

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

435. Notwithstanding anything else in the By-law, within the lands zoned R-8 on Schedule No. 86 and legally described as Part of Lots 1 and 2, Registered Plan 183, Lot 359 and Part of Lots 361, 362, 365 and 366, Municipal Compiled Plan of Subdivision of Lot 17, German Company Tract, Lots 49 and 85 and Part of Lot 116, Streets and Lanes, being part of Part 1 on Plan 58R-11219, in the City of Kitchener, the following shall also apply:

- a) 130 Street Townhouse Dwellings shall be permitted 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 a private road connecting to a public street and for the purposes of interpreting all other regulations of this by-law, the private road shall be considered to be a public street;
- b) the minimum setback for a residential dwelling from an M-2 Zone shall be 20 metres;
- c) the maximum building height on the southerly portion of the lands within 180 metres of the Highland Road lot line shall be 10.5 metres;
- d) the maximum building height on the northerly portion of the lands greater than 180 metres from the Highland Road lot line shall be 17.5 metres;
- e) the minimum FSR shall be 0.69;
- f) the minimum setback of a garage from the front or rear lot line shall be 5.5 metres;
- g) the minimum setback from the side lot line abutting a road within a common element condominium shall be:
 - i) 4.5 metres for a detached accessory building;
 - ii) 3.0 metres for a residential dwelling;
 - iii) 2.0 metres for a porch; and
 - iv) 1.2 metres for stairs.
- h) the minimum setback for a residential dwelling from a lot line abutting open space within a common element condominium shall be 1.5 metres;
- i) the minimum distance between blocks of townhouses shall be 3.0 metres; and
- j) a home business within a street townhouse or multiple dwelling located less than 35 metres from Highland Road shall be a maximum of 45 square metres and shall have a maximum of up to one customer or client at one time.

(By-law 2005-169, S.4) (Woodside Avenue)