

Urban Exceptions 201-300 (Section 239)

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
201	MC[201]F(1.65) H(22)			<ul style="list-style-type: none"> - a single occupancy retail store is permitted provided that: <ul style="list-style-type: none"> a) no more than one single occupancy retail store is located on a lot, b) the single occupancy retail store has a gross floor area of not less than 929 m² and not more than 2,323 m²; - non-residential uses are permitted to a maximum floor space index of 0.4 provided, however, that the gross floor area for the use does not exceed 1/3 of the gross floor area on the lot
202	GM12[202] H(15)			<ul style="list-style-type: none"> - amusement centre is limited in size to a gross floor area of 2,083 m² - the amusement centre must provide 117 parking spaces
203	LC6[203]		<ul style="list-style-type: none"> All uses except for the following: <ul style="list-style-type: none"> - office - personal service business - retail store 	
204	GM12[204]		<ul style="list-style-type: none"> - retail food store 	<ul style="list-style-type: none"> - the parking requirement for the retail store located on the property legally described as Parts 1 to 4, Plan 4R-12756 is 1 space for every 75 m² of gross floor area
205	MC[205]F(1.1) H(22)	<ul style="list-style-type: none"> - automobile dealership 		
206	AM[206]	<ul style="list-style-type: none"> - warehouse limited to a self-storage facility 		<ul style="list-style-type: none"> - the maximum gross floor area for individual storage units in a warehouse may not exceed 56 m²
207	LC6[207]		<ul style="list-style-type: none"> All uses except for the following: <ul style="list-style-type: none"> - office - instructional facility - day care - community health and resource centre - library - municipal service centre - personal service business - place of worship - retail store other than an equipment rental establishment 	
208	GM[208]F(0.6)H(11)			<ul style="list-style-type: none"> - the cumulative total gross floor area must not exceed 9,300 m²

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209	AM[209]F (0.6)H (20)			<ul style="list-style-type: none"> - the cumulative total gross floor area must not exceed 50,000 m² - the lands in this zone are considered as one lot for zoning purposes
210 (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2009-392)	AM[210] H (18.5)	<ul style="list-style-type: none"> - amusement centre - automobile service station - cinema - theatre - light industrial uses 		<ul style="list-style-type: none"> - minimum front yard and corner side yard setback: 5 m - minimum rear yard and interior side yard setbacks- 12 metres - loading may be located in any yard - despite any provision to the contrary, the lands within this exception zone are considered one lot for zoning purposes - minimum parking rate for retail store limited to a garden centre- 2.5 spaces per 100 m² of gross floor area - automobile service station permitted provided it is structurally integrated into, clearly associated with and secondary to a retail store limited to the sales of automobile parts and accessories - the lands zoned AM[210] H(18.5) and AM[213] H(21) are one lot for zoning purposes with respect to maximum permitted gross leasable floor area which must not exceed 35 000 m²
211	AM[211] H (21)			<ul style="list-style-type: none"> - the cumulative total gross leasable floor area must not exceed 8,000 m² - the case of a shopping centre, the storage areas for individual tenants are included in the calculation of gross leasable floor area
212 (By-law 2011-275)	GM[212] H(18.5)			<ul style="list-style-type: none"> - minimum front yard setback: 5 m - loading spaces may be located in any yard - the lands in this zone may be considered as one lot for zoning purposes - the cumulative total gross floor area must not exceed 4,500 m²
213 (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2009-392)	AM[213] H (21)			<ul style="list-style-type: none"> - minimum front yard and corner side yard setback: 20 m - minimum rear yard and interior side yard setbacks- 12 metres - maximum gross leasable floor area- 15,000 m² - the parking requirement for all permitted uses is 5 spaces per 100m² of gross floor area - the lands zoned AM[210] H(18.5) and AM[213] H(21) are one lot for zoning purposes with respect to maximum permitted gross leasable floor area which must not exceed 35 000 m²
214 (By-law 2009-392)	GM15[214] H(18.5)			<ul style="list-style-type: none"> - minimum front yard setback: 7 m - minimum corner side yard setback: 9 m - minimum interior side yard and rear yard setbacks: 9 m - despite the above yard requirements, the minimum yard setback abutting a residential zone is 9 m - minimum gross leasable floor area: 3,000 m² - maximum gross leasable floor area: 10,000 m²
215	GM13[215]	- warehouse		- minimum lot frontage: 20 m

