

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

310. Notwithstanding Section 32.3 or anything else in this By-law, with the lands zoned I-2 on Schedules 224, 225, 234 and 235 of Appendix ‘A’ and described as Lots 63 to 73 inclusive, Blocks 74 and 75, Registered Plan 1589, the following shall apply to all uses, except Single Detached and Duplex Dwellings:

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| i) | Maximum floor space ratio | 0.6 |
| ii) | Maximum building height for a building containing Funeral Home or Office as the primary use | 12.0 metres |
| iii) | Maximum building height for all other uses | 10.5 metres |
| iv) | Minimum rear yard setback | 30.0 metres |
| v) | Size and location of Florist Shop | Only within a building used for a Funeral Home, Office or Residential Care Facility having more than 8 residents; and in total not in excess of 20% of the gross floor area, nor more than 225.0 square metres of gross leasable commercial space |
| vi) | Size and location of Financial Establishment or Personal Service | Only within a building used for an Office, Health Clinic or Residential Care Facility having more than 8 residents; and in total not in excess of 20% of the gross floor area, nor more than 550.0 square metres of gross leasable commercial space |
| vii) | Size and location of Drug Store | Only within a building used for a Health Clinic and in total, not in excess of 20% of the gross floor area, nor more than 225.0 square metres of gross leasable commercial space |
| viii) | Any driveway from Oldfield Drive shall not be located closer than 50.0 metres to the rear lot line. | |
| ix) | Off-street parking for Florist Shop and Drug Store | 1 space for each 20.0 square metres of the gross floor area which accommodates such use. |

(By-law 99-113, S.4) (Oldfield Dr & Heritage Dr)