

Urban Exceptions 1,801-1,900

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
1801 (By-law 2011-52)	MC[1801] F(1.25) H(34)			-minimum required parking: 5 spaces
1802	Reserved for future use			
1803	Reserved for future use			
1804 (By-law 2011-43)	R3Z[1804]			-minimum front and corner side yard setback for a building foundation: 5.5 m
1805 (By-law 2011-43)	R3Z[1805]-h			-the holding symbol may not be lifted until such time as the updated Barrhaven South Master Servicing Study is approved by the City
1806 (By-law 2011-43)	R3Z[1806]-h			-minimum front and corner side yard setback for a building foundation: 5.5 m -the holding symbol may not be lifted until such time as the updated Barrhaven South Master Servicing Study is approved by the City
1807 (By-law 2011-43)	R3Z[1807]-h R5Z[1807]-h			-minimum front and corner side yard setback for a building foundation: 5.5 m -the holding symbol may not be lifted until such time as: (a) the updated Barrhaven South Master Servicing Study is approved by the City; and, (b) an Impact Assessment Study which demonstrates the compatibility between the residential uses and the mineral aggregate operation is approved by the City.
1808 –1809	Reserved for future use			
1810 (By-law 2011-151) (By-law 2011-77)	IP4[1810]-h	-instructional facility -recreational and athletic facility		
1811 (By-law 2011-57)	R5B[1811] H(83)-h	-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station -place of assembly limited to a club -retail store limited to a drug store, florist shop, news stand -restaurant		-additional permitted uses other than place of assembly limited to a club restricted to the ground floor or basement of a residential use building -minimum and maximum front yard setback for an apartment dwelling, mid-high rise with residential uses on the ground floor on that portion of the land legally known as Lot 46 (North Nepean Street) Registered Plan 2996 is 3.0 metres -minimum and maximum front yard setback for an apartment dwelling, mid-high rise with residential uses on the ground floor on that portion of the land known as Lot 47 (North Nepean Street) Registered Plan 2996 is 2.0 metres

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				<p>-minimum side yard setback for an apartment dwelling, mid-high rise for the easterly side yard is 0 metres -minimum side yard setback for an apartment dwelling, mid-high rise for the westerly side yard is 1.5 metres -minimum rear yard setback for an apartment dwelling, mid-high rise is 6.16 metres -minimum number of visitor parking spaces required for apartment dwelling, mid-high rise is 0.077 spaces per dwelling unit -minimum required communal amenity area for apartment dwelling, mid-high rise is 20% of the required total amenity area -despite anything to the contrary, the properties known legally as Lots 46 and 47 (South Nepean Street) Registered Plan 2996 are considered a separate lot and may share parking located on properties known as Lots 47 and 48 (South Gloucester Street) and Lot 48 (North Nepean Street) Registered Plan 2996</p> <p>Pursuant to Section 36 of The Planning Act, the holding symbol "h" on lands zoned R5B[1811] H(83)-h may only be lifted when the following conditions have been fulfilled to the satisfaction of the General Manager, Planning and Growth Management Department: (a) The execution of a site plan agreement for the proposed development (file D07-12-10-0302); and (b) The conveyance of monies to be directed to a reserve account for off-site community benefits as detailed in the site plan agreement referenced in (a). and prior to the lifting of the holding provision denoted by the "h" symbol, the lands zoned R5B[1811] H(83)-h must not be used for any purpose other than that which it is being used on February 23, 2011.</p>
1812 (By-law 2011-56)	MC[1812]		<p>All uses other than: -amusement centre limited to a billiard establishment -apartment dwelling, low rise -apartment dwelling, mid-high rise -bank -cinema -community</p>	<p>-maximum building height: 10 storeys -minimum density for apartment dwelling, low rise or apartment dwelling mid-high rise – 80 units per hectare -4 metre wide landscaped buffer is required adjacent to a residential zone -3 metre wide landscaped buffer is required between surface parking and the transit corridor -all garbage, service and loading areas must be screened by a 2.4 metre high wall or enclosure which is in keeping with the architectural treatment of the main building</p>

