

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

240. Notwithstanding Sections 40.2.2, 40.2.3, 40.2.5, 40.2.6 or anything else in this By-law, within the lands zoned (R-6) as shown on Schedules 258, 259 and 279 of Appendix "A", as affected by this subsection, a maximum of 168 units shall be permitted within the lands shown as Area 3 on Map No.1; the minimum lot width for single detached dwellings shall be 15.24 metres; and, more than one single detached or semi-detached dwelling may be permitted on a lot or block subject to site plan approval under Section 41 of The Planning Act, in accordance with the following special regulations:

- i) minimum lot width shall be 15.24 metres;
- ii) minimum yard abutting a street and minimum rear yard shall be 7.5 metres;
- iii) minimum side yards shall be 2.5 metres;
- iv) maximum lot coverage shall be 55% of which accessory buildings shall not exceed 15%;
- v) minimum landscaped area shall be 20% of the lot area; and,
- vi) parking shall be provided in accordance with Section 6.1.

Further, the following special regulations shall apply to multiple dwellings or street townhouse dwellings:

- i) the maximum height shall be 9.0 metres; and,
- ii) the maximum number of units per dwelling shall be six.
(By-law 96-177, S.6) (Pioneer Tower Road)