SCHEDULE C: SITE-SPECIFIC PROVISIONS

Where a zone symbol is followed by the letters 'SP' and a number in superscript (example: SP15), the superscript refers to a site-specific provision that applies to the lands. The site-specific provisions (SP) that apply are set out in the paragraphs below.

SPs change some provisions of this **By-law** for specific lands. All other provisions of this **By-law** continue to apply unless otherwise specified. In the event of a conflict between an SP and any other Section of this **By-law**, the SP will overrule only to the extent of the conflict.

SP1: Site-specific provision 1

The following provisions apply to lands zoned RUC^{SP1}, as shown on Map 7I of Schedule "A":

a) Despite the provisions of Section 14, a "**service shop"** means a **light industrial use** in a **building** or part thereof operated for the sole purpose of repairing or servicing articles, goods, or merchandise, not being vehicles.

b) In addition to the **uses** permitted in Section 1.1.2, the following **uses** are permitted in the **buildings** existing on the **effective date** of this **By-law**:

- **light industrial use**
- service garage for highway tractor trailers
- **service shop** as defined in SP1 a)
- truck depot
- **warehouse**

c) Should the said **buildings** be damaged or destroyed by accidental fire or natural disaster, nothing in this **By-law** prevents the reconstruction of the said **building**s to their prior dimensions or to smaller dimension at their prior location.

d) Nothing in this **By-law** prevents the strengthening or restoration to a safe condition of all or part of the said **building**s provided that such repair or restoration does not increase the **height**, size or volume of the said **buildings**.

e) The provisions of Section 1.1.2 apply for those **uses** listed in Section 1.1.2. For the additional **uses** listed in SP1 b) above, the following applies:

i) **There is** no maximum number of **main uses.**

ii) The maximum number of **main buildings** is two

SP2: Site-specific provision 2

The following provisions apply to lands zoned UL^{SP2} as shown on Map 7O of Schedule "A":

a) Despite the provisions of Section 3.1.2, the following applies for an **apartment** with up to four **homes**:

i) The minimum required **lot frontage** for an **apartment** with up to four **homes** is 15.2 m.

ii) The minimum required **interior side setback** for an **apartment** is 1.5 m.

iii) A **parking lot** is permitted to connect directly to a **lane** without the requirement for a **driveway** or **parking aisle.**

SP3: Site-specific provision 3

The following provisions apply to lands zoned UX^{SP3} as shown on Map 8N of Schedule "A":

Despite the provisions of Section 3.1.2, the maximum number of **uses** in the **building** existing on the 11th day of December 1995 is four.

SP4: Site-specific provision 4

The following provisions apply to lands zoned $UL^{SP4\ H16}$ as shown on Map 9G of Schedule "A":

Despite the provisions of Section 3.1.1, the only permitted **use** on the lands is a cemetery.

SP5: Site-specific provision 5

The following provisions apply to lands zoned UM^{SP5} as shown on Map 4N of Schedule "A":

a) Despite the provisions of Section 14, a "**lot**" means the lands bound by the boundaries shown and labeled UM^{SP5}, regardless of if the lands are held in more than one ownership.

b) Despite the provisions of Table 3.1.2a, the following applies:

i) The maximum number of **homes** on the **lot** is 52

ii) The maximum number of **homes** in each **apartment** is 20.

iii) The maximum **height** for an **apartment** is 9.0 metres and two **storeys**

c) Despite the provisions of Section 3.3, a **visual screen** with a minimum **height** of 1.6 metres is required along each **lot line** that is not abutting a **street allowance.**

d) No part of any **driveway** or **parking lot** is permitted in the **rear setback**.

SP6: Site-specific provision 6

The following provisions apply to lands zoned UM^{SP6} as shown on Map 5Q of Schedule "A":

a) Despite the provisions of Section 11.1.2 a) of this **By-law**, **driveway** access to a **parking lot** must not be located closer than 6.0 m from the intersection of two **streets.**

b) Despite the provisions of Table 3.1.2a of this **By-law**, the minimum **lot area** for an **apartment** with six **homes** is 800 m².

c) Despite the provisions of Section 3.3, a **visual screen** with a minimum **height** of 1.6 metres is required along each **lot line** that is not abutting a **street allowance**.

d) No part of any **driveway** or **parking lot** is permitted in the **rear setback**.

SP7: Site-specific provision 7

The following provisions apply to lands zoned LI^{SP7} as shown on Map 8F of Schedule "A":

a) Despite the provisions of Section 6.1.1, in the case of a **lot** not connected to either **municipal water service** or **municipal sewage service,** only an automotive fuel bar with card lock service is a permitted **use**.

b) Despite the provisions of Section 6.1.1, in the case of a **lot** connected to **municipal water service,** but not to **municipal sewage service,** only the following are permitted **uses**:

- **motor vehicle service use** excluding a car wash
- **rural commercial use**
- truck depot

c) Despite the provisions of Section 6.1.1, in the case of a **lot** connected to the **municipal water service** and **municipal sewage service,** only the following are permitted **uses**:

- bus depot
- **uses** listed in SP7 b)

c) Despite the provisions of Table 6.1.2, the minimum **lot frontage** is 130 m.

SP8: Site-specific provision 8

The following provisions apply to lands zoned UX^{SP8} as shown on Map 9M of Schedule "A":

Despite the provisions of Section 14, a basement is deemed to be a **storey** for the purposes of calculating **gross floor area**.

SP9: Site-specific provision 9

The following provisions apply to lands zoned UL^{SP9} as shown on Map 9M of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.1, an **apartment** with a maximum of five homes is a permitted **use** in the **building** existing on the 26th day of August, 2019.

b) Despite the provisions of Table 3.1.1a, Table 3.3b, Section 11.1.2 c), and Section 11.7.2, in the case of an **apartment** the following applies:

i) The minimum **lot area** is 535 m²

ii) The minimum **lot frontage** is 15.2 m

iii) The minimum number of **parking spaces** is 1.0 per **home**

iv) A **parking lot** is permitted to connect directly to a **lane** without a **driveway** or **parking aisle**

SP10: Site-specific provision 10

The following provisions apply to lands zoned RU^{SP10} as shown on Schedule "A":

In addition to the **uses** permitted in Section 1.1.1.1 of this **By-law**, a golf course is a permitted **use**.