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	H(20)	- automobile dealership limited to recreational vehicle sales and storage - retail store limited to a home display court - storage yard		
216	MC[216] S 152			- the minimum parking requirement for those lands zoned MC[216]S 152 is 491 spaces
217 (By-law 2011-151) (By-law 2010-231)	AM[217] H (20)			- each permitted use is limited to a gross floor area of 2,500 m ² - retail store related to automobile parts and supply may have a maximum gross floor area of 8,500 m ² - retail food store may have a maximum gross floor area of 13,900 m ² - the cumulative total gross floor area must not exceed 13,900 m ²
218 (By-law 2008-462)	IG6[218] H(44)	-gas bar - retail store - personal service business - restaurant		- 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
219 (By-law 2012-334) (By-law 2009-292)	GM19[219] H(15)	-planned unit development		- the following apply to a townhouse dwelling: - minimum front yard setback: 3.0m - minimum corner side yard setback: 3 m - minimum rear yard setback: 2.0m - minimum interior side yard setback: 1.2 m - minimum landscaped area: 2 m where abutting a residential zone
220 (By-law 2014-347) (By-law 2009-302)	LC7[220]			- minimum rear yard and interior side yard setbacks: 3m - the total gross leasable floor area for a personal service business, restaurant, full service, restaurant, take out, convenience store, retail food store and retail store must not exceed a total of 1,400 m ²
221 (By-law 2019-41) (By-law 2017-148) (OMB Order, File #PL080959 issued September 18, 2009)	GM[221] H(11)		- residential use buildings all uses except - artist studio - bank - bank machine - community health and resource centre - convenience store - day care - drive-through facility	- minimum lot area: 4.7 ha - no single retail store or retail food store may occupy a gross leasable area greater than 930m ² , with the exception of the two largest retail stores which may have a combined gross leasable floor area of not more than 4,650m ² , and the largest retail food store which may have a gross leasable floor area of not more than 3,700m ² . Other than floor area used for office, medical facility, instructional facility, day care, bank and recreational and athletic facility, the aggregate gross leasable floor area of the shopping centre cannot exceed 9,999m ² .

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			<ul style="list-style-type: none"> - instructional facility - library - medical facility - municipal service centre - office - personal brewing facility - personal service business - post office - recreational and athletic facility - restaurant - retail food store - retail store - service and repair shop -urban agriculture 	
222	AM2[222] H(20)			<ul style="list-style-type: none"> - a drive-through is permitted provided that the order board and pick-up window are not located in a yard adjacent to a residential zone and provided that a solid screen fence at least 2.0 metres in constructed height is installed along the property line, and on the top of any retaining wall constructed, adjacent to a residential zone
223	AM2[223] H(20)		<ul style="list-style-type: none"> - all uses except the following: - car wash -drive-through facility - gas bar - restaurant, take-out - retail store 	<ul style="list-style-type: none"> - a drive-through facility is permitted provided: (a) that the order board and pick-up window are not located in a yard adjacent to a residential zone, and(b) that a solid screen fence at least 1.8 m in height is installed along the property line, and on the top of any retaining wall and/or berm constructed, adjacent to a residential zone; - maximum front yard setback from Hazeldean Road: 11 m - minimum rear yard setback: 8 m - minimum interior side yard setback: 5.7 m - a landscaped area with a minimum width of 3 m is required where abutting a residential zone; - only 1 loading space is required for all the permitted uses - the minimum number of parking spaces required for a gas bar, a restaurant take-out and retail store is 5 spaces per 100 m² of gross floor area. - no parking spaces are required for a car wash
224 (By-law 2019-41) (By-law 2008-404)	AM2[224] H(20)	<ul style="list-style-type: none"> - amusement centre in accordance with Column V (Provisions) - cinema - recreational and athletic facility -commercial use 	<ul style="list-style-type: none"> - automobile service station - automobile dealership - car wash - automobile rental establishment - gas bar 	<ul style="list-style-type: none"> - the maximum gross leasable floor area is 23,801 m² - the minimum number of on-site parking spaces to be provided is 1149, which may be reduced by 25 parking spaces for each bus loading area provided - an amusement centre is limited to the main shopping centre and is not permitted in the southerly annex building - a permitted use in the annex building requiring loading facilities other than normal ground-level doors for the receiving, shipping, loading or unloading of goods, wares, merchandise or materials is not permitted in the area nearest the southerly limit of the lands, and access to loading spaces for both lower and

