

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

812. Notwithstanding Section 53 of this By-law, within the lands zoned Mixed Use Corridor Zone (MU-1), shown as affected by this subsection, on Schedule Numbers 50 and 64 of Appendix "A", the following special regulations shall apply:

- i. For the purposes of this section 812R, "*Bay/Boxout Window Projections*" means a building projection with windows and/or door, with or without a foundation.
- ii. Stairs and access ramp may be permitted in the front yard or exterior side yard provided the minimum setback to the stair and access ramp encroachment is 0.6 metres from the street line.
- iii. Terraces, porches, balconies and decks may be located within a required front yard or exterior side yard, provided the terrace, porch or deck is set back a minimum of 2.0 metres from the front lot line and a minimum of 1.5 metres from the side yard lot line abutting a street, whether covered or not covered, and provided they are not enclosed and do not exceed 1.2 metres in height above finished grade level.
- iv. Bay/Boxout Window Projections may encroach a maximum of 1.0 metre into a required front yard, exterior side yard and/or rear yard, provided that the building projection is not more than 4.0 metres wide.
- v. The minimum setback from Bleams Road shall be 3.0 metres and shall be developed in accordance with mitigation measures recommended in the approved Noise Study as part of the Plan of Subdivision approval for the lands, but such mitigation measures shall not include noise walls or berms.
- vi. For Townhouse Dwelling and Cluster Townhouse Dwelling:
  - a) The minimum setback to any street line shall be 3.0 metres.
  - b) The minimum side yard and rear yard setback of 3.0 metres.
  - c) The maximum building height shall be 14.0 metres.
  - d) The minimum landscaped area shall be 15%.
  - e) The minimum floor space ratio of 0.5.
- vii. For Multiple Dwelling:
  - a) The minimum setback to any street line shall be 3.0 metres.
  - b) The minimum side yard and rear yard setback of 3.0 metres.
  - c) The minimum landscaped area shall be 15%.
  - d) The minimum Floor Space Ratio shall be 0.5.
  - e) An exclusive use Private Patio Area shall not be required adjacent to each dwelling unit located at ground floor level.
  - f) The minimum off-street parking shall be 1.0 space per dwelling unit.
  - g) The minimum off-street visitor parking shall be 0.1 spaces per dwelling unit.
  - h) One bicycle parking stall shall be provided for each 5 units. Bicycle stalls shall have a minimum length of 1.8 metres and a minimum width of 0.6 metres.
  - i) The maximum building height will be 16.5 metres (5 storeys).
  - j) The minimum ground floor street line façade width as a percentage of the abutting street shall be 20%.

(By-law 2024-046, S.15)

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