SP11: Site-specific provision 11

The following provisions apply to lands zoned UM^{SP11} as shown on Map 10L of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.2, a **health centre** is also a permitted **use.**

b) Despite the provisions of Table 3.1.2a and 3.3c, in the case of a **health centre**, the following applies:

i) The maximum **height** is 14.0 m

ii) The minimum number of **parking spaces** is 1.0 per every 60 m^2 of **GFA.**

SP12: Site-specific provision 12

The following provisions apply to lands zoned RU$^{SP12\ H15}$ as shown on Map 12H of Schedule "A":

a) Despite the provisions of Section 14**,** A "**common recreation building"** is a **place** designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities, used in common by all condominium owners, which is owned, administered and maintained by a corporation pursuant to the provisions of the Condominium Act.

b) In addition to the **uses** permitted in Section 1.1.1, a condominium with a maximum of 26 **detached homes** and a maximum of one **common recreation building** as defined in SP12 a) is permitted.

c) Despite the provisions of Table 1.1.1.1, the maximum number of **main uses** is one.

d) Despite the provisions of Table 1.1.1.1, the maximum number of **main building**s is one, except in the case of a condominium with a maximum of 26 **detached homes** and a maximum of one **common recreation building**, in which case a maximum of 27 **main buildings** are permitted.

SP13: Site-specific provision 13

The following provisions apply to lands zoned AP$^{SP13\ H14}$ as shown on Map 9I and 9J of Schedule "A":

a) Despite the provisions of Section 14, a "**car rental agency"** means a **place** where **motor vehicles** are kept for rental or lease, and may include the sale of previously rented or leased

agency vehicles, related administrative **office**s, service and repair of agency vehicles, wash and preparation of agency vehicles, drop-off and pick-up of agency vehicles, and display and storage of agency vehicle.

b) Despite the permitted **uses** listed in Section 7.1.2, a **car rental agency** as defined in SP13 a). is the only permitted **use**.

b) Despite the provisions of Tables 7.1.2 and 7.2, the following applies:

i) The minimum **lot frontage** is 30.0 m

ii) The minimum **front setback** is 13.7 m

iii) The minimum **rear setback** is 12.0 m

iv) The **buildings** and **structures** existing on the 21st day of January 2002 are permitted to remain in their present location.

SP14: Site-specific provision 14

The following provisions apply to lands zoned SC^{SP14} as shown on Map 5R of Schedule "A":

In addition to the **uses** permitted in Section 5.1.1, **care housing** is a permitted **use**.

SP15: Site-specific provision 15

The following provisions apply to lands zoned UM^{SP15} as shown on Map 6O of Schedule "A":

In addition to the **uses** permitted in Section 3.1.2, **health centre** is a permitted **use**.

SP16: Site-specific provision 16

The following provisions apply to lands zoned UM^{SP16} as shown on Map 9N of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.2, an **indoor recreation use** is permitted.

b) Despite the provisions of Table 3.3c, 26 parking spaces is required for an indoor recreation use.

SP17: Site-specific provision 17

The following provisions apply to lands zoned UM^{SP17} as shown on Map 10K of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.2, a **health centre** is permitted.

SP18: Site-specific provision 18

The following provisions apply to lands zoned DN^{SP18} as shown on Map 6P of Schedule "A":

a) Despite the provisions of Table 4.1.2, the following applies:

i) The maximum **GFA** for a **microbrewery** is 1,500 m^2.

ii) The maximum **GFA** devoted to the production of beverages is 50% of the **GFA** of the **microbrewery.**

SP19: Site-specific provision 19

The following provisions apply to lands zoned RUC^{SP19} as shown on Map 4J of Schedule "A":

a) In addition to the **uses** permitted in Section 1.1.2, **motor vehicle sales** is a permitted **use**.

SP20: Site-specific provision 20

The following provisions apply to lands zoned UM$^{SP20\ H6}$ as shown on Map 6N of Schedule "A":

a) Despite the provisions of Section 3.1.2, the following applies, the minimum **lot frontage** is 12.7 m.

b) Despite the provisions of Section 3.2, the following applies:

i) A minimum **interior side setback** of 0.6 metres is required for the **buildings** existing on the on August 30, 2010.

ii) A minimum **rear setback** of 0.6 metres is required for the **building**s existing on the on August 30, 2010.

SP21: Site-specific provision 21

The following provisions apply to lands zoned RU^{SP21} as shown on Map 7E of Schedule "A":

a) Despite the provisions of Section 12.1.1, an automotive service and repairs **home business** is permitted provided that:

i) The area devoted to the **home business**, whether located in the **home** and/or any **accessory buildings** or **structures**, must not exceed a total **GFA** of 170 m^2; and

ii) The external storage of vehicles, equipment, and materials associated with the **home business** is prohibited.

SP22: Site-specific provision 22

The following provisions apply to lands zoned UM^{SP22} as shown on Map 6N of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.2, a **health centre** is permitted.

SP23: Site-specific provision 23

The following provisions apply to lands zoned SC$^{SP23\ H14}$ as shown on Map 9I of Schedule "A":

a) Despite the permitted **uses** listed in Section 8.2, a **motor vehicle service use** is not permitted.

b) Despite the provisions of Table 5.2, the maximum **height** of a **hotel** is 18.0 metres.

SP24: Site-specific provision 24

The following provisions apply to lands zoned CM^{SP24} as shown on Map 14F of Schedule "A":

a) Despite the provisions of Section 14, a **"ski grooming equipment services shop"** means **place** where repairs or services for snow grooming equipment are provided and may include the sale of goods resulting from such operations. The term excludes **place**s for the repair or servicing of **motor vehicles**.

b) In addition to the **uses** permitted in Section 8.1.2, a **ski grooming equipment services shop**, as defined in SP24 a) is permitted.

c) Despite the provisions of Table 8.1.2, the maximum **GFA** for a **ski grooming equipment services shop** is 500 m².

d) Despite the provisions of Table 8.3, 14 **parking spaces** are required for a **ski grooming equipment services shop.**

SP25: Site-specific provision 25

The following provisions apply to lands zoned CM^{SP25} as shown on Map 7L of Schedule "A":

a) Despite the permitted **uses** listed in Section 8.1.2, one **building** containing a maximum of 109 **homes** and Golf Club facilities, including **restaurant**, pro-shop, and banquet rooms associated with the adjacent golf course is permitted.

b) Despite the provisions of Tables 8.1.2, 8.2, 11.2.4, and 11.6.2, the following applies for the **use** described in SP25 a):

i) The minimum **lot area** is 15,350 m².

ii) The maximum **height** is 32.0 m.

iii) The minimum **rear setback** is 5.0 m.

iv) The minimum **interior side setback** is 5.0 m.

v) An underground parking **structure** may project above **grade** into a minimum **setback.**

vi) **Balconies** and **patio**s may project into a minimum **setback.**

vii) The minimum width of a **parking space** within an underground parking **structure** is 2.5 m.

