

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

545. Notwithstanding Sections 6.1.1.1a)iv) and 8.2 of this By-law, within the lands zoned C-2 on Schedules 152, 153, and 165 of Appendix "A", the following special regulations shall apply:
- (i) For all buildings or portions thereof located 35 metres or less from a street line, with the exception of buildings used for gas bar or carwash purposes, the maximum distance between the building façade and the nearest street line shall be 7.5 metres.
 - (ii) Not less than 40 percent of the area of a ground floor façade facing Huron Road or Strasburg Road shall be devoted to display windows, glazing, or entrances to the building; the horizontal distance between windows, glazing, or entrances shall not exceed 4.0 metres.
 - (iii) The minimum landscaped area shall be 10% of the lot area.
 - (iv) The minimum Floor Space Ratio shall be 0.26 and the maximum Floor Space Ratio shall be 4.0.
 - (v) The maximum Building Height shall be 24.0 metres.
 - (vi) Parking spaces, loading spaces, drive-through stacking lanes or aisles giving direct access to abutting parking spaces shall not be located closer to the Huron Road street line than the building façade closest to that street line.
 - (vii) Parking spaces, loading spaces, drive-through stacking lanes or aisles giving direct access to abutting parking spaces shall not be located closer to the Strasburg Road street line than the building façade closest to that street line.
 - (viii) Day care facility shall be located a minimum distance of 70 metres from gas bar, carwash, or property containing a Class II Industrial Facility.
 - (ix) Day care facility shall only be located within a building used for other permitted C-2 uses and shall not exceed 25 percent of the gross floor area.

(By-law 2010-166, S.4) (Southwest Corner of Huron and Strasburg Road)