

Urban Exceptions 2,301-2,400

| I Exception Number | II Applicable Zones | Exception Provisions | | |
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| | | III Additional Land Uses Permitted | IV Land Uses Prohibited | V Provisions |
| 2301 (By-law 2015-361) | TM[2301] H(20) | | | <ul style="list-style-type: none"> - 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] | | | <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. - primary entrance door is required to face the same public street that the lot fronts, except on a corner lot - minimum lot area: 215 m² - minimum corner side yard setback: 1.5 m - minimum rear yard setback: 6 m - maximum building height: 10 m - Despite subclause 107(3)(b)(ii) a driveway area may not exceed 65 per cent of the front yard. - 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. - 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. - 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 |

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| | | | | <p>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 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.</p> |
| 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</p> |

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| | | | | <p>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> <ul style="list-style-type: none"> - 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 from, opposite and more or less parallel to the lot line which abuts the lane. - 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 |

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| | | | | <p>maximum permitted building height for the initial construction of a residential use building, the definition of grade in Section 54 is to be used.</p> |
| <p>2305 (By-law 2015-361)</p> | <p>R3Q[2305]</p> | | | <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>- for townhouse dwellings:</p> <p>(i) minimum lot width: 4 m</p> <p>(ii) minimum lot area: 75 m²</p> <p>- On an interior lot abutting a corner lot, the minimum front yard setback is 2.0 metres.</p> <p>- minimum rear yard setback: 2.4 m</p> <p>- minimum corner side yard setback: 2 m</p> <p>- minimum interior side yard setback: 0.9 m</p> <p>- maximum building height: 11 m</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>- A roof top access that projects above the maximum building height must not exceed 3 metres in height.</p> <p>- Section 136 does not apply</p> <p>- 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.</p> |
| <p>2306 (By-law 2015-361)</p> | <p>R3Q[2306]</p> | | | <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>- For the purposes for Section 59, a lot is considered to comply with this section if it abuts a park for at least 3</p> |

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| | | | | <p>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 |

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| <p>2310 (By-law 2021-74) (By-law 2020-278) (By-law 2017-147) (By-law 2015-361)</p> | <p>multiple</p> | <p>-school</p> | <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: (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.</p> |
| <p>2311 (By-law 2019-41) (By-law 2017-148) (By-law 2015-369)</p> | <p>R4Y[2311]</p> | | <p>-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; linked-detached and stacked dwellings; -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; -For a Planned Unit Development: i. when a planned unit development contains a stacked dwelling or apartment dwelling, the minimum front, rear and side yard setbacks for</p> |

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| | | | | <p>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, 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 |

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| | | | | 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> <ol style="list-style-type: none"> 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 ii. where a lot line abuts a park, the minimum required setback from that lot line is 5 metres 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 iv. The minimum separation distance between principal buildings within a planned unit development are as follows: <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</p> |

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| | | | | permitted uses only subject to: i. Being located on the ground floor of a building containing another permitted use and ii. 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 | | | -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. -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. -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. -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 no closer than 0.5 metres to a lot line. -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. -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. -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 |

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| | | | | <p>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> <p>iii. minimum front yard setback: 3 metres</p> <p>iv. minimum rear yard setback where dwellings are attached back-to-back: 0 metre</p> <p>v. minimum interior side yard setback: 1.5 metres</p> <p>vi. minimum corner side yard setback: 2.5 metres</p> <p>vii. maximum building height: 14 metres</p> |
| 2318 (By-law 2019-12) [LPAT File #PL140611, issued November 19, 2018] | TM11[2318] Sch 351 | | | <p>-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;</p> <p>-All applicable setbacks and heights as per Schedule 351.</p> <p>-Subclause 198(11)(b)(ii) does not apply.</p> <p>-Table 137(3) does not apply;</p> <p>-cornices and canopies are permitted to project to the lot line</p> <p>-Despite clauses, 85(3)(a) and (b), a commercial patio may be located a minimum of 7.5m from a residential zone.</p> <p>-Clauses (g)(ii)2 and (g)(ii)(3) in Table 197 do not apply</p> |

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| | | | | -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 |