SP26: Site-specific provision 26

The following provisions apply to lands zoned WC^{SP26} as shown on Map 6P of Schedule "A":

a) In addition to the **uses** permitted in Section 4.1.3, an **apartment** is also a permitted **use**.

b) Despite the provisions of Section 4.1.3 a), the **uses** listed in Section 4.1.3 a) are only permitted on the **first storey** of an **apartment**.

c) Despite the provisions of Tables 4.1.3 and 4.2, the following applies:

i) The minimum number of **homes** in one **apartment** is 40.

ii) The minimum number of suites in a **hotel** is 60.

iii) The maximum **height** for a **structure** used for parking **motor vehicles** is 10.0 m.

d) In addition to the provisions of Table 4.3, the following applies:

i) The minimum number of **parking spaces** for an apartment is per **home**.

ii) The minimum number of **parking spaces** for all other **uses** excluding a **hotel** is 1 space per 21 m² of **GFA.**

e) Despite the provisions of 11.7.4 a), a **parking lot** used to assemble the required **parking spaces** for a **hotel** may be located further than 50.0 metres from the **lot** where the **hotel** is located.

SP26.1: Site-specific provision 26.1

The following provisions apply to lands zoned $WC^{SP26.1}$ as shown on Map 10K of Schedule "A":

a) In addition to the **uses** permitted in Section 4.1.3, a **light industrial use** is permitted.

SP26.2: Site-specific provision 26.2

The following provisions apply to lands zoned $WC^{SP26.2}$ as shown on Map 10K of Schedule "A":

a) Despite the provisions of Section 4.1.3, the following **uses** are permitted as a **main use** on any **storey** of a **main building**:

- Office
- Health centre

SP26.3: Site-specific provision 26.3

The following provisions apply to lands zoned $WC^{SP26.3}$ as shown on Map 10k of Schedule "A":

a) In addition to the **uses** permitted in Section 4.1.3, a **outdoor recreation** is permitted.

SP27: Site-specific provision 27

The following provisions apply to lands zoned RU^{SP27} as shown on Map 7E of Schedule "A":

a) Despite the provisions of Section 12.1.1, a mechanical repair **home business** is permitted provided that the area devoted to the **home business**, whether located in the **home** and/or any **accessory buildings** or **structures**, must not exceed a total **GFA** of 200 m².

SP28: Site-specific provision 28

The following provisions apply to lands zoned LI^{SP28} as shown on Map 8N of Schedule “A”:

a) Despite the provisions of Section 14, a **hair salon** means a **place** where personal service from a barber, esthetician, hair stylist, or the like is provided.

b) In addition to the **uses** permitted inSection 6.1.1, a **hair salon** is permitted.

c) Despite the provisions of Table 6.3, the following applies:

i) **Landscaped area** is required in the form of a 3.0 m wide strip along all **lot lines** abutting a **street line.**

ii) A minimum of one **parking space** for every 65.0 metres² of **GFA** dedicated to an **industrial use**, and one **parking space** for every 20.0 metres² of **GFA** dedicated to the **use** of a **hair salon** is required.

SP29: Site-specific provision 29

The following provisions apply to lands zoned RC^{SP29} as shown on Map 7N and 8N of Schedule “A”:

a) Despite the provisions of Tables 5.1.3 and 5.2 of this **By-law**, the following applies:

i) The minimum **lot area** is 7,150 m².

ii) The minimum **lot frontage** is 53.0 m.

iii) The minimum **front setback** is 5.0 m.

iv) The minimum **rear setback** is 5.0 m.

v) The minimum **interior side setback** is 5.0 m.

SP30: Site-specific provision 30

The following provisions apply to lands zoned UM^{SP30} as shown on Map 5M of Schedule “A”:

a) Despite the provisions of Section 14, "**lot**" means the lands bound by the boundaries shown and labeled UM^{SP30}, regardless of whether the lands are held in more than one ownership.

SP31: Site-specific provision 31

The following provisions apply to lands zoned UM^{SP31} as shown on Map 6N of Schedule “A”:

b) In addition to the **uses** permitted in Section 6.1.1, commercial school, and a **health centre** are also permitted **uses**.

SP32: Site-specific provision 32

The following provisions apply to lands zoned RU[SP32] as shown on Map 11G of Schedule "A":

a) Despite the permitted **uses** listed in Section 1.1.1, an **apartment** with a maximum of five **homes** is permitted in the **building** existing on the 21st day of January, 2013.

SP33: Site-specific provision 33

The following provisions apply to lands zoned UX[SP33] as shown on Map 10J and 10K of Schedule "A":

a) Despite the provisions of Table 3.3, the minimum number of **parking spaces** for a fitness centre or a pet store in the **building** existing on the 22nd day of April, 2013 is 8, and those **parking spaces** may be located on a **parking lot** on lands described as Lots 14-15, Block 25, and Registered Plan W-219.

SP34: Site-specific provision 34

The following provisions apply to lands zoned RU[SP34] as shown on Maps 6H, 6I, 6J, 7H, 7I, and 7J of Schedule "A":

In addition to the **uses** permitted in Section 1.1.1.1 of this **By-law**, **outdoor recreation use** is a permitted **use**.

SP35: Site-specific provision 35

The following provisions apply to lands zoned RU[SP35] as shown on Maps 4L and 4M of Schedule "A":

a) Despite the provisions of Table 1.2.2a the total **GFA** of all **accessory buildings** or **structures** shall not exceed 220.0 m².

b) Despite the provisions of Section 12.1.1, the following applies:

i) A dog training service is permitted as a **home business**, but does not include any type of overnight boarding.

ii) The maximum number of clients/pupils associated with a dog training service is 8 at any given time.

iii) The **home business** may be lawfully conducted inside or outside of the **home** and/or **buildings** and **structures accessory** to the **home**.

iv) The area devoted to the **home business** must not exceed a **GFA** of 208.0 m².

SP36: Site-specific provision 36

The following provisions apply to lands zoned RU[SP36] as shown on Map 5H of Schedule "A":

a) Despite the provisions of Section 12.1.1, a cabinet maker is permitted as a **home business** provided that the area devoted to the **home business** does not exceed a **GFA** of 165.0 m².