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				<p>upper levels must be from parking area approaches internal to the site and not from Abbeyhill Drive</p> <ul style="list-style-type: none"> - a restaurant use, personal brewing facility and a drive-through facility is not permitted in the lower level of the annex building located nearest the southerly limit of the lands - an outdoor commercial patio is not permitted on the south side of the annex building
225 (By-law 2021-218) (By-law 2011-151) (By-law 2010-231)	AM2[225] H (20)		All uses except for office	<ul style="list-style-type: none"> - Subsections (1) and (2) of Section 58 do not apply, and: <ul style="list-style-type: none"> (a) all dwelling units, rooming units, additional dwelling units and any related major building service such as mechanical or electrical services, and all additions or alterations which expand a non-complying building or structure must be at least 0.3 metres above the regulatory flood level of 95.2 metres G.S.C.D., (b) all non-residential uses must be flood proofed to at least the regulatory flood level of 95.2 metres G.S.C.D. - where an interior side lot line abuts the Carp River, the minimum distance between the said lot line and any hard surfaces, including the parking lot, must be 15 metres
226 (By-law 2011-458) (By-law 2011-301) (By-law 2011-151) (By-law 2010-231)	LC7[226]	- gas bar		<ul style="list-style-type: none"> - no single retail store or retail food store may exceed 4,650 m² of gross floor area - minimum front yard and corner side yard setbacks of 4.5 metres - a drive-through facility may be provided subject to the following: <ul style="list-style-type: none"> (a) it must not be located in the front or corner exterior side yard; (b) it must be located a minimum of 30 m from any R1 subzone - gas bar fuel pump islands must be located a minimum of 35 metres from any R1 subzone, and must be separated from the front yard and corner side yard by a building or subject to a minimum setback of 16 metres from a front or corner side lot line
227 (By-law 2011-151) (By-law 2010-231) (By-law 2009-302)	LC7[227]	-community centre		<ul style="list-style-type: none"> - the cumulative total gross leasable floor area of a community centre, community health and resource centre, medical facility and office must not exceed 1,400 m² - minimum and maximum cumulative total gross leasable floor area respectively: 2, 700m² and 3,700 m²
228	GM[228] H (13)		All uses except for the following: <ul style="list-style-type: none"> - day care - dwelling units - community centre - community health and resource centre - hospital - medical facility - municipal service centre - office 	<ul style="list-style-type: none"> - dwelling units are restricted to the floors above the ground floor of a building - 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

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			<ul style="list-style-type: none"> - park - personal service business - post-secondary educational institution - school - sports arena - utility installation 	<ul style="list-style-type: none"> 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
229	LC7[229]		<ul style="list-style-type: none"> All uses except for the following: <ul style="list-style-type: none"> - community centre - community health and resource centre - instructional facility - medical facility - office - school 	
230	MC5[230] H(21)			<ul style="list-style-type: none"> - minimum corner side yard of 4.5m and interior side yard of 3 m for surface parking - the following uses are permitted only on the ground floor closest to the level of Aird Place of a building containing primarily medical facility, municipal services centre, office, research and development centre, technology industry and residential uses and provided that any individual use does not exceed 200 m² of gross floor area: <ul style="list-style-type: none"> - animal hospital - animal care facility - bar - convenience store - personal service business - repair and service shop - restaurant - retail food store - retail store - minimum front yard setback: 6 m - minimum side yard setback: 3 m
231	MC5[231] H (35)			<ul style="list-style-type: none"> - the accessory warehouse must not exceed 25% of the gross floor area - minimum front yard setback: 0 m - minimum corner side yard, interior side yard and rear yard setbacks: 3 m - minimum building height: 2 storeys - a maximum of 6 parking spaces are permitted in the corner side yard abutting Aird Place - surface parking: <ul style="list-style-type: none"> - minimum front yard and corner side yard abutting Highway 417 setbacks: 3 m - minimum corner side yard setback abutting Aird Place: 4.5 m - minimum rear yard setback: 1.5 m - accessory building minimum rear and interior side yards: 3m - parking requirement for accessory warehouse: 0.9 per 100m² of gross floor area.

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232 (By-law 2014-27)	Reserved for Future Use			
233	GM14[233] H(11)			- minimum rear yard setback: 1 m
234 (By-law 2014-27)	Reserved for Future Use			
235	R5R [235] S 76			- non-residential uses may be provided without residential uses - front and side yard setbacks are not required
236 (By-law 2014-24)	R5R[236] S 76	- printing plant		- office and printing plant limited to a cumulative total gross floor area equal to the lot area multiplied by 1.5 - office permitted on the ground floor
237	R5R[237] S 77	- broadcasting studio		
238	R5P[238] H (37) S 93 R5P[238] H (40) S 93	- office		- office is permitted only in Areas A to D on Schedule 93 - office limited to a cumulative total gross floor area as follows on Schedule 93: Area A: 381 m ² Area B: 430 m ² Area C: 4,970 m ² Area D: 16,000 m ² - commercial uses may be located in an office building
239	R5P[239] H (37)			- the commercial uses may occupy 100% of the ground floor
240 (By-law 2020-257)	R5P[240] H(64) S 93 R5Q[240] H(64) S 93	- office		- the commercial uses are limited to a cumulative total gross floor area of 9,390 m ² in Area E as shown on Schedule 93 - where the lot area is 1,450 m ² or greater, residential uses must be provided as follows: i) where the amount of gross floor area used for commercial uses is less than the maximum allowed, the gross floor area used for residential uses must be equal to or exceed the gross floor area used for commercial uses, and ii) where the gross floor area used for commercial uses is the maximum allowed, the gross floor area used for residential uses must be at least two times the lot area - where the lot area is less than 1,450 m ² and there are no residential uses on the lot, commercial uses are only permitted within 40 m of the lot line abutting Lyon Street North - where the gross floor area used for commercial uses is equal to or greater than the lot area, at least 50% of the gross floor area of the ground floor must be used by commercial uses other than office and parking lot, and the commercial uses must have separate and exclusive direct access from the street