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| | | | | <p>the lot and the lot abutting the western lot line.</p> <ul style="list-style-type: none"> - No loading spaces are required for a place of worship, office and place of assembly. |
| 2323 (By-law 2016-37) | 01[2323]-h | | <ul style="list-style-type: none"> - All uses until the holding symbol is removed | <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. |
| 2324 (By-law 2016-37) | MC[2324]-h | | <ul style="list-style-type: none"> - All uses until the holding symbol is removed | <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 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 |

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| | | | | <p>row.</p> <ul style="list-style-type: none"> - 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. - 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. |
| <p>2326 (By-law 2018-206) (By-law 2016-37)</p> | <p>MC[2326]-h</p> | | <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 |

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| | | | | 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 |

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| | | | | <p>the tower;</p> <p>(ii) Floor plate sizes; and</p> <p>(iii) Separation distances between tall buildings.</p> |
| 2330 (By-law 2016-74) | R4M[2330] | | | <p>- The following provisions apply to a legal non-conforming apartment dwelling use:</p> <p>(i) minimum number of parking spaces: 0.29 spaces per dwelling unit</p> <p>(ii) minimum number of visitor parking spaces: 0.06 spaces per dwelling unit</p> <p>(iii) minimum number of bicycle parking spaces: 0.22 spaces per dwelling unit</p> <p>(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.</p> <p>(v) Despite Table 55, the required setback from a side and rear lot line for an accessory building and structure is 0 metres.</p> <p>(vi) Clauses 110(3)(a) and (b) do not apply.</p> |
| 2331 (By-law 2016-75) | I1A[2331] H(15) | - community health and resource centre - dwelling units | | <p>- Clauses 169(2)(b) and (c) do not apply to a community health and resource centre</p> <p>- dwelling units are only permitted above the first storey</p> |
| 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 | <p>- Driveways providing access to the lot and an order board associated with a drive-through facility may be located within the landscaped area.</p> <p>- Minimum building height: 6 m</p> <p>- Maximum building height: 21 m</p> <p>- Minimum front, rear, interior side and corner side yard setbacks: 4 m</p> <p>- Despite Table 187(h), the minimum width of the landscaped area abutting a street and abutting a residential zone is 4 metres.</p> <p>- 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.</p> <p>- 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.</p> <p>- No queuing lanes for a drive-through facility are permitted</p> |

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| | | | | <p>between any building and a street.</p> <ul style="list-style-type: none"> - 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] | | | <ul style="list-style-type: none"> -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. -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 | | <ul style="list-style-type: none"> -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 |

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| | | | | <p>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.</p> <p>-Despite Area I on Schedule 354, a vent or garage exhaust is permitted to a maximum size of 2 square metres.</p> <p>-Despite maximum permitted heights and storeys on Schedule 354, balconies, canopies, awnings, wind screens, ornamental elements and mechanical and service equipment penthouse, elevator or stairway penthouses, landscaped areas, rooftop 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 riseii) apartment dwelling, mid-high riseiii) artist studioiv) bed and breakfastv) dwelling unitvi) retirement homevii) stacking dwellingviii) amenity areaix) 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> |
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| | | | | <p>i) dwelling unit ii) group home iii) retirement home iv) rooming house v) stacked dwelling vi) townhouse dwelling vii) apartment dwelling, mid rise viii) apartment dwelling, high rise</p> <p>-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 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 | | <p>-funeral parlour -drive through facility -place of worship -technology industry -research and development industry</p> | <p>-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.</p> |

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| <p>2341 (By-law 2017-302) (By-law 2016-139)</p> | <p>IP4[2341]</p> | | <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. |
| <p>2342 (By-law 2016-140)</p> | <p>TM[2342] S355</p> | | <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. |
| <p>2343 (By-law 2016-131)</p> | <p>MC[2343]</p> | | <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 |

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| | | | | <p>distance: 4.5 metres.</p> <ul style="list-style-type: none"> - maximum of 12 units per stacked dwelling building - 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] | | | <ul style="list-style-type: none"> -permitted building heights are as per Schedule 269. |
| 2350 (By-law 2023-222) | TD2[2350] | -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 |

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| <p>(By-law 2016-250)</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 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:</p> <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 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</p> |
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| | | | | <p>registered, such condition provisions shall continue.</p> <p>The lands zoned with exceptions 2084 and 2350 are considered one lot for zoning purposes.</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 institution - school - sports arena - utility installation | <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 |
| <p>2354 (By-law 2016-247)</p> | GM[2354] 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 | <ul style="list-style-type: none"> -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: |