SP37: Site-specific provision 37

The following provisions apply to lands zoned UM^{SP37} as shown on Map 5N of Schedule “A”:

a) Despite the provisions of Section 14, "**lot**" means the lands bound by the boundaries shown and labeled UM^{SP37}, regardless of whether the lands are held more than one ownership.

b) Despite the provisions of Table 3.1.2 and Sections 3.2 and 3.3, the following applies:

i) The minimum **lot frontage** is 30.45 m.

ii) The maximum **height** is 12.0 m.

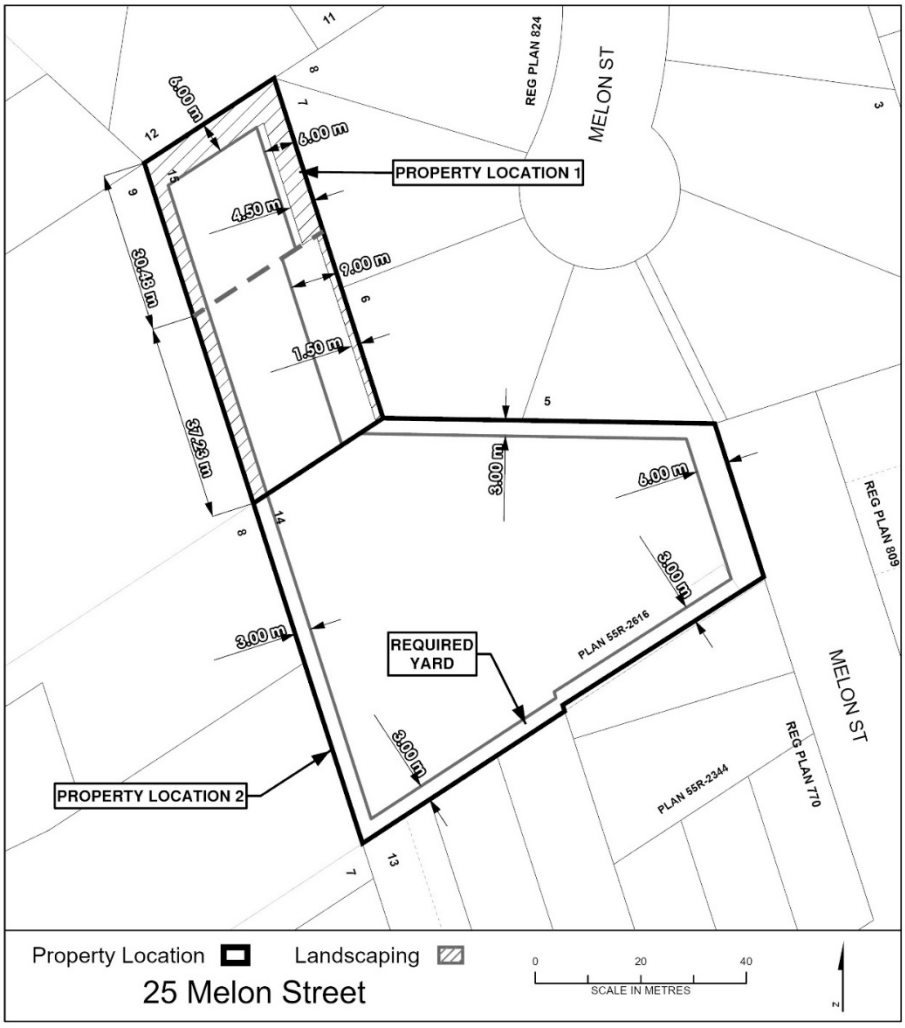
iii) The maximum number of **homes** on the **lot** is 33.

iv) The minimum **interior side setback**, **rear setback**, and **front setback** are as shown on Exhibit One to SP37.

v) The minimum **landscaped area** is a continuous strip as shown on Exhibit One to SP37.

vi) The minimum number of **parking spaces** for an **apartment** and **townhouse** is 1.25 **parking spaces** per **home**.

Exhibit to SP37



SP38: Site-specific provision 38

The following provisions apply to lands zoned IN[SP38] as shown on Map 7L of Schedule “A”:

a) In addition to the permitted **uses** listed in Section 8.1.1, an **office** is a permitted **use** in the **building** existing on the 26th day of May, 2014.

b) Despite the provisions of Table 8.1.1, the maximum **GFA** for all **office uses** in the **building** existing on the 26th day of May, 2014 is 3,000 m².

SP39: Site-specific provision 39

The following provisions apply to lands zoned SC[SP39] as shown on Map 7O of Schedule “A”:

a) Despite the provisions of Section 14, the following applies:

i) "**lot**" means the lands bound by the boundaries shown and labeled SC[SP39], regardless of whether the lands are held in more than one ownership.

ii) “**front lot line”** means the **lot line** abutting Memorial Avenue.

b) In addition to the **uses** permitted in Section 5.1.1, a night club, which may include a gaming area, is a permitted **use**.

a) Despite the provisions of Tables 5.1.1 and 5.3, the following applies:

i) The maximum **GFA** of a night club is 230 m².

ii) There is no minimum **landscaped area.**

iii) The minimum number of **parking spaces** required for an **indoor recreation use** and a night club located within the same **building** is 67.

iv) The locations of **parking spaces**, **accessible parking spaces**, **driveways,** and **parking aisles** existing on May 12, 2014 are permitted.

v) The minimum number of **loading spaces** is one.

SP40: Site-specific provision 40

The following provisions apply to lands zoned MS^{SP40} as shown on Map 10L of Schedule “A”:

a) In addition to the **uses** permitted in Section 4.1.1, **indoor self-storage** is a permitted **use**.

b) Despite the provisions of Tables 4.1.1, 4.2, and 4.3, the following applies:

i) The maximum **GFA** for **indoor self-storage** is 350.0 m².

ii) The maximum **GFA** for an individual **self-storage** unit is 10.0 m².

iii) The minimum **front setback** for **indoor self-storage** within the existing **building** is 12.0 m.

iv) The minimum number of **parking spaces** required for permitted non-residential **uses** or up to four **homes** in the existing **building** is six.

c) Despite the provisions of Section 11.7.2 a), there is no minimum **parking aisle** width leading to a **driveway**.

