only be removed when: <ul style="list-style-type: none"> i A Site Plan is approved to the satisfaction of the General Manager, Planning, Real Estate and Economic Development; and ii The Owner and Housing Services have executed an agreement related to affordable housing on the site.
2841 (By-law 2022-372)	R3Z[2841] S470			<ul style="list-style-type: none"> i. Minimum front and corner side yard setback: 4.5m ii. Minimum lot width: 5m iii. minimum rear yard setback: 9m iv. Despite Table 139(3), a single driveway with a maximum width of 2.75m is permitted v. No additional setback is required for carport and garage entrances vi. Despite the foregoing, for a townhouse dwelling consisting of 3 principal dwelling units, the setbacks of Schedule 470 apply whether the lots are severed or not.
2842 (By-law 2022-377)	R3WW[2842] J			<ul style="list-style-type: none"> – No development is permitted. Development includes construction of buildings and structures, and the construction of surface parking lots and underground structures. – Despite the foregoing, for buildings and structures that existed prior to November 9, 2022, the following projections and accessory structures may be constructed: <ul style="list-style-type: none"> i. Projections listed in Section 65 that do not add Gross Floor Area and are above grade; ii. Accessory structures and buildings listed in Section 55 that do not add Gross Floor Area and are not above grade.
2843 (By-law 2022-368)	MD[2843] S471			<ul style="list-style-type: none"> - The lot line that abuts Albert Street is considered the front lot line. - A "tower" is considered as that portion of a building above the podium. - A podium shall have a minimum of 3 storeys and a maximum of 6 storeys. - Maximum permitted building height, maximum permitted number of storeys, and maximum

				<p>permitted number of towers are as per S471.</p> <ul style="list-style-type: none"> - Mechanical and service equipment penthouses and elevator or stairway penthouses are not permitted to project above the maximum permitted building height. - The maximum permitted total floor area for all development is 65,500 m² - Minimum interior side yard setback within Area B of Schedule 471: 14.5 m from the easterly interior side yard for a tower, and 9.0 m in all other cases. - Minimum tower separation: 23 m - Maximum tower floorplate: 750 m² - Minimum aisle width in parking garage: 6.0 m - Subsection 193(2) applies to the cumulative total ground floor area of all buildings on the site. - For the purpose of Subsection 193(2), the following uses may contribute to the total ground floor area: <ul style="list-style-type: none"> i. A lobby servicing a residential use, limited to a cumulative floor area of 200 m², provided the lobby is located abutting a façade and has a minimum of 75% glazing; ii. A mechanical room for a permitted use, limited to 200 m², provided the mechanical room is located abutting a façade and has a minimum of 75% glazing, and which shall not be required to meet the provisions of Section 193(2)(b); and iii. Bicycle parking room limited to 100 m², provided that any portion of the bicycle room abutting a façade has a minimum of 75% glazing.
2844 (By-law 2023-35)	R4UB[2844]			<ul style="list-style-type: none"> -Minimum lot area: 232 m² -Minimum lot width: 7.6 m -Minimum interior side yard setback: 0 m for one side yard and 0.8 m for the other side yard -Minimum rear yard setback: 6.5 m -Section 161(15)(h) does not apply
2845 (By-law 2023-23)	R4UB[2845]	-temporary parking lot		<ul style="list-style-type: none"> -The following applies to a temporary parking lot: -Additional parking, restricted to employees of Preston Hardware is permitted in a temporary use parking lot associated with 232

				<p>Preston Street (Preston Hardware) for a period of one year, expiring on January 25, 2024.</p> <p>-Minimum landscaped buffer for a temporary parking lot on the Larch Street frontage: 0 m</p> <p>-Minimum landscape buffer for a temporary parking lot on the Balsam Street frontage: 1.5 m</p>
2846 (By-law 2023-26)	TD1[2846]			- minimum width of a private way in a Planned Unit Development for 1-way traffic: 4m
2847 (Subject to By-law 2023-39) Appeal(s) Received	R4X[2847]		<p>-stacked dwelling</p> <p>-retirement home</p> <p>-rooming house</p> <p>-townhouse dwelling</p>	<p>- <i>Minimum front yard setback for 1525 Goth Avenue: 5.0m</i></p> <p>- <i>Minimum interior side yard setback on the west side of 1525 Goth Avenue: 3.0 m</i></p> <p>- <i>Minimum parking space rate for a low-rise apartment building: 0.7 per dwelling unit</i></p> <p>- <i>Maximum building height: 2 storeys and 8.5 m</i></p> <p>-<i>The minimum setback for the rear wall of a residential use building to a private way is 0.6 m.</i></p>
2848 (Subject to By-law 2023-39) Appeal(s) Received	R4X[2848]		<p>-stacked dwelling</p> <p>-retirement home</p> <p>-rooming house</p> <p>-townhouse dwelling</p> <p>-low-rise apartment building</p>	<p>- <i>Minimum parking space rate for a group home: 0.6 per dwelling unit</i></p> <p>- <i>Maximum building height: 2 storeys and 8.5 m</i></p> <p>- <i>The minimum setback for the front wall of a residential use building to a private way: 0.6 m.</i></p>
2849 (By-law 2023-37)	LC7[2849]	-Animal Care Establishment		