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| | | | <ul style="list-style-type: none"> 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 | <p>1.5 metres</p> <p>-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</p> <p>-minimum parking requirements for:</p> <p>(a) office: 2 parking spaces per 100 square metres of gross floor area</p> <p>(b) dwelling unit: one parking space per unit</p> |
| 2355 (By-law 2016-247) | R3X[2355] | -apartment dwelling, low-rise -stacked dwelling | <ul style="list-style-type: none"> -detached dwelling -semi-detached dwelling -duplex dwelling -three unit dwelling -townhouse dwelling | <p>Zone provisions for stacked dwelling and apartment dwelling, low-rise are as follows:</p> <ul style="list-style-type: none"> -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) | | | <ul style="list-style-type: none"> -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: <ul style="list-style-type: none"> (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 |

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| <p>2358 (By-law 2019-449) (By-law 2017-302) (By-law 2016-294)</p> | <p>IP[2358] H(18)</p> | <p>- catering establishment - environmental preserve and education area</p> | <p>- animal care establishment - animal hospital - automobile rental establishment - automobile service station - car wash - drive-through facility - gas bar -place of worship - warehouse</p> | <p>- minimum lot area: 10,000 m² - 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.</p> |
| <p>2359 (By-law 2016-324)</p> | <p>R4T[2359]</p> | <p>-office, limited to a chancellery for an embassy</p> | | <p>-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</p> |
| <p>2360 (By-law 2016-337)</p> | <p>R4Z[2360]</p> | | | <p>-Despite Table 110(b) the minimum required landscaped buffer not abutting a street is 0.6 metres.</p> |
| <p>2361 (By-law 2019-410)</p> | <p>Reserved for Future Use</p> | | | |
| <p>2362 (By-law 2016-349)</p> | <p>TM[2362] S362-h</p> | | <p>-All uses, except existing uses until the holding symbol is removed. -All uses except for personal service 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> | <p>-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 restaurant full-service are limited to the ground-floor but may also locate in the basement of the same ground floor unit. -Office, artist studio, instructional facility, and medical facility are subject to the following; i. must be entirely contained within a dwelling unit on the ground floor; ii. are limited to a total cumulative maximum of 50% of the dwelling unit's gross floor area; iii. parking is not required for the non-residential use; iv. for greater certainty, these uses are not considered home-based businesses. 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. -A parking garage is only permitted below grade.</p> |

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| | | | | <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> |
| <p>2363 (By-law 2016-381) (By-law 2022-178)</p> | <p>TM[2363] S365-h</p> | <p>Apartment dwelling, high rise</p> | <p>All uses except existing uses until the holding symbol is removed</p> | <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 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</p> |

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| | | | | <p>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) | R1I[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] RI4[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 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</p> |

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| | | | | <p>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] | | | <p>-Despite Table 55(6), there is no maximum cumulative floor area for accessory buildings.</p> |
| 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> |

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| 2373 (By-law 2023-503) | (Reserved for future use) | | | |
| 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 permitted to have up to 300 square metres gross leasable area.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- No loading space is required for an office use with a gross floor area less than 700 square metres.</p> |
| 2376 (By-law 2017-82) | R3Q[2376] | | | <p>- 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.</p> <p>- 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:</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 width of a private way is 3</p> |

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| | | | | <p>metres.</p> <ul style="list-style-type: none"> - 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. - 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 |

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| | | | <p>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> <ul style="list-style-type: none"> - 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 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 |
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| <p>2378 (By-law 2017-411) (By-law 2017-82)</p> | <p>R3Q[2378]</p> | | | <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 7.0 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: <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 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 |
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| | | | | <p>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> |
| <p>2379 (By-law 2017-82)</p> | <p>R3Q[2379]</p> | | | <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 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 |

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| | | | | <p>the following permitted projections into all required yards is as follows:</p> <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 permitted. - 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: |

