

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

750. Notwithstanding Section 53.2 of this By-law, within the lands zoned MU-1 as shown on Schedule Numbers 96 and 109 of Appendix "A", the following special regulations shall apply:

- i) The front yard shall be the lot line abutting Fischer-Hallman Road;
- ii) The rear yard shall be the lot line abutting Valencia Avenue;
- iii) The maximum front yard setback shall be 8.7 metres;
- iv) The minimum rear yard setback shall be 5.2 metres;
- v) The maximum building height along Valencia Avenue shall be 11.5 metres;
- vi) Dwelling units may be permitted on the ground floor of the mixed use building;
- vii) That a minimum of 400 square metres of commercial uses be provided on the subject lands;
- viii) Each individual phase of development is not required to satisfy the minimum floor space ratio requirement of 0.6, provided an overall site plan has been prepared and approved demonstrating that the minimum floor space ratio will be achieved upon full build out.

(By-law 2019-068, S.5) (100 Seabrook Drive)