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241 (By-law 2015-191)	R5P[241] H(35) S 86	<ul style="list-style-type: none"> - hotel - medical facility - office - place of assembly 		<ul style="list-style-type: none"> - the additional permitted uses must be located in a building containing residential uses - the commercial uses may also be located on the ground floor, basement of a hotel, medical facility or office - the commercial uses may occupy 100% of the ground floor or basement - a place of worship and associated assembly area is the only use permitted in Area A on Schedule 86 - the front yard and the side and rear yards abutting a street must be at least 3 m and in all other cases, no yard is required

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242 (By-law 2023-179) (By-law 2021-278) (By-law 2020-257) (By-law 2015-342) (By-law 2015-191) (By-law 2012-334) (By-law 2010-123)	R5Q[242] S89-h	<ul style="list-style-type: none"> -animal care establishment -artist studio -bank machine -bank -catering establishment, -click and collect facility -community centre -community health and resource centre -convenience store -day care -hotel -instructional facility - office -medical facility -municipal service centre - parking garage -personal service business -post office -recreational and athletic facility -research and development centre -restaurant -retail store -retail food store -service and repair shop -training centre 		<ul style="list-style-type: none"> -Properties subject to Urban Exception 242 are considered as one lot for zoning purposes. -Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions. -Maximum combined Gross Floor Area permitted: 62,000 square metres. -Public parking garage, visitor and non-residential use parking spaces, except Hotel, are limited to a maximum total of 84 parking spaces. -Maximum permitted building heights and maximum number of storeys as per Schedule 89. -Despite Section 64, projections are permitted above the maximum number of storeys shown on Schedule 89 but shall not exceed the maximum height limits in metres defined on Schedule 89. -A maximum of one tower is permitted within each Area A, B, C of Schedule 89. -Minimum tower separation between Area A and Area B/C is 15 metres, and between Area B and C is 27 metres. -Endnote 35 of Table 164B does not apply, and the additional permitted land uses listed in Column III, except hotel, are subject to the following: <ul style="list-style-type: none"> i. Must be located in a building containing dwelling units; ii. Are restricted to being located within the first three storeys, and basement only; and iii. must not exceed 25 per cent of the Gross Floor Area of the building in which the use is located. -Where a non-residential use exists within a building, for the purpose of applying Table 164A the applicable land use is apartment dwelling, high-rise. -Parking Garage as a principal use, must be located below grade and within a building containing other uses and is not to be included as part of the maximum gross floor area. -Minimum yard setbacks: <ul style="list-style-type: none"> i. Abutting a street: none ii. Interior Side Yard: 0.6 m -Section 85 does not apply to an outdoor commercial patio located within an interior yard. -Driveway width and Parking Aisle width requires a minimum of 6.0 m. -Minimum percentage of landscaped area required: 27 per cent -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 Department, and will satisfy the following: <ul style="list-style-type: none"> i. Provide for a mid-block connection, subject to a pedestrian easement, between Albert Street and Slater Street; ii. Ensure adequate separation and built-form relationship to the abutting property generally in accordance with the design concept from zoning application D02-02-17-0053; iii. Approved Elevations confirming the curvilinear design of the concept buildings and a series of setbacks and stepbacks above the podium; -Despite the additional land uses permitted, a temporary surface Parking Lot is permitted until September 9, 2022 and is not subject to the holding symbol. -Land uses legally existing prior to the date of Council approval, and Park, are not subject to the holding symbol.

