

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

253. Notwithstanding Section 37.2 of this By-law within the lands zoned R-3 on Schedule 258 of Appendix "A", described as Part of Lot 11, Beasley's Broken Front Concession, the following special regulations shall also apply to those uses permitted in Section 37.1:

- i) the minimum lot width shall be 17 metres;
- ii) the minimum building height for the residential portion of the dwelling shall be 6.5 metres;
- iii) the minimum side yard shall be 1.8 metres, except in the case where a driveway leading to a required parking space is situated between the dwelling and the side lot line or behind the dwelling, in which case the minimum side yard shall be 3.0 metres;
- iv) the front façade of any parking structure or location of any legal parking space shall not be closer to the front lot line than any part of the front façade of the main dwelling or covered porch extending the full width of the dwelling;
- v) the maximum width of a garage attached to a single detached or duplex dwelling shall not exceed 50 percent of the width of the façade closest to the street at ground level.

(By-law 2008-57, S.4) (Pioneer Tower Road)