

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

371. Notwithstanding Sections 6.1 and 8.2 of this By-law, within the lands zoned C-2, shown on Schedules No. 147 and 148 as affected by this section, the following regulations shall apply:

Minimum Lot Area	4,000 square metres
Minimum Lot Width	30 metres
Maximum Floor Space Ratio	2.0, of which office use shall not exceed 0.5.
Minimum Building Height	4.5 metres
Minimum Yard Abutting a Street	1.5 metres
Minimum Yard Abutting Homer Watson Boulevard for a Building Containing a Residential Use or a Building Exceeding 24.0 metres in Building Height	6.0 metres
Minimum Easterly Yard	7.5 metres
Minimum Southerly Yard	3.0 metres
Maximum Size of Retail	Maximum gross floor area of 5,000 square metres, with the exception of a food store, unless located within a plaza.
Maximum Size of Commercial Entertainment or Commercial Recreation	929 square metres for any individual establishment.
Minimum Size of Residential Care Facility and Lodging House	9 residents.
Location of Dwelling Unit	Shall not be located above a Commercial Entertainment or Commercial Recreation use. Also, shall not be located on the ground floor, unless located within a building used only for a residential use.
Minimum Landscaped Area	10 percent of the lot area.
Off-street Parking for Multiple Residential	1.25 spaces for each dwelling unit provided that the use is on the same site as a commercial permitted use that has a gross floor area greater than 1858 square metres.
Off-street Parking for all Other Uses	In accordance with Section 6.1 of this by-law.
Off-street Parking Location	For all uses, parking spaces and aisles giving direct access to abutting parking spaces shall be permitted to be located up to 4.5 metres of the Block Line Road lot line and up to 3.0 metres of the Homer Watson Boulevard lot line.

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Off-street Loading	In accordance with Section 6.2 of this by-law.
Visual Barrier	Where a lot line forms part of a boundary between a C-2 zone and a Residential Zone, a visual barrier shall be provided and maintained along such abutting lot line in accordance with Section 5.11 of this By-law, except for the southerly lot line.
Outdoor Storage	No outdoor storage of goods, materials, or equipment shall be permitted in the front yard or side yard abutting a street. This shall not, however, prevent the display of goods or materials for retail purposes.
Access	For all uses, with the exception of a residential use, primary access shall be gained from either Homer Watson Boulevard or Block Line Road.

(By-law 2004-21, S.4) (Homer Watson Boulevard/Block Line Road)
Amended: (By-law 2009-105, S.28) (Housekeeping Amendment)