

APPENDIX "C" - SPECIAL USE PROVISIONS FOR SPECIFIC LANDS

342. Notwithstanding Section 43.2.1, 43.2.2 and 43.2.3 of this By-law, within the lands zoned R-9 as shown on Schedule 114 of Appendix "A" and described as Part of Block A, Plan 1416, more particularly described as Part of Part 1 and Part 2, Plan 58R-2575, in the City of Kitchener, the minimum floor space ratio shall be 2.0, the maximum floor space ratio shall be 3.0 and the maximum building height shall be 49 metres, except as follows:

- a) for the lands within 73 metres of the Block Line Road streetline, the maximum building height shall be 35 metres;
- b) for the lands within 35 metres of the Rittenhouse Road streetline, the maximum building height shall be 10.5 metres;
- c) for the lands within 35 metres of the southerly boundary of Part 2, Plan 58R-2575, the maximum building height shall be 10.5 metres;
- d) the minimum floor space ratio for street townhouse dwellings shall be 0.6, and all the lands affected by this subsection, excluding Municipal rights-of-way, shall be deemed to be one lot for the purpose of calculating minimum floor space ratio for street townhouse dwellings.
- e) the minimum corner lot width for a street townhouse dwelling shall be 9 metres; and,
- f) a home business within a street townhouse or multiple dwelling located on a lot abutting Rittenhouse Road may occupy a maximum of 45 square metres and shall have a maximum of one customer or client at one time.

(By-law 2005-68, S.3) (Rittenhouse Road)

Amended:

(By-law 2006-86, S.1) (Block Line Road and Rittenhouse Road)