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243	R5P[243] H (64)	- parking lot		- no more than 120 parking spaces are required for the first 300 dwelling units
244	R5Q[244] F(3.0) H(64)	- place of assembly limited to a club - hotel - medical facility - office		- non-residential uses must be located in a building containing residential uses and are limited to a 3.0 floor space index
245 (By-law 2012-334)	R5T[245] R5T[245]H (21) R5T[245]H (41)			- an outdoor commercial patio is permitted if operated as part of a restaurant, bar or place of assembly limited to a club - an outdoor commercial patio may locate within 30 m of the boundary of an R5 or O1 zone or subzone - the required parking must be provided in a building - the required parking must not be located in a yard abutting an O1 zone or subzone
246	R5R[246] S 76			- the height limit for Parcels 1, 2 and 3 is as shown on Schedule 76 is 50 m, 34 m and 67 m, respectively - Parcels 1, 2 and 3 may be treated as one lot for zoning purposes - the driveway width for Parcel 1 and for Parcel 2 may be reduced to 5.5 m - commercial uses on the ground floor on Parcel 1 may occupy 68% of the building wall that faces the street - the length of up to three parking spaces on Parcel 1 may be reduced to 5 m - an off-street passenger loading space is not required - setback provisions do not apply - bicycle parking may be provided in a bicycle storage locker
247 (By-law 2012-334)	R5P[247] H (64)			- minimum interior side yard setback is 1.5 m with the exception of a one-storey stairway leading to an underground parking garage which has a minimum interior side yard setback of 0.4 m - minimum rear yard setback only for a one-storey stairway leading to an underground parking garage is 0.4 m - the minimum width of a driveway serving a parking lot of 20 or more parking spaces is 3.6 m starting at a point at least 13 m from the beginning of the driveway at the lot line - the minimum aisle width for a loading space is 6.7 m - Table 164B (32) (b) to (e) does not apply but an outdoor commercial patio is permitted and may be located anywhere on the lot as long as it is completely within 4 m of a public street - 25% of the lot area must be provided as landscaped area - an outdoor patio may be included as landscaped area - the first 28.5 m ² of gross floor area of any restaurant is excluded from the calculations of required parking for a restaurant

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248	R5P[248] H (37) S 146	- hotel		<ul style="list-style-type: none"> - a hotel is permitted provided the buildings within the area labelled "Area containing existing Buildings" as shown on Schedule 146 are retained - a hotel must not be more than 13 m high - the yard setbacks for a building that is up to 13 m high must be as shown on Schedule 146 - at least 9% of the lot must be landscaped area - a loading space must be at least 2.6 m wide - a driveway leading to a loading space must be at least 2.55 m wide - the aisle for a parking space must be at least 6.3 m (OMB order No. 0734 issued Apr, 8, 2004)
249 (By-law 2008-326)	IL [249]		<ul style="list-style-type: none"> - all uses except for the following: - office - research and development centre - technology industry - utility installation 	<ul style="list-style-type: none"> - minimum front yard, corner side yard, interior side yard and rear yard setbacks of 7.5 m required
250	IL3[250]			<ul style="list-style-type: none"> - minimum width of landscaped area of 7.6 m to be provided along the north and south sides of the portion of the zone located east of Ashley Street and on the south side only of the portion of this zone located west of Ashley Street
251	IL3[251]			<ul style="list-style-type: none"> - minimum width of landscaped area of 7.6 m to be provided along the north and south sides of the portion of this zone located east of Ashley Street, and on the south side only on the portion of this zone located west of Ashley Street - lands in this zone are considered as one lot for parking purposes - parking for office to be provided at a rate of 2.8 spaces per 100 m² of gross floor area
252	IL3[252]		<ul style="list-style-type: none"> - bank - restaurant 	<ul style="list-style-type: none"> - minimum 7.6 m wide landscaped area to be provided along full length of north, south and east property lines- lands in this zone considered as one lot for parking purposes - parking for office to be provided at a rate of 2.8 spaces per 100 m² of gross floor area
253 (By-law 2015-190)	IL[253] H(11)		<ul style="list-style-type: none"> - animal care establishment - animal hospital 	<ul style="list-style-type: none"> - 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 m abutting a residential zone, of which a minimum of 6 m must be landscaped
254	IL[254] H(8) S 103			<ul style="list-style-type: none"> - office or medical facility permitted only if located in the same building as a permitted industrial use - front yard and side yard setbacks as per Schedule 103 - a landscaped area with a minimum width of 15.2 m to be provided abutting the rear lot line, as shown Schedule 103 - no loading facilities to be located in any yard abutting a residential use
255 (By-law 2023-25)	IL[255] S 108 IL[255] H(9.5) S			<ul style="list-style-type: none"> - minimum rear yard setback of 15.2 m required abutting a residential zone, except for properties located in Area A on Schedule 108 in which case the minimum rear yard setback is to be 7.6 m

