

(446) – Notwithstanding Section 3 and Section 6 of this By-law, for the lands oned SGA-3 and shown as affected by this subsection on Zoning Grid Schedule Number 120 of Appendix'\\, the following shall apply:

- a) The lot line abutting King Street East shall be deemed to be the *front lot line*, and the *lot line* abutting Madison Avenue North shall be an *exterior side lot line*.
- b) A fire station shall be:
 - i. Considered a Community Use in Table 6-1,
 - ii. Exempted from the minimum *building base* height requirement, and;
 - iii. Permitted to have a minimum *street line ground floor building height* less than 4.5 metres.
- c) *Dwelling units* incorporated into the *building base* of the Madison Avenue North elevation are permitted to have a minimum *street line ground floor building height* less than 4.5 metres. Further, where 2-floor *dwelling units* are located at street level in a building base, and the 2-floor *dwelling units* do not exceed the height of the surrounding *ground floor storey*, these floors shall not be considered to be 2 *storeys* for the purposes of calculating the total number of storeys in the *building*.
- d) The maximum number of storeys shall be 19 storeys.
- e) Where publicly accessible amenity space is provided, a minimum of 2 square metres of *private amenity space* is required per *dwelling unit*.
- f) Geothermal well(s) shall be prohibited. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, geo-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five metres unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

(By-law 2026-058, S.3 – June 1, 2026)