

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

787. i. Notwithstanding Sections 5.6 and 8.2 of this By-law, within the lands zoned Neighbourhood Shopping Centre Zone (C-2), shown as affected by this subsection, on Schedule 66 of Appendix “A”, a Multiple Dwelling shall be permitted in accordance with the following:
- a. The minimum lot area shall be 3,500 metres squared.
 - b. Dwelling units are permitted to be located in a building not containing commercial uses, and may be located on the ground floor.
 - c. The minimum setback to Cotton Grass Street shall be 1.95 metres.
 - d. A porch attached to a multiple dwelling shall be set back a minimum of 0.9 metres from Cotton Grass Street, whether or not covered, provided it is not enclosed.
 - e. An architectural screening feature may project up to 0.6 metres from the dwelling or porch into a required yard abutting a street.
- ii. Notwithstanding Sections 6.1.2a) of this By-law, within the lands zoned Neighbourhood Shopping Centre Zone (C-2), shown as affected by this subsection, on Schedule 66 of Appendix “A” the following off-street parking regulations shall apply:

Use	Minimum Off-Street Parking Spaces Required
Multiple Dwelling	1.5 spaces per unit
Visitor	15% of required parking

- iii. The following minimum bicycle parking requirements shall apply:

Use	Class A Bicycle Stall	Class B Bicycle Stall
Multiple Dwelling	0.5 per unit without a private garage	6

- iv. A minimum of 20 percent of the parking spaces required for multiple dwellings shall be designed to permit the future installation of electric vehicle supply equipment.
- v. For the purpose of regulation iii. above, a Class A Bicycle Stall shall be a bicycle space which is either in a building or structure or within a secure area such as a supervised parking lot or enclosure with a secure entrance or within a bicycle locker.
- vi. For the purpose of regulation iii. above, a Class B Bicycle Stall shall be a bicycle space which is located in accessible and highly visible locations near the entrance of a building and are accessible to the general public.
- vii. Geothermal Energy Systems shall be prohibited.

(By-law 2023-045, S.4) (265 Cotton Grass Street)