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	108 IL[255]			<ul style="list-style-type: none"> - rear yard setback to be entirely landscaped area - landscaped areas as shown on Schedule 108 - Area B on Schedule 108 must be entirely landscaped area and an opaque screen of at least 2 m in height must be provided along the lot line abutting a residential zone -The hatched area on Schedule 108 permits a retail store use subject to the following restrictions: <ol style="list-style-type: none"> 1. The total cumulative floor area for retail uses may not exceed 651 m²; and 2. Each individual retail store occupancy may not exceed a gross floor area of 150 m².
256	IL [256] IL [256] H(8)	- retail store - retail food store		<ul style="list-style-type: none"> - minimum rear yard setback abutting a residential zone of 15.2 m - entire rear yard setback to be landscaped area - retail store and retail food store are subject to the following regulations: <ol style="list-style-type: none"> (i) each individual use or occupancy must not exceed 300 square metres in gross floor area; and (ii) the cumulative total gross floor area occupied by all these uses must not exceed 20% of the lot area.
257	IL [257]	- retail store other than automotive-related uses, hardware store, home renovation centre, furniture, appliance and furnishings store, department store and discount store - place of worship		<ul style="list-style-type: none"> - bank, restaurant, full service, restaurant, fast food, restaurant, take-out and retail store limited to 930 m² in gross floor area each - the cumulative gross floor area for a place of worship must not exceed 1160 m² - the cumulative gross floor area of a place of assembly must not exceed 945 m²
258	IL[258]F (0.6) S 97			<ul style="list-style-type: none"> - maximum permitted height for office uses of 12 m; maximum permitted height for other uses of 7.7 m - uses to be located as per Schedule 97 - warehouse limited to a maximum gross floor area of 5 110 m²
259	IL[259] H(11)	- retail food store - retail store	- automobile service station - restaurant	<ul style="list-style-type: none"> - all uses to be completely enclosed within a building - no structure permitted to project above the height limit for the zone - minimum setback from a property line abutting a residential zone of 21.5 m the first 6 m of which is to be landscaped - parking spaces may be located within landscaped area, but may not be closer to a lot line abutting a residential zone than 6 m - subsection 203(2)(c) does not apply - loading facilities are not permitted in a yard abutting a residential use
260	IL[260] H(22) IL[260] H(11)			<ul style="list-style-type: none"> - required parking is permitted to be located off-site, provided it is located on the hydro right-of-way located in this zone - the 20% lot area restriction for a parking garage or parking lot does not apply on the Ontario Hydro lands

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
261	IL[261] H(11)			-the required parking is permitted to be located off-site provided that it is located within this zone
262 (By-law 2019-41)	IL[262] H(22)-h	- artist studio - bar - storage yard limited to the storage of towing equipment and wrecked vehicles or a municipal works yard	- all commercial uses except artist studio, bank, bar, convenience store, office, personal service business, restaurant, retail food store and retail store	- permitted commercial uses not to apply until the "h" symbol has been removed - the "h" symbol will not be removed until it has been demonstrated to Council that adequate sanitary sewer and transportation capacity exists to accommodate development of the permitted commercial uses - the 20% lot area restriction, for a parking garage or parking lot does not apply on the Ontario Hydro lands
263	IG3[263] IH[263] IL[263]	- adult entertainment parlour		
264	IL[264] S 102	- artist studio - retail food store - retail store		- office, retail store, retail food store and artist studio are permitted in Area A and Area B on Schedule 102, provided they are located in a building containing a permitted industrial use - total gross floor area of all commercial uses must not exceed 50% of the lot area - combined total gross floor area of the accessory display and sales area of any permitted industrial uses and the gross floor area of retail stores and retail food stores must not exceed 20% of the gross floor area of a building - maximum building height in Area A on Schedule 102 limited to 10.7 m
265	IL[265]	- artist studio - retail food store		-office uses limited to a maximum gross floor area of 26 101 square metres - bank, restaurant, fast food, restaurant, full service, restaurant, take-out, retail food store, personal service business and artist studio limited to a cumulative total of 2 000 m2 - retail food store limited to a maximum gross floor area of 280 m2 per store - retailing of any product of any permitted industrial use provided the retail display and sales area does not occupy more than a cumulative total of 7 900 m2 in the entire exception zone and provided: (i) not more than 4 740 m2 which must consist of clearly delineated area having a gross floor area of not less than 1 395 m2 and not more than 2 325 m2, and (ii) not more than 3 190 m2 which must consist of clearly delineated area having a gross floor area of not less than 275 m2 and not more than 2 325 m2 - parking for the recreational and athletic facility to be provided at the rate of 10.5 spaces per 100 m2 of gross floor area
266	IG3[266]-h S 134	- snow disposal facility		- permitted commercial uses not to apply until the "h" symbol has been removed - the "h" symbol will not be removed until it has been demonstrated to Council that adequate sanitary sewer and transportation capacity exists to accommodate development of the permitted uses in this zone - the "h" provision does not apply to the additional uses permitted under Column III (Additional Land Uses Permitted) of this exception