SP41: Site-specific provision 41

The following provisions apply to lands zoned UM^{SP41} as shown on Map 9M of Schedule “A”:

a) Despite the provisions of Section 14, a “**miniature golf course”** means an area of land operated for profit or gain as a commercial **place** of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, without a public address system or a public music system, but does not include a golf ball driving range.

b) In addition to the **uses** permitted in Section 3.1.3, the following are permitted **uses**:

- Motel with a maximum of 29 suites as a **main use**
- One **home**, one **office**, and one laundromat as **secondary uses** to the motel
- **Miniature golf course**, as defined in SP41 a), with a maximum of 18 holes and a maximum of one **accessory building**
- **Restaurant**

d) Despite the provisions of Sections 3.1.2 and 3.3, the following applies:

i) The minimum required **lot area** is 6,573 m².

ii) The minimum number of **parking spaces** required is 41 for a motel and 18 for a **miniature golf course.**

iii) A chain link fence having a minimum **height** of 1.8 metres must be provided and maintained along the most westerly **lot line** abutting the C.N.R. right-of-way.

c) The **building** and the **accessory building** existing on 17th day of November, 2014, are permitted to remain in their present location. Nothing in **this By-law** prevents the extension or the strengthening or restoration to a safe condition of that **building**, provided that the extension or strengthening or restoration does not further contravene any **regulations** of **this By-law**.

SP42: Site-specific provision 42

The following provisions apply to lands zoned UH^{SP42} as shown on Map 7N of Schedule “A”:

a) Despite the provisions of Section 14, "**lot**" means the lands bound by the boundaries shown and labeled UH^{SP42}, regardless of whether the lands are held more than one ownership.

b) In addition to the **uses** permitted in Section 3.1.3, a **townhouse** is a permitted **use**.

c) A **townhouse** is subject to the **regulations** of the **UM** Zone contained in Table 3.1.2b.

d) Despite the provisions of Table 3.1.2a, the maximum number of **homes** on the **lot** is 220.

SP43: Site-specific provision 43

The following provisions apply to lands zoned SC^{SP43} as shown on Map 9M of Schedule “A”:

a) Despite the provisions of Section 5, Tables 5.2, and 5.3 the following applies:
    i) The minimum rear yard setback is 1.8 m.
    ii) The minimum landscaped area is 15%, including a 1.5 m strip along all lot lines abutting a street allowance (Front Lot Line).
    iii) The minimum number of required parking spaces is one space per 21 m^2 of GFA for all uses.
    iv) The minimum parking isle width is 6 m.
    v) The minimum number of short term bicycle parking is 4 per building.

SP44: Site-specific provision 44

The following provisions apply to lands zoned UM^{SP44} as shown on Map 5N of Schedule “A”:

a) Despite the provisions of Sections 3.1.2, 3.2, and 3.3, the following applies:

i) The maximum **height** is two **storeys** and 10.0 m on the portion of the lands described as Part of Lot 37 on Plan 634, being PART 2 on RP 55R-5543 and the maximum **height** on the remainder of the lands is 12.0 m and three **storeys.**

ii) The minimum **front setback** is 4.0 m.

iii) The minimum **rear setback** is 19.0 m.

iv) A minimum 1.6 m high **visual screen** is required along the **interior side lot line** and the **rear lot line.**

v) There is no minimum number of **loading spaces** for an **apartment**.

SP45: Site-specific provision 45

The following provisions apply to lands zoned UM$^{SP45\ H12}$ as shown on Map 5M, of Schedule “A”:

a) In addition to the **uses** permitted in Section 3.1.2, the permitted **uses** listed for the NC Zone under Section 3.1.5 are also permitted **uses**.

b) The **uses** listed in SP45 a) are subject to Table 3.1.5.

SP46: Site-specific provision 46

The following provisions apply to lands zoned RC^{SP46} as shown on Map 7O of Schedule “A”:

a) In addition to the **uses** permitted in Section 5.1.3, a **light industrial use** is also a permitted use.
b) In addition to the provision of Table 6.3, the minimum number of **parking spaces** for a **light industrial use** is 1 per 65 m² of **GFA**.”

SP47: Site-specific provision 47

The following provisions apply to lands zoned UL^{SP47} as shown on Map 8O of Schedule “A”:

Despite the permitted **uses** listed in Section 3.1.1, the following are also permitted **uses**:

- **Service commercial use**
- **Day care centre**

SP48: Site-specific provision 48

The following provisions apply to lands zoned UL$^{SP48\ H14}$ as shown on Map 9J of Schedule "A", the following applies:

a) Despite the provisions of Table 3.3, a minimum 1.8 m high **visual screen** is required along the **rear lot line**.

SP49: Site-specific provision 49

The following provisions apply to lands zoned DN^{SP49} as shown on Map 6Q of Schedule “A”:

a) Despite the provisions of Table 4.2, the maximum **height** is 24 m.

b) Despite the provisions of Table 4.3, the minimum **landscaped area** is a 1.5 m wide continuous strip along the **lot lines** abutting Cumberland Street North and Villa Street.

SP50: Site-specific provision 50

The following provisions apply to lands zoned BU^{SP50} as shown on 8M of Schedule “A”:

a) Despite the provisions of Section 14, an "**athletic equipment sales and services establishment**" is a **place** where athletic equipment (and related goods, wares, merchandise, substances, or articles) is sold directly to the public and where such equipment is serviced and repaired, and where social, instructional and training facilities are provided relating to the **use** of such athletic equipment.

b) Despite the permitted **uses** listed in Section 6.1.2, an **athletic equipment sales and services establishment**, as defined in SP50 a), is also a permitted **use.**

c) Despite the provisions of Table 6.3, the minimum number of **parking spaces** required for an **athletic equipment sales and services establishment** is one per 40 m^2 of **GFA**.

SP51: Site-specific provision 51

The following provisions apply to lands zoned BU^{SP51} as shown on Map 7L of Schedule “A”:

a) Despite the provisions of Table 6.2a, the maximum **height** of a **hotel** is 20.0 m.

SP52: Site-specific provision 52

The following provisions apply to lands zoned BU^{SP52} as shown on Map 7L of Schedule “A”:

a) In addition to the **uses** permitted in Section 6.2.1, **motor vehicle sales or rental** is also a permitted **use**.

b) Despite the provisions of Table 6.2a and 6.3, the following applies:

i) The minimum **height** is 8.0 m.

ii) The maximum **front setback** is 18.5 m.

iii) The minimum east **interior side setback** is 6.0 m.

iv) The minimum **landscaped area** is 15% of the **lot area** which includes **landscaped area** in the form of a 4.5 m wide strip along the **front lot line** and a 3.0 m wide strip along the east **interior side lot line**

SP53: Site-specific provision 53

The following provisions apply to lands zoned UM[SP53] as shown on Map 4O of Schedule "A":

a) Despite the provisions of Table 3.1.2a, the maximum **height** for an **apartment** is three **storeys** and 12.8 m.

b) Despite the provisions of Section 3.3, **driveway** access onto the lands is limited to one access point from County Boulevard, and once access point from Wardrope Avenue.

