

(428) – Within the lands zoned EUF-1 on portions of the lands addressed 1215 and 1225 Courtland Avenue East and shown as affected by this provision on Zoning Grid Schedule 170 of Appendix A, the following shall apply:

- a) Notwithstanding the provisions of Table 14-2, the maximum additional building floor area may be permitted to exceed 25% of *existing ground floor building floor area*.
- b) All additional *building floor area* will be subject to the completion of an Environmental Impact Study (EIS) completed to the satisfaction of the *City* and the Grand River Conservation Authority.

(By-law 2025-049, S.19 – May 5, 2025)