

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

505. Notwithstanding Section 43 of this By-law, within the lands zoned R-9 on Schedule 114 of Appendix "A", the following special regulations shall apply:

- i) For all uses, where the minimum rear yard of 7.5 metres is provided, the maximum building height shall be 13.0 metres; however, the building height may be increased to a maximum of 40.0 metres, provided that for each additional metre of building height beyond 13.0 metres, a minimum of one additional metre of clearance beyond the 7.5 metre setback is provided for that portion of the building, to be located at a height in excess of 13.0 metres measured from the intersection of the 7.5 metre rear yard and the maximum height of 13.0 metres. For the purpose of this provision, the rear lot line shall be considered to be the lot line furthest from and opposite to the lot line abutting Block Line Road.
- ii) For all uses, the minimum front yard and side yard abutting a street shall be 4.5 metres and the maximum front yard and side yard abutting a street shall be 13.0 metres.
- iii) For all uses, no minimum side yard abutting a street shall be required from that part of the lot line forming part of the visibility triangle at the intersection of Block Line Road and Rittenhouse Road.
- iv) Street townhouse dwelling and cluster townhouse dwelling shall be permitted uses only if located on the same Lands as a multiple dwelling containing a minimum of 20 dwelling units or more. For the purposes of this regulation, the said Lands shall be defined as the lot existing on the date of passing of this by-law, being November 23, 2009.

(By-law 2009-164, S.3) (5 Rittenhouse Road)