

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

816. Notwithstanding Sections 5.3, 5.6A.1 c), 5.9, 5.9A, 54.2.1 of this by-law, within the lands zoned Medium Intensity Mixed Use Corridor Zone (MU-2) and shown as affected by this provision on Schedule Number 73 of Appendix "A", the following special regulations shall apply:

- a) For clarity regarding Section 5.9, for any buildings constructed after the date of passing of this by-law, compliance with regulations respecting lot area, lot width, yards, floor space ratio shall be determined based on right-of-way widths existing at the time of passing of this by-law, understanding that street widenings are planned for Henry Street and Victoria Street South and are expected to be conveyed as part of a future Site Plan Application;
- b) The Minimum Rear Yard shall be 4.2 metres (i.e., yard abutting Park Street);
- c) The Maximum Building Height shall be 28.8 metres;
- d) The Maximum Floor Space Ratio shall be 4.2;
- e) Any building constructed after the date of passing of this by-law shall be permitted to encroach into the Driveway Visibility Triangle;
- f) Balconies may extend within the front yard, provided that the minimum setback to the front lot line (i.e., lot line abutting Henry Street) is 1.2 metres;
- g) No minimum setback shall be required to a Corner Visibility Triangle; and
- h) Geothermal Energy Systems shall be prohibited.

(By-law 2024-192, S. 3)