I Exception Number	II Applicable Zone	Exception Provisions		
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267	IG[267] H(11)		- bank - restaurant, full service	- commercial uses may use the full FSI
268	IH[268]	- adult entertainment parlour - office		- office permitted only if located on the second floor of the existing building on the property known municipally as 1220 Old Innes Road - office use limited to a maximum gross floor area of 1 580 m ²
269	IG1[269]			- office limited to a maximum gross floor area of 310 m ² - 4 parking spaces to be provided for the office use
270	IG1[270]	- retail store limited to a furniture store - retail food store	- truck transport terminal - recreational and athletic facility - restaurant	- office use permitted only on the property known municipally as 2481 and 2487 Kaladar Avenue - office use limited to a maximum gross floor area of 890 m ² at 2481 Kaladar Avenue and to a maximum gross floor area of 1 500 m ² at 2487 Kaladar Avenue - retail use limited to a furniture store permitted only on the property known municipally as 2477 Kaladar Avenue - automobile service station or gas bar permitted on the property known municipally as 1150-1160 Heron Road and at 2477 Kaladar Avenue - retail food store use permitted only on the property known municipally as 2455 Kaladar Avenue
271 (By-law 2011-409)				
272	IL [272] S 118			- maximum building height in accordance with Schedule 118 - maximum gross floor area limited to 18 580 m ² - maximum lot coverage provision does not apply
273	IL[273]	- museum		- despite Section 65, the rocket, lighthouse and similar features are permitted to project above the permitted height limit
274	IH[274]	- office		- maximum cumulative gross floor area for all office uses of 705 m ² - office restricted to location on second floor of building
275 (By-law 2011-273)	MC[275] F(1.3)	- detached dwelling		
276 (By-law 2015-191)	IL [276]			- minimum parking requirement of 1 parking space per 100 square metres of gross floor area up to 1 900 m ² plus 1 additional parking space for every 475 m ² of gross floor area over 1 900 m ² including any basement area
277 (By-law 2018-235)	Reserved for Future Use			
278	IL[278] H(30)			- required parking is permitted to be located off-site provided that it is located within this zone - a yard that abuts the zone boundary separating this zone from the adjacent IL2[277]H(22)-h zone may be reduced to 3.6 m
279	IL[279]	- automobile body shop		
280 (By-law 2008-282)	IL[280] H(11)	- retail store -theatre		- lands may be developed with a maximum of two stand-alone retail stores to a total maximum gross floor area of 7,779 square metres.

I Exception Number	II Applicable Zone	Exception Provisions		
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				<ul style="list-style-type: none"> - a retail store may have a maximum gross floor area of up to 4,000 m² -alternatively, should the site not be developed with stand-alone retail, office development within buildings having a maximum height of 5 storeys are permitted. -a theatre is permitted for a temporary period of one year expiring on July 8, 2009
281	IL[281] H(11)	- retail store		- a retail store may have a maximum gross floor area of 4 645 m ² and may occupy a maximum of 40% of the permitted gross floor area.
282	IG3[282] H(10.7)	- retail store		<ul style="list-style-type: none"> - office and retail store are permitted and limited to a maximum gross floor area of 152 m² each - outside storage and loading areas not permitted in any yard abutting a leisure, institutional or residential zone - Paragraphs 199 (2) (b) and (c) do not apply in the case of an automobile dealership and automobile rental establishment
283	IL[283]	<ul style="list-style-type: none"> - towing service - storage yard 		<ul style="list-style-type: none"> - a storage yard: - must be part of a towing service use located at 2759 Lancaster Road - is restricted to wrecked vehicles, impounded vehicles, and towing equipment - a minimum 3 m wide landscaped area is required between a storage yard and a lot line abutting a public street or IL zone - the width of the landscaped area may be reduced to 0.6 m if it contains an opaque screen at least 1.8 m high that runs parallel to or concentric with a lot line
284 (By-law 2011-151) (By-law 2010-231) (By-law 2009-302)	multiple	- school		
285	L1[285] O1[285]			- maximum permitted height of a communications tower is 36.6 metres
286 (By-law 2015-190)	IP[286]	- storage yard	<ul style="list-style-type: none"> - automobile dealership - drive through facility all uses in subsection 205(2) except: -animal care establishment - animal hospital - bank - bank machine - instructional facility - restaurant, full service - restaurant, take out 	- maximum lot coverage is 35%
287 (By-law 2015-45)	IP[287]	<ul style="list-style-type: none"> -light industrial use -printing plant -warehouse 	- hotel	<ul style="list-style-type: none"> - considered as one lot for zoning and parking purposes - only one building permitted in the IP[287] zone unless site plan control approval showing additional building