SP54: Site-specific provision 54

The following provisions apply to lands zoned FD[SP54] as shown on Map 7H of Schedule "A":

a) Despite the provisions of Section 14, the following applies:

i) For the purpose of determining required **setbacks**, the north **lot line** is deemed to be the **front lot line**.

ii) For the purpose of determining the required **street line**, the City-Owned land abutting the north **lot line** that contains a City maintained road, is deemed to be a **street.**

b) Despite the permitted **uses** listed in Section 10.1.1, one **home** is a permitted **use**.

c) Despite the provisions of Table 10.2.1, the following applies:

i) no **buildings** or **structure**s are permitted more than 80.0 m from the **front lot line** as defined in SP54 a) i).

ii) The minimum **interior side setback** is 3.0 m.

SP55: Site-specific provision 55

The following provisions apply to lands zoned UL[SP55] as shown on Map 9N of Schedule "A":

a) Despite the provisions of Tables 3.1.1a and 3.2.1c, in the case of an **apartment**, the following applies:

i) The minimum **lot frontage** for four **homes** is 15.0 m.

ii) The minimum **rear setback** is 1.5 m.

SP56: Site-specific provision 56

Deleted by By-law 286-2024

SP57: Site-specific provision 57

The following provisions apply to lands zoned UM^{SP57} as shown on Map 6Q of Schedule “A”:

a) Despite the permitted **uses** listed in Section 3.1.2, a "stepped six **storey apartment** with 15 to 17 **homes**" is also a permitted **use**.

b) Despite the provisions of Table 3.1.2a and Section 13.1.1, in the case of the **use** described in SP57 a), the following applies:

i) For Property Location 1 as shown on Exhibit to SP57, the maximum **height** is 9.5 m and two **storeys**, and may include a rooftop **patio.**

ii) For Property Location 2 as shown on Exhibit to SP57, the maximum **height** is 17 m and four **storeys**, and may include a rooftop **patio.**

iii) For Property Location 3 as shown on Exhibit to SP57, the maximum **height** is 24.0 m, six **storeys**, and 27.0 m for enclosures to house mechanical equipment.

c) A transparent railing surrounding a rooftop **patio**, and furniture associated with outdoor amenity space are permitted beyond the maximum height provisions in SP57 b).

d) Despite the provisions of Tables 3.1.2a, 3.2.1c, and 3.3b, in the case of the **use** described in SP57 a), the following applies:

i) The minimum **lot area** is 994 m^2.

ii) The maximum **lot coverage** is 55%.

iii) The minimum **front setback** is 2.0 m.

iv) The minimum **exterior side setback** is 0.0 m.

v) The minimum **rear setback** is 1.5 m.

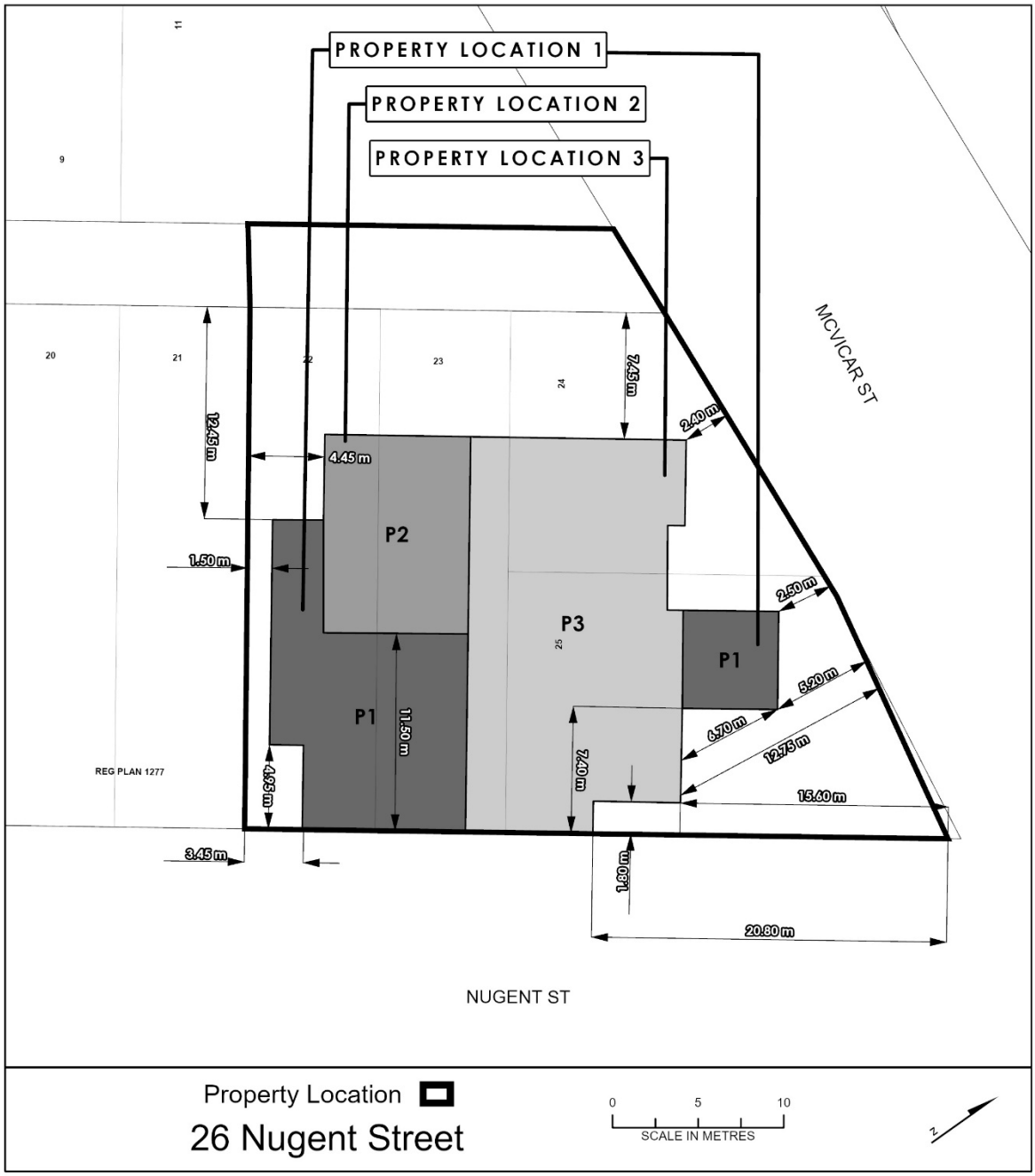
vi) The minimum **landscaped area** is 25% of the **lot area** which includes a 2.0 metre wide **landscaped area strip**, exclusive of the **parking spaces** to the **lane** along the **front lot line.**

vii) No **loading spaces** are required.