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			<ul style="list-style-type: none"> center -convenience store -daycare -group home -hotel -library -medical facility -office -park -personal service business -place of assembly limited to a club -place of worship -recreational and athletic facility -restaurant -retail food store limited to a bakery or a farmer's market -theatre -community health and resource centre -hospital -parking garage -parking lot -residential care facility -retail store limited to a pharmacy 	<ul style="list-style-type: none"> -storage must be completely enclosed within a building -in a parking area, a maximum of 20 parking spaces positioned side by side without a landscaped island are permitted -the minimum required width of a landscaped island is 2 metres -the maximum required surface parking rate for office use is 3.7 spaces for every 100 m² of gross floor area -the minimum required surface-parking rate for retail stores is 3.45 spaces for every 100 m² of gross floor area and the maximum rate is 3.85 spaces for every 100 m² -the required parking rate may be reduced by 25%
1813-1825	Reserved for future use			
1826 (By-law 2011-106)	GM[1826]-h		all until removal of holding	The holding symbol may only be removed following: 1. Site Plan Approval for all of Block 164; and 2. The reconstruction of Spratt Road as a Major Collector Road to the satisfaction of the General Manager, Planning and Growth Management
1827	Reserved for future use			
1828 (By-law 2011-102)	IH[1828]		<ul style="list-style-type: none"> -automobile body shop -crematorium -leaf and yard waste composting facility -kennel -waste processing and transfer facility 	
1829	Reserved for future use			
1830 (By-law	R3Z[1830]-h R5Z[1830]-h		-all principal uses are	-The holding symbol may only be removed after Letters of Consent are

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2011-127)	O1[1830]-h		prohibited until the holding symbol is removed	received from the respective owners of PIN 04345-0063, PIN 04345-0018 and PIN 04345-0061, to the south of the Claridge Subdivision regarding easements required to permit servicing of the lands known as 4635, 4703 and 4723 Bank Street. The Letters of Consent shall be to the satisfaction of the General Manager of Planning and Growth Management.
1831 (By-law 2011-149)	R4Z[1831]			-minimum interior side yard setback: 3 m -minimum rear yard setback: 6 m -minimum number of required parking spaces per dwelling unit: 1 space
1832	Reserved for future use			
1833 (By-law 2011-214)	TM[1833] S267			-clause 197(1)(b) does not apply -Subsection 197(3), Table 197(c) through (g) inclusive do not apply -maximum setback from the lot line abutting McLeod Street for any part of a building 15m in height or less: 3m -minimum setback from the lot line abutting McLeod Street for any part of a building more than 15 m in height: 2 m -minimum setback from a lot line abutting: (a) 330 McLeod Street: 0.8m (b) 237, 239A and 255 Argyle Avenue: 1 m (c) 473 Bank Street: 0 m -minimum setback from the TM[1778] S261 zone: 0m -Table 197(i)(i) does not apply however where a yard is provided and not used for entrances, walkways, driveways, aisles, parking or loading spaces, the whole yard must be landscaped -maximum permitted building heights are as per Schedule 267 -maximum building heights set out on Schedule 267 do not apply to projections permitted under Section 65 -despite Section 65, Table 65, Row 6(b), the maximum size and extent of projection for an uncovered balcony is 2 metres and may be as close as 0 metres to any lot line -subclause 102(2)(b)(ii) does not apply and the minimum required number of visitor parking spaces for the balance of the dwelling units over 12 dwelling units is 0.085 spaces per dwelling unit -driveways and aisles leading to a parking garage may be located in the abutting TM[1778] S261 zone
1834	Reserved for future use			
1835	R4T[1835]	-dwelling unit		-rooming units are only permitted as

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(By-law 2011-242)		-office -rooming units		short-term stay facilities ancillary to an office use
1836 (By-law 2011-243)	R5B[1836] H(54)-h	-personal service business limited to barber shop, beauty parlour, or dry cleaner's distribution station -place of assembly limited to a club -retail store limited to a drug store, florist shop, news stand -restaurant	-all uses except existing uses until the holding symbol is removed	-additional permitted uses other than place of assembly limited to a club restricted to ground floor or basement of a residential use building -minimum lot width: 10.2 m -minimum front yard setback: (i) for that part of the building 40 metres or less above grade: 0 m (ii) for that part of the building higher than 40 metres above grade: 10 m -minimum rear yard setback: 0 m -minimum corner side yard setback: (i) for that part of the building 10 m or less above grade: 1.2 m (ii) for that part of the building higher than 10 metres above grade: 1.8 m -minimum interior side yard setback from the side lot line abutting 340 Gloucester Street, 337 and 333 Nepean Street: (i) for that part of the building 3.8 metres or less above grade: 0 m (ii) for that part of the building higher than 3.8 metres above grade: 6 m -minimum interior side yard setback for the first 11.5 metres back from the front lot line: (i) for that part of the building 13 metres or less above grade: 0 m (ii) for that part of the building higher than 13 metres above grade: 1.8 m -minimum interior side yard setback in all other cases: 0 m -despite Section 163(9) the minimum percentage of lot area required to be landscaped area: 5% -despite Section 137, Table 137 Column III, minimum communal amenity area to be provided: 20% of the required amenity area -minimum required number of resident parking spaces: 97 spaces -minimum required number of visitor parking spaces: 19 spaces -Table 65, Row 6 does not apply to a balcony and a balcony may project any distance into a required yard and as close as 0 metres to any lot line -despite Section 65, Table 65, Row 3, ornamental elements such as sills, belt courses, cornices, parapets and pilasters may be as close as 0 metres to any lot line -the holding symbol may not be removed until such time as the following conditions have been fulfilled to the satisfaction of the General Manager, Planning and Growth Management Department: (i) the execution of a site plan agreement; and, (ii) the conveyance of monies to be directed to a reserve account for off-

