

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

789. Notwithstanding Sections 5.21B, 5.5, 6.0 and 41.2 of this By-law, within the lands zoned Residential Seven Zone (R-7), shown as being affected by this subsection on Schedule Number 93 of Appendix "A", the following special regulations shall apply:

- a. The minimum rear yard setback shall be 6.0 metres;
- b. The minimum interior side yard setback shall be 1.2 metres and the minimum setback from the existing heritage building addressed as 1385 Bleams Road shall be 3.7 metres;
- c. Geothermal energy systems are prohibited;
- d. A site plan approval and development agreement are not required for a common element condominium;
- e. For a Common Element Condominium and associated Parcels of Tied Lands, zoning regulations shall apply to the lot as a whole;
- f. The location of any building existing on the date of the passing of this by-law, shall be deemed to comply with the following regulations;
 - i. Front yard;
 - ii. Rear yard; and
 - iii. Building height.
- g. The minimum width of a landscape strip required adjacent to a street line shall be 2.4 metres;
- h. The minimum drive aisle setback from front lot line shall be 2.4 metres; and
- i. The minimum off-street parking required for a multiple dwelling shall be 1 space per dwelling unit.

(By-law 2023-049, S.3) (1385 Bleams Road)