e) Despite the provisions of Section 11.1.2 a), a **driveway** must be located a minimum of 5.9 m from the intersection of McVicar Street and Nugent Street.

e) Despite the provisions of Section 11.7.2, for a **parking lot** at **grade**, the **parking spaces** may directly access the adjacent **laneway** without the requirement for a **parking aisle** or a **driveway**.

Exhibit to SP57



SP58: Site-specific provision 58

The following provisions apply to lands zoned SC^{SP58} as shown on Map 8N of Schedule "A":

a) In addition to the **uses** permitted in Section 5.1.1, a **commercial parking use** is a permitted **uses.**

b) Despite the provisions of Table 5.2, in the case of the **building** existing on the 26th day of February, 2018, the following applies:

i) The maximum **height** is 10.0 m.

ii) There is no minimum **interior side setback**.

SP59: Site-specific provision 59

The following provisions apply to lands zoned UM^{SP59} as shown on Map 9M of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.2, an **office** is permitted within the two **main buildings** existing on August 27, 2018.

SP60: Site-specific provision 60

The following provisions apply to lands zoned BU^{SP60} as shown on Map 7L of Schedule "A":

a) Despite the provisions Tables 6.2a and 6.3, the following applies to an **indoor recreation use** intended to be used for indoor field based sports:

i) The maximum **height** is 20.0 m.

ii) The minimum number of **parking spaces** is 42 for a dome facility no larger than 3350 m^2 exclusive of an **attached** service **building.**

iii) There is no minimum number of **loading spaces**.

iv) The minimum **rear yard setback** is 84.0 m.

b) Despite the provisions Tables 6.2a and 6.3, the following applies to a **hotel**:

i) The maximum **rear setback** is 17.6 m.

ii) The maximum **height** is 20.0 m.

iii) The minimum number of **parking spaces** is one **parking space** for every guest room.

c) Despite the provisions of Table 6.3, the minimum **landscaped area** is 15% of the **lot area** which includes a 3.0 m wide strip along all **lot lines** except the south **lot line** between a point 3.0 m east of the **front lot line** to a point 107.0 m east of the **front lot line**.

SP61: Site-specific provision 61

The following provisions apply to lands zoned RC^{SP61} as shown on Map 7O of Schedule “A”:

a) In addition to the **uses** permitted in Section 5.1.3, a **light industrial use** is also a permitted **use.**

SP62: Site-specific provision 62

The following provisions apply to lands zoned UX[SP62] as shown on Maps 6N and 6O of Schedule "A":

a) Despite the provisions of Tables 3.1.4 and 3.3c, in the case of a **restaurant** in the **building** existing on the 20th day of November, 2017, the following applies:

i) The maximum **GFA** of a **restaurant** is 120 m^2.

ii) The maximum seating capacity of a **restaurant** is 30.

iii) The minimum number of **parking spaces** is 8 located on the adjacent **street allowance**.

SP63: Site-specific provision 63

The following provisions apply to lands zoned UM[SP63] as shown on Map 5M of Schedule "A":

a) Despite the provisions of Section 14, the following applies:

i) "**Lot**" means the lands bound by the boundaries shown and labeled UM[SP63], regardless of whether the lands are held in more than one ownership.

ii) Any residential **building** with four **homes** is an **apartment** for the purposes of the **regulations** as set out in Section 3.1.2.

b) Despite the provisions of Tables 3.1.2a, 3.2.1c, and 3.3b, in the case of an **apartment**, the following applies:

i) The minimum **lot frontage** is 18.0 m.

ii) The maximum **lot coverage** is 45% of the **lot area**.

iii) The minimum **interior side setback** is 3.0 m for one side of building and 1.5 m for other side of building

iv) The maximum number of **driveways** per **lot**, as defined in SP63 a) i), is one.

v) The minimum number of **homes** is 4 **homes** per **apartment.**

SP64: Site-specific provision 64

The following provisions apply to lands zoned UM[SP64] as shown on Map 5M of Schedule "A":

a) Despite the provisions of Section 14, the following applies:

i) "**Lot**" means the lands bound by the boundaries shown and labeled UM[SP63], regardless of whether the lands are held in more than one ownership.

ii) Any residential **building** with four **homes** is an **apartment** for the purposes of the **regulations** as set out in Section 3.1.2.

b) Despite the provisions of Tables 3.1.2a, 3.2.1c, and 3.3b, in the case of an **apartment**, the following applies:

i) The minimum **lot frontage** is 18.0 m.

ii) The maximum **lot coverage** is 45% of the **lot area**.

iii) The minimum **interior side setback** is 3.0 m for one side of building and 1.5 m for other side of building

iv) The maximum number of **driveways** per **lot**, as defined in SP64 a) i), is one.

v) The minimum number of **homes** is 4 **homes** per **apartment.**

SP65: Site-specific provision 65

The following provisions apply to lands zoned CC^{SP65} as shown on Map 8L of Schedule "A":

a) In addition to the **uses** permitted in Section 5.1.2, **indoor self-storage** is also a permitted **use** within the **main building** existing on the 27th day of May, 2019.

b) Despite the provisions of Table 5.1.2, in the case of **indoor self-storage** within the **main building** existing on the 27th day of May, 2019, the following applies:

i) The maximum **GFA** is 2900 m².

ii) The maximum **GFA** of an individual storage unit is 25.0 m².