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				site community benefits as detailed in the site plan agreement referenced in (i)
1837 (By-law 2011-245)	R3Z[1837]			-the second sentence of Endnote 8 in Table 160B does not apply where a detached dwelling is located on the lot
1838 (By-law 2011-245)	R3Z[1838]-h		-all uses until the holding symbol is removed	-the holding symbol may not be removed until: (i) on site filling in accordance with the Rideau Valley Conservation Authority (RVCA) Permit has been completed and accepted; and, (ii) the limit of development line has been re-drawn beyond the boundaries of the residential lots to the satisfaction of the RVCA and the General Manager, Planning and Growth Management
1839 - 1854	Reserved for future use			
1855 (By-law 2011-274)	R5B[1855] H(22)			-Despite Table 65, Row 3, Column II, ornamental elements may project up to 1.2 metres into a required yard -Despite Table 65, Row 4, a canopy may project as close as 0 metres to a lot line -minimum westerly interior side yard setback: 2.3 m -minimum easterly interior side yard setback for an apartment dwelling mid-high rise: (i) 2.5 metres for the first 15 metres from the front lot line; and (ii) for the remainder: (A) 2.5 metres for the first two storeys above grade; and, (B) 7.8 metres above the second storey -maximum number of storeys: seven -minimum width of a driveway providing access to an underground parking garage: 4.45 m -minimum width of an aisle providing access to a parking space in an underground parking garage: 6 m
1856				
1857 (By-law 2011-273)	IL2[1857] H(14)	-detached dwelling		-a detached dwelling is permitted on any lot that existed prior to December 14, 1999 -the following provisions apply to a detached dwelling: (i) minimum front yard setback: 5 m (ii) minimum rear yard setback: 7 m (iii) minimum interior side yard setback: 1.2 m (iv) maximum building height: 11 m
1858 (By-law 2011-273)	R1C[1858]		-secondary dwelling unit -bed and breakfast	-grade means the average elevation of the level of the adjoining ground prior to the development of all the walls of a building on the lot -gross floor area, means the total area of each floor, measured from the exterior of the outside walls, excluding

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				<p>a cellar and including:</p> <ul style="list-style-type: none"> (i) accessory buildings; (ii) potential floor area that is the area of a floor that is projected from an actual floor of a storey that is above the floor area of another storey, cellar or basement; and, (iii) attic, where the height above the floor area of the attic is a minimum of 2.3 metres over at least 75% of the floor area with a clear height of 2.1 meters of any point over the floor area <ul style="list-style-type: none"> -maximum 13.34 units per hectare -maximum 0.4 floor space index -maximum width of a vehicular access at a lot line is 3.05 metres -maximum combined width at the lot line of all vehicular accesses is 6.1 metres -despite the preceding provision, vehicular accesses from public lanes are not be included in the calculation of the maximum allowable combined width of all vehicular accesses at the lot line -minimum landscaped strip of 1.5 metres, developed with soft landscaping, is required between the interior side lot line and a vehicular access -minimum rear yard setback: 8 m -minimum lot area: 580 m² -minimum lot width: 20 m
1859 (By-law 2011-271)	R3YY[1859] S268			<p>General:</p> <ul style="list-style-type: none"> -where a driveway leading to an attached garage abuts a sidewalk the vehicular entrance to the attached garage must be setback a minimum of 6 metres from the nearest edge of the sidewalk -the vehicular entrance of an attached garage may not be located more than 2 metres closer to the front lot line than either the front wall of the main building or the leading edge of a roofed porch -minimum density is 29 units per hectare -despite clause 59(1)(b), access to a lot may be provided by means of a public lane a minimum of 8.5 metres in width instead of by a public street -when access to a lot is provided by a public lane a minimum of 8.5 metres wide, and that lot also abuts a park, that lot line abutting the park is deemed the front lot line and the public lane shall be considered an improved public street for the purposes of section 69 -despite section 65: <ul style="list-style-type: none"> (i) except for a cantilevered foundation, not part of a foundation for a permitted projection is permitted within a front yard;

