

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

493. Notwithstanding Section 37.2 or anything else in this By-law, within the lands zoned R-3 on Schedule 209 of Appendix "A", as affected by this subsection, the following regulations shall apply:

- a) A maximum of 23 single detached dwellings may be permitted on a lot or block provided that a Plan or Plans of condominium are registered on all or a portion of the lot or block which is part of a comprehensively planned development. Further, internal lot lines created by the condominium process shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any Condominium Plan registration are strictly observed.
- b) A maximum of 7 single detached dwellings may back onto adjacent residential lands which front Dodge Drive.

(OMB Order PL070696) (Groh Drive South Plan)