

(349) - Notwithstanding Section 11 of the By-law within the lands zoned INS-1 and shown as Area 17 and being affected by this subsection on Zoning Grid Schedules 28 and 50 of Appendix 'A', the following special regulations shall apply:

- i) No maximum gross floor area shall apply for a *Secondary School* use.
- ii) In addition to the list of permitted uses in Table 11-1, the following uses shall also be permitted.
 - *Dwelling, Cluster Townhouse*
 - *Dwelling, Multiple*
- iii) For Cluster Townhouse Dwellings:
 - a. The minimum setback to any *street line* shall be 3.0 metres.
 - b. The maximum setback to any street line shall be 4.5 metres.
 - c. The minimum *side yard* and *rear yard* setback of 3.0 metres.
 - d. The minimum *landscaped area* shall be 15%.
 - e. The minimum *floor space ratio* of 0.5.
- iv) For Multiple Dwelling and Non-Residential Uses:
 - a. The minimum setback to any *street line* shall be 3.0 metres.
 - b. The maximum setback to any *street line* shall be 4.5 metres.
 - c. The minimum *side yard* and rear yard setback of 3.0 metres.
 - d. The minimum *landscaped area* shall be 15%.
 - e. The minimum *Floor Space Ratio* shall be 0.5.
 - f. An exclusive use Private Patio Area shall not be required adjacent to each dwelling unit located at ground floor level.
 - g. The minimum off-street parking shall be 1.0 space per dwelling unit.
 - h. The minimum off-street visitor parking shall be 0.1 spaces per dwelling unit.