

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

381. Notwithstanding anything else in this by-law, within the lands zoned R-6 on Schedule No. 273 and legally described as Part of Lot 117, German Company Tract, in the City of Kitchener, the following shall also be permitted, and subject to site plan approval under Section 41 of The Planning Act:

- a) more than one single detached, semi-detached or duplex dwelling shall be permitted on a lot without frontage on a public street, provided that each dwelling has direct access to an internal private driveway/road that is a common element in a registered Condominium connecting to a public street and, that each dwelling is either a unit in a Standard Condominium, a Parcel of Tied Lands (POTL) to a Common Elements Condominium or is a 'unit' in a Vacant Land Condominium.

For the purposes of this special regulation, each POTL or Unit in a Vacant Land Condominium shall comply with the regulations of Sections 5, 6.1 and 40.2 of this By-law, with the front lot line deemed to be the shortest lot line abutting the internal private driveway/road portion of the common elements in a Condominium. Dwellings within a standard condominium shall comply with the following regulations, in addition to those in Sections 5, 6.1 and 40.2 of this By-law:

- i) minimum setback of front of dwelling to internal road shall be 5.5 metres;
- i) minimum setback of rear of dwelling to lot line shall be 7.0 metres; and
- iii) minimum separation distance between dwellings shall be 2.4 metres unless the dwellings are townhouses whereby the minimum separation distance between blocks of dwellings shall be 2.4 metres.

(By-law 2004-164, S.6) (Woolner Drive)