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				<p>(ii) an air conditioner condenser may be located in the front yard of a multiple attached dwelling containing dwelling units attached back to back;</p> <p>(iii) eaves, eaves-troughs, gutters, chimneys, chimney boxes, fireplace boxes, and ornamental elements such as sills, belt courses, cornices, parapets and pilasters may project:</p> <p>(a) 1 metre into the required front and corner side yard and as close as 0 metres to a lot line; and,</p> <p>(b) 1 metre into the interior side yard, but no closer than 0.2 metres to the lot line.</p> <p>(iv) a deck may project 2 metres into a rear and interior side yard, but no closer than:</p> <p>(a) 0.3 metres of a rear and interior side lot line if below 0.3 metres in height; and,</p> <p>(b) an additional 0.3 metres setback from a rear and interior side lot line for each additional 0.3 metre high portion of the deck</p> <p>(v) steps attached to a porch may project 2.5 metres, but no closer than 0.5 metres to a lot line;</p> <p>(vi) air conditioning condensers 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</p> <p>-despite section 57, the size of the required corner sight triangle will be as per the approved plan of subdivision</p> <p>-in the case of a home based business operating within a multiple attached or semi-detached dwelling, the required parking space is only required if the business involves a non-resident employee</p> <p>-no more than 60% of the area of any front yard or corner side yard may be used as a driveway</p> <p>-despite section 136, a multiple attached dwelling may contain a maximum of 16 dwelling units, however no more than eight dwelling units may be provided in a single row</p> <p>-no visitor parking is required for a multiple attached dwelling on a lot that abuts a public lane</p> <p>Detached dwellings:</p> <p>-minimum lot area: 220 m²</p> <p>-minimum front yard setback is as per Schedule 268</p> <p>-minimum rear yard setback on a corner lot: 0.6 m</p> <p>-minimum corner side yard setback: 2.5 m</p> <p>-maximum lot coverage: 55%</p> <p>Semi-detached dwellings:</p> <p>-minimum lot area: 137 m²</p>

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				<ul style="list-style-type: none"> -minimum lot width: 5.5 m -minimum front yard setback is as per Schedule 268 -minimum corner side yard setback: 2.5 m -maximum lot coverage: 65% Multiple attached dwellings: <ul style="list-style-type: none"> -minimum lot area: 81 m² -minimum lot width: 4 m -minimum front yard setback is as per Schedule 268 -minimum setback from a lot line abutting a public lane: 0 m -minimum rear yard setback where dwelling units area attached back to back: 0 m -minimum corner side yard setback: 2.5 m -minimum interior side yard setback: 1.5 m -maximum building height: 14 m
1860 (By-law 2011-270)	R3VV[1860]			<ul style="list-style-type: none"> -minimum front yard setback: 5.5 m -minimum net density: 27 dwelling units per hectare -maximum net density: 60 dwelling units per hectare
1861 (By-law 2011-272)	R4Z[1861]		<ul style="list-style-type: none"> -detached dwelling -linked-detached dwelling -semi-detached dwelling -duplex dwelling 	<ul style="list-style-type: none"> -minimum density: 21 units per hectare -minimum front yard setback: 2.5 m -minimum rear yard setback: 7 m -minimum interior side yard setback: 4 m -the lands zoned R4Z[1861] and O1[1862] are to be considered one lot for zoning purposes
1862 (By-law 2011-272)	O1[1862]			<ul style="list-style-type: none"> -no buildings, decks, sheds, garages, workshops, septic systems, wells, play structures, swimming pools, change houses, pump houses are permitted within the O1[1862] zone -the lands zoned R4Z[1861] and O1[1862] are to be considered one lot for zoning purposes
1863 (By-law 2011-279)	R1Z[1863]			<ul style="list-style-type: none"> -minimum front yard setback: 5 m -maximum distance the front wall of a private garage attached to a detached dwelling may extend beyond the building front wall, building sidewall, covered porch or veranda: 2.7 m -maximum building height for lots with a lot width of 14.05 metres minimum: 12 metres
1864 (By-law 2011-279)	R3Z[1864]			<ul style="list-style-type: none"> -minimum front yard setback: 5 m -maximum distance the front wall of a private garage attached to a multiple attached dwelling may extend beyond the building front wall, building sidewall, covered porch or veranda: 2.7 m
1865 (By-law 2011-276)	O1[1865] H12.2 S94	<ul style="list-style-type: none"> -amusement centre limited to a pool hall -artist studio -bar 		<ul style="list-style-type: none"> -no minimum lot area, minimum lot width or setbacks are required -Section 69(1) does not apply -light industrial use, limited to beer

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		-light industrial use, limited to beer brewing -museum -nightclub -parking garage -parking lot -personal service business -recreational and athletic facility -restaurant, full service -restaurant, take- out -retail store		brewing is only permitted if there is an associated restaurant and/or bar located on the property