

(414) – Notwithstanding Sections 4.5, 4.19, 4.21, 5.10b), 6.4.3 and Table 6-4, 6.6a)i) and vi) of this By-law, within the lands zoned Strategic Growth Area Two Zone (SGA-2) and shown as being affected by this subsection on Zoning Grid Schedule Number 73 of Appendix "A", the following site specific provision shall apply:

- a) For clarity regarding Section 4.21, 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 maximum *building height* within 7.5 metres of a *lot* with an SGA-1 zone or a *lot* with a *low-rise residential zone* shall be 28.8 metres. Despite Section 4.19, this regulation shall apply (Transition to Low-Rise Zones);
- c) The minimum *yard* setback for *storeys 7* and *8* shall be 4.0 metres from a *street* line;
- d) No Community Use or Commercial Use listed in Table 6-1 shall be required;
- e) The minimum percentage of *street line ground floor façade openings* shall be 29%;
- f) No minimum *setback* shall be required to a *Corner Visibility Area*;
- g) No *loading spaces* shall be permitted within 2.1 metres of an abutting *residential zone*; and
- h) Geothermal Energy Systems shall be prohibited.

(By-law 2024-193, S.3 – November 18, 2024)