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| | | | | <p>(i) chimney, chimney box and fireplace box is 1 m, but not closer than 0.3 metres 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 metres 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 metres 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 2 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> |
| 2381 (By-law 2017-113) | TM7[2381] S367 | | | <p>-Maximum permitted building heights, minimum setbacks and minimum stepbacks are as per Schedule 367.</p> <p>-Wind barriers included on rooftop amenity areas are a permitted projection above the height limits identified on Schedule 367.</p> <p>-Clause 197(1) (b) does not apply to a lobby or entrance area for an office or a lobby or entrance for residential uses.</p> <p>-Only one vehicle loading space is required for all uses.</p> <p>-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.</p> <p>-Permitted projections listed in Section 65 are not subject to the height limits identified on Schedule 367.</p> <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 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</p> |

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| | | | | <p>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> |
| <p>2382 (By-law 2022-66) (By-law 2019-460) (By-law 2017-111)</p> | IL9[2382] | <p>- place of worship - place of assembly - community centre</p> | - day care | |
| <p>2383 (By-law 2017-114)</p> | 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> |
| <p>2384 (By-law 2017-117)</p> | 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 |
| <p>2385 (By-law 2017-117)</p> | 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> |
| <p>2386 (By-law 2017-116)</p> | 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</p> |

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| (By-law 2017-118) | | | | <p>the regulations in Table 179 for the O1 zone</p> <ul style="list-style-type: none"> - a farmers' market is not subject to the regulations in Table 137 for the DR zone |
| 2387 | Reserved for Future Use | | | |
| 2388 (By-law 2017-108) | MC[2388] | | | <ul style="list-style-type: none"> - minimum building height: 4 storeys - Maximum building height: <ul style="list-style-type: none"> (i) on that part of the lot located within 35 metres of Longfields Drive; 9 storeys (ii) in all other cases: 8 storeys |
| 2389 (By-law 2017-108) | R5AA[2389] | | | <ul style="list-style-type: none"> - minimum building height: 4 storeys - Maximum building height: <ul style="list-style-type: none"> (i) on that part of the lot located within 35 metres of Longfields Drive; 9 storeys (ii) in all other cases: 8 storeys - maximum width of a walkway: 4 m |
| 2390 (By-law 2017-120) | LC[2390] | | | <ul style="list-style-type: none"> -The maximum total gross leasable area occupied by all the separate occupancies combined is 4,600 square metres. -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. -Section 103 does not apply to Shopping Centre uses. -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. -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. |

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| | | | | <ul style="list-style-type: none"> -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 | | | <ul style="list-style-type: none"> - maximum permitted building heights of AM10 do not apply and are as per S368 - 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] | | | <ul style="list-style-type: none"> -minimum front yard setback: 5 m |

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| <p>2395 (LPAT Decision n° PL170620, issued May 14, 2018) (By-law 2017-133)</p> | <p>TM[2395] S369</p> | | <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 - 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 |
| <p>2396 (By-law 2017-151)</p> | <p>IL4[2396] H(21)</p> | <p>-automobile service station</p> | <p>-An automobile service station is subject to clauses 203(2)(a),(b),(c) and (d).</p> |
| <p>2397 (By-law 2018-51) (By-law 2017-150)</p> | <p>AM10[2397]</p> | <p>-warehouse, limited to self storage</p> | <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 |
| <p>2398 (By-law 2017-148)</p> | <p>R5B[2398] F(3.0)</p> | <ul style="list-style-type: none"> - medical facility, limited to a dentist's office - personal service business limited to barber shop, beauty parlour, or | <ul style="list-style-type: none"> - additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of residential use building |

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| | | <p>dry cleaner's distribution station</p> <ul style="list-style-type: none"> - place of assembly limited to a club - retail store limited to a drug store, florist shop, news stand - restaurant | | |
| <p>2399 (By-law 2018-206) (By-law 2018-51) (By-law 2017-148)</p> | 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 provided corner side yard into the front yard. (c) 109(3)(c) does not apply to an outdoor commercial patio. -Subsection 85(3), clauses (a) and (b) do not apply |
| <p>2400 (By-law 2020-289) (By-law 2017-148)</p> | R4E[2400] | | | <ul style="list-style-type: none"> -the maximum permitted number of dwelling units in an apartment dwelling low-rise is 20. - 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. - 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. - 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. - minimum front yard setback: 3 m -Despite 107(1)(a), the minimum driveway width is 3 metres. - Despite 107(1)(c), the minimum aisle width is 3.8 metres. - minimum number of required visitor parking spaces: 1 space - 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. -minimum required landscaped area: 5% of the lot area. |