

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

418. Notwithstanding Section 4.2.222, 5.2, 5.24, 40.2.5 and 40.2.6 of this By-law, within the lands zoned R-6 on Schedules 91 and 92 of Appendix "A" and described as Block A, Registered Plan 1370 the following regulations shall apply:

- a) the minimum arterial road setback shall be 7.5 metres;
- b) a 1.8 metre minimum visual barrier shall be required along both the northerly and the easterly lot lines;
- c) for a cluster townhouse dwelling the minimum rear yard setback shall be 5.48 metres;
- d) 18 Street Townhouse Dwellings shall be permitted, with minimum sideyard setbacks of 0.0 metres for units adjacent to a Common Elements Condominium; a minimum sideyard setback of 1.46 metres and 0.6 metres for the south-easterly and south-westerly units respectively when adjacent to a Common Elements Condominium; a minimum rear yard setback of 7.34 metres for the easterly units; a minimum rear yard setback of 6.0 metres for the westerly units; a maximum lot coverage of 60% for the westerly units and 57.0% for the easterly units; and without frontage on a public street provided that all such dwellings are Parcels of Tied Lands (POTL's) to a Common Elements Condominium consisting of at least a private driveway connecting to a public street. For purposes of this special regulation the front lot line shall be deemed to be that lot line abutting the internal driveway portion of the Common Elements Condominium.

(By-law 2004-153, S.2) (Westmount Road East)