

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

422. Notwithstanding Sections 40.2.5 and 40.2.6 of this By-law, within the lands zoned R-6 on Schedule 82 of Appendix "A" and described as part Lot 24, Subdivision of Lot 4, German Company Tract, the following regulations shall apply:

- a) for multiple dwellings:
  - i) the minimum front yard shall be 2.75 metres;
  - ii) the minimum side yard abutting a street shall be 2.0 metres;
  - iii) the minimum side yard shall be 1.8 metres;
  - iv) the maximum building wall height, being the vertical distance between the highest finished grade level and the underside of the soffit shall be 7.0 metres;
  - v) that windows or openings located above the underside of the soffit shall only be permitted on the portion of the buildings facing a public street; and,
  - vi) an exclusive use patio area shall not be required.
  
- b) for street townhouse dwellings:
  - i) the minimum side yard abutting a street shall be 2.75 metres;
  - ii) the minimum rear yard shall be 4.5 metres;
  - iii) the maximum building wall height, being the vertical distance between the highest finished grade level and the underside of the soffit shall be 7.0 metres; and
  - iv) that windows or openings located above the underside of the soffit shall only be permitted on the portion of the buildings facing a public street.

(By-law 2005-32, S.3) (Ellis Avenue)