

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

- 608.
- i) Notwithstanding Section 53.2.2.1 of this By-law, within the lands zoned MU-1 as shown on Schedule No. 96 of Appendix “A”, the location of new retail floor space shall be permitted on the ground floor within a mixed commercial-residential building or within a sole commercial building.
 - ii) Notwithstanding Section 53.2.2.1 of this By-law, within the lands zoned MU-1 as shown on Schedule No. 96 of Appendix “A”, the maximum gross floor area of retail space on each lot shall be 2,300 square metres.
 - iii) Within the lands zoned MU-1 as shown on Schedule No. 96 of Appendix “A”, the regulations in Section 53.2.1 shall apply for mixed use buildings consisting of permitted commercial uses on the ground floor and permitted residential uses on the floors above the ground floor, with the following exceptions:

Minimum Lot Width	5.5 m
Minimum Corner Lot Width	7.5 m
Minimum side yard abutting a street (m) ^{1 2}	2 m.
Minimum Rear Yard (m)	6.0 m
Maximum Number of Attached Units	8 units
<p>(1) 0.5 m encroachment may be permitted for a porch and/or balcony provided the minimum setback to the encroachment is 1.0m from the front and/or side lot line abutting a street.</p> <p>(2) 1.0 m encroachment may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 0.5 m from the front lot line and/or side lot line abutting a street.</p>	

- iv) Within the lands zoned MU-1 as shown on Schedule No. 96 of Appendix “A”, the following regulations shall apply for Multiple Dwellings (Back-to-Back Townhouses):

Minimum Lot Area	78 sq. m.
Minimum Lot Width	6.0 m
Minimum Corner Lot Width	8.0 m
Minimum Front yard (m) and Side Yard abutting a Street ^{1 2}	2.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to the front lot line.
Minimum Side yard (m)	0.6 m (end unit)
Minimum Outdoor Amenity Area (sq. m.)	7 sq. m.
Maximum Number of Attached Units	16 units
Maximum Building Height	12.5 m
Minimum Floor Space Ratio	1.0
Minimum Landscaped Space (%)	6.5 %
<p>(1) 0.5 m encroachment may be permitted for a porch and/or balcony provided the</p>	

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minimum setback to the encroachment is 1.5m from the front and/or side lot line abutting a street.

(2) 1.0 m encroachment may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 1.0m from the front lot line and/or side lot line abutting a street.

- v) Notwithstanding Section 53.2.2.1 of this By-law, within the lands zoned MU-1 as shown on Schedule No. 96 of Appendix "A", financial establishments, personal services and restaurants shall be located only in a mixed use building or plaza.
- vi) Notwithstanding Section 53.2.2.1 of this By-law, within the lands zoned MU-1 as shown on Schedule No. 96 and of Appendix "A", educational, establishments, day care religious institutions, and museums shall each only comprise not more than 25% of the gross floor area of a building.
- vii) Notwithstanding Section 53.2.2.1 of this By-law, within the lands zoned MU-1 as shown on Schedule No. 96 of Appendix "A", drivethrough facilities shall not be located within 30 metres of an intersection of two street lines.
- viii) In addition to the definitions in Section 4, for the purpose of this Section, Outdoor Amenity Area shall mean an area in a rear yard used for landscaping and / or an area on a front, rear, side or roof top balcony or deck which has direct access from the interior of the dwelling unit but which does not serve as a primary access into the dwelling unit.

(OMB Order PL090526 - 2012/07/18)

(Northwest Quadrant of Fischer Hallman Road and Huron Road)

Amended: OMB Order PL090526 - 2013/07/17