

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

517. Notwithstanding Sections 4, 6.1.1.1 a) v), 45.3, 48, and 53.2 of this By-law, within the lands shown as affected by this subsection on Schedule Numbers 85 and 86 of Appendix "A", the following special regulations apply:

- a) the minimum front yard setback shall be 18.4 metres;
- b) the maximum front yard setback shall be 25.0 metres;
- c) for the purpose of provisions (a) and (b) the front property line shall be defined as the property line(s) abutting the Queen Street South street line;
- d) parking shall not be located between the Queen Street South street line and the front building facade;
- e) the minimum setback from the southwesterly property line for any building less than 4.5 metres in height shall be 1.2 metres;
- f) the minimum setback from the southwesterly property line for any building equal to or greater than 4.5 metres in height shall be 5.6 metres;
- g) for the purpose of provisions (e) and (f) the southwesterly property line shall be defined as the property lines shared with the properties municipally addressed as 419 Queen Street South, and 10, 14, 20 and 24 Mitchell Street;
- h) the minimum rear yard setback shall be 6.0 metres;
- i) the minimum rear yard setback for covered porches shall be 4.5 metres;
- j) the maximum rear yard setback shall be 7.5 metres;
- k) the maximum number of driveways within the rear yard with access to Benton Street shall be 3;
- l) the maximum number of off-street parking spaces in the rear yard outside of a building shall be 2;
- m) for the purpose of provisions (h), (i), (j), (k) and (l) the rear property line shall be defined as the property line(s) abutting the Benton Street street line;
- n) the maximum building height shall be 24.0 metres, regardless of zone, however, the maximum building height within 30 metres of Benton Street shall be 11.0 metres;
- o) that the maximum Building Height from the Queen Street South streetline shall be 7 storeys;
- p) that the minimum side yard setback for a semi-detached dwelling within 30 metres of Benton Street shall be 1.2 metres for a building less than 11.0 metres in height and 3.0 metres for a building greater than 11.0 metres in height.
- q) the required off-street parking shall be provided at a rate of 1.0 space per unit;
- r) the required residential visitor parking shall be 10% of the required parking rate;

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- s) for the purpose of calculating Floor Space Ratio, only the portion of any building floor area which is adjacent to an exterior wall which is greater than 1.0 metre above grade shall be included;
- t) the lot area of all lands affected by this regulation shall be used to calculate the Floor Space Ratio, regardless of zone.

(OMB Order PL161139) (By-law 2015-095, S.7)
(399-411 Queen Street South & 168-180 Benton Street)