I Exception Number	II Applicable Zone	Exception Provisions		
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				will not detrimentally affect vehicular access to the lot or vehicular circulation on the lot will be properly integrated with other buildings on the lot
288 (By-law 2015-190)	IG5[288]		all uses except for: - animal care establishment - animal hospital - bank - light industrial use - medical facility - office - research and development centre - restaurant, full service - restaurant, take out - service and repair shop - technology industry - training centre - warehouse	- no access off McFarland Rd and Prince of Wales Dr. - a berm approved by the City of Ottawa must be provided along MacFarlane Road or Prince of Wales Drive, whichever is applicable, in order to provide visual screening from lands zoned for residential uses on the south side of MacFarlane Road or the east side of Prince of Wales Drive
289	IG5[289]			- no access off Rideau Heights Dr.
290	IG5[290]	- place of worship		- place of worship limited to 248 m ² gross floor area
291	AM[291] H(11) AM[291] F(0.65) H(20)	- amusement park limited to a miniature golf course		- amusement park to be located on the western half of this zone
292 OMB Decision PL080959 issued on May 15, 2009	GM[292] F (0.4) H(12)-h IL[292] F(0.4) H(12)-h GM[292] F(1.5) H(20)-h		All uses are prohibited except: - bank - instructional facility - light industrial uses - medical facility - office - place of assembly - recreational and athletic facility - restaurant, full service - restaurant, take-out - service and repair shop	- uses not permitted until the "h" symbol has been removed - the removal of the "h" symbol is conditional to: (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. - 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 Colonnade Road North may be used for calculating min. lot frontage, lot area, lot coverage and front yard - minimum front yard setback- 6 metres
293 (By-law 2010-363) (By-law 2010-307)	IL2[293] H(14)	- automobile body shop - manual car wash		- automobile body shop is only permitted in units No. 11 and 12 at 5330 Canotek Road - a manual car wash is only permitted in Unit 13 and 5370 Canotek Road - notwithstanding Subsection 112(1) and Table 112 the minimum required total number of queuing spaces for a manual car wash is 3
294	IL2[294]	- school		- a minimum of 78 parking spaces are required for the

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	H(14)	- place of worship		property located at 839 Shefford Rd, provided the building is occupied by offices and a church
295 (By-law 2011-414) (By-law 2011-273)	IL4[295]H (21) IG6[295] IL[295] H(21)	- hotel		
296	IG7[296] H(21)-h	- golf course limited to an outdoor golf driving range		- the golf course limited to an outdoor golf driving range is permitted for a temporary period of time effective commencing July 12, 2006 and expiring July 13, 2009 - following expiration of the temporary zoning, the lands will revert to the underlying IG H(21) zone - permitted uses other than golf course limited to an outdoor golf driving range not to apply until the "h" symbol has been removed - the "h" symbol will not be removed until it has been demonstrated to Council that adequate servicing capacity exists to accommodate development of the permitted uses in this zone
297	IP10[297]F (0.5)H(14)	- retail store		The total gross floor area of the following uses must not exceed 30% of the permitted gross floor area and must be ancillary to and an integral part of a principal building: - bank - instructional facility - personal service business - restaurant, full service - restaurant, take-out - retail store A residential care facility is permitted provided that the use is provided on a lot together with a medical facility that is capable of accommodating out-patient services and operation rooms for minor day surgery and that has a gross floor area of not less than 218 m ² that is integrated with the residential care facility use either as a freestanding building or as a structurally integrated yet distinct portion of the building with independent pedestrian access (notwithstanding the definition of medical facility) Accessory Uses to the foregoing including: - dwelling units - personal service business For a residential care facility provided on a lot together with a medical facility and accessory uses, the following are the zone requirements: - minimum lot area is 3,000 m ² - minimum lot width is 30 m - minimum yard setback adjacent to Rossignol Drive is 10 m - minimum yard setback adjacent to North Service Road is 10 m - minimum yard setback adjacent to Tenth Line Road is 5 m - minimum yard setback for all other yard(s) is 10 m - maximum lot coverage is 35% - maximum building height is 18 m - maximum gross floor area is 17,000 m ² - a minimum landscaped amenity area of 30% of the total lot area shall be provided, which shall include a

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				minimum 5 m wide landscaped strip in the yard(s) abutting any public street - the height and Floor Area Ratio maximum show on the map do not apply - for permitted uses other than residential care facility provided on a lot together with a medical facility, the zone requirements are those specified in Section 205 - ingress and egress directly to and from every parking space shall be by means of a driveway, lane or aisle having a width of at least 6.7 metres for two-way traffic. (OMB Order #1135 issued April 25, 2007)
298	IP10[298]F (1.0)H(20)	- emergency service		- dwelling units limited to a maximum of 350 units
299	IG4[299]	- convenience store - retail store limited to a video rental outlet		- convenience store limited to 230 m ² gross floor area - veterinary clinic limited to 140 m ² gross floor area
300	IG6[300]	- automobile rental establishment - automobile service station - bar - restaurant, full service - restaurant, take out - retail food store limited to bakery and delicatessen		