

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

254. Notwithstanding Section 4.2.43, Section 5 or Section 36.2 of this By-law within the lands zoned R-2 on Schedule 258 of Appendix "A", described as Part of Lot 11, designated as part of Part 1, Plan 58R-10533, Beasley's Broken Front Concession, the following special regulations shall also apply to those uses permitted in Section 36.1:

- i) the minimum lot width shall be 26.0 metres, measured at the 12.0 metre front yard setback;
- ii) the minimum front yard setback shall be 12.0 metres;
- iii) the minimum westerly side yard setback shall be 10.0 metres and the minimum easterly side yard setback shall also be 10 metres;
- iv) in advance of registration of the plan of subdivision, the lot shall be permitted to have no frontage on a public street, and for the purposes of applying the regulations of this by-law the north lot line shall be interpreted to be the front lot line.

The following special regulations shall apply to parking spaces and accessory buildings and structures whether attached or detached:

- i) the location of any required parking space and the front façade of any accessory building shall be set back a minimum of 2 metres from the front façade of the main dwelling excluding any porch;
- ii) a coach house dwelling unit may be located in a new accessory building and shall have a maximum building floor area of 100 square metres;
- iii) the minimum westerly side yard setback shall be 10.0 metres.

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