SP66: Site-specific provision 66

The following provisions apply to lands zoned NC^{SP66} as shown on Map 6L of Schedule "A":

a) Despite the provisions of Section 14, for "Property Location 3" as shown on Exhibit to SP66, "**front lot line"** means the **lot line** abutting Street "A".

b) In addition to the **uses** permitted in Section 3.1.5, an **apartment** is also a permitted **use** on "Property Location 2" and "Property Location 3" as shown on Exhibit to SP66.

c) Despite the provisions of Table 3.1.5, the following applies:

i) The maximum **height** is 12.0 m for a **building** located 40.0 m or less from the **street allowance** of Golf Links Road.

ii) The maximum **height** is 15.0 m for a **building** located more than 40.0 m of the **street allowance** of Golf Links Road.

iii) The maximum number of **homes** is 120.

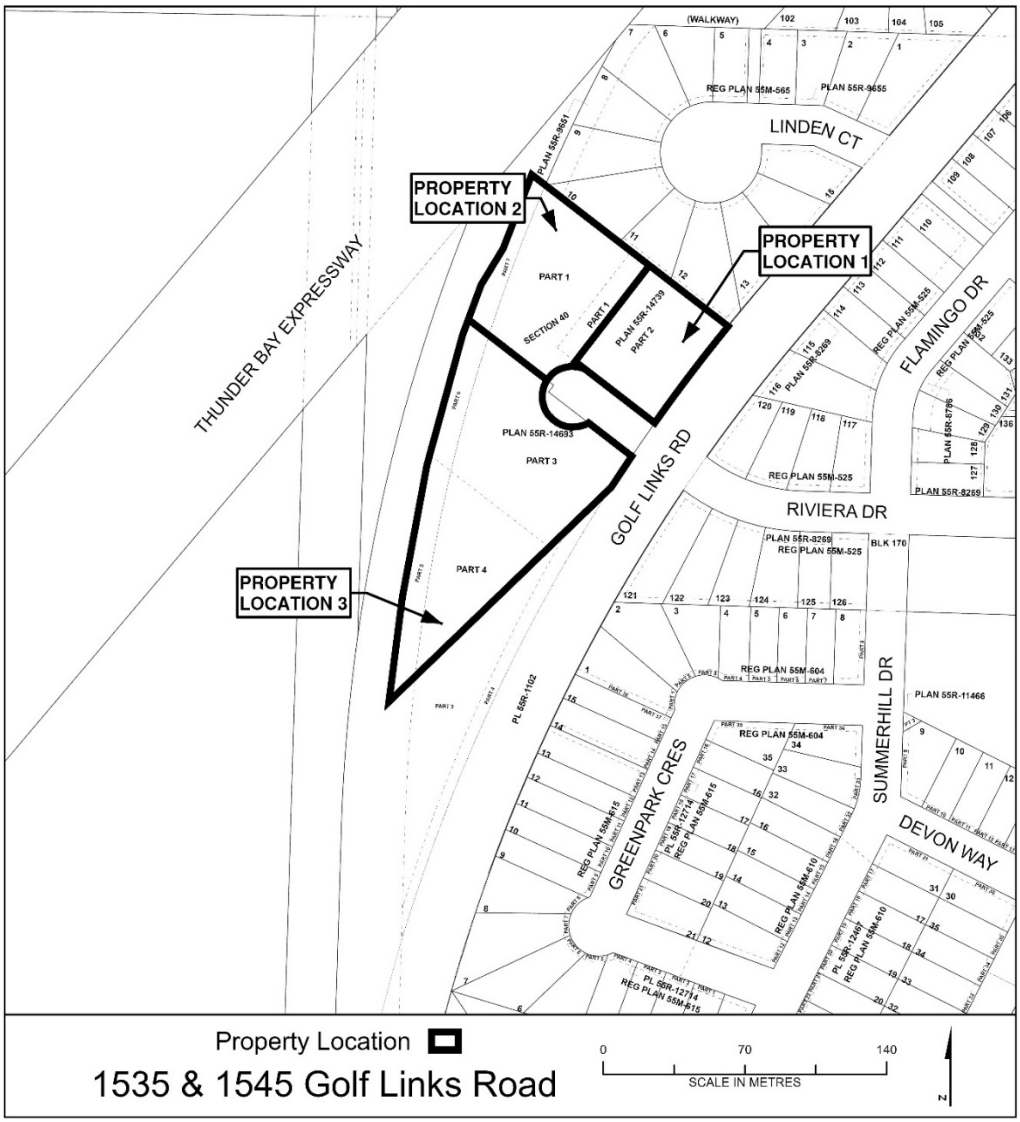
iv) The maximum number of **main buildings** is three.

d) Despite the provisions of Tables 3.3b and 3.3c, the following applies

i) The minimum **landscaped area** is 20% of **lot area**, a 3.0 m wide strip along all **lot lines**, and a 6.0 m wide strip along all **lot lines** abutting a **street allowance.**

ii) a **visual screen** with a minimum **height** of 1.6 m is required along the north **interior side lot line** only for "Property Location 1" and "Property Location 2" on Exhibit to SP66.

Exhibit to SP66



SP67: Site-specific provision 67

The following provisions apply to lands zoned LI[SP67] as shown on Maps 9L and 9M of Schedule "A":

a) In addition to the **uses** permitted in Section 6.1.1, one **caretaker's home** is permitted for the existing **warehouse** storage **use** in the **building** existing on the 31st day of July, 2017.

SP68: Site-specific provision 68

The following provisions apply to lands zoned UM[SP68] as shown on Map 5N of Schedule "A":

a) Despite the provisions of Section 14, "**residence and community resource centre"** is **care housing** that provides accommodation to up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.

b) In addition to the **uses** permitted in Section 3.1.2, a **residence and community resource centre** as defined in SP68 a) is also a permitted **use**.

SP69: Site-specific provision 69

The following provisions apply to lands zoned LI[SP69] as shown on Map 8O of Schedule "A":

a) Despite the provisions of Section 14, **"front lot line"** means the **lot line** abutting the **street allowance** of Athabasca Street.

SP70: Site-specific provision 70

The following provisions apply to lands zoned DN[SP70] as shown on Map 6P of Schedule "A":

a) Despite the provisions of Tables 4.1.2 and 4.1.3, in the case of an **apartment**, the following applies:

i) The maximum number of **homes** is four.

ii) The minimum **interior side setback** is 1.0 m.

SP71: Site-specific provision 71

The following provisions apply to lands zoned SC[SP71 H14] as shown on Map 9L of Schedule "A":

a) In addition to the **uses** permitted in Section 5.1.1, a **commercial parking use** is a permitted **use.**

SP72: Site-specific provision 72

The following provisions apply to lands zoned UX[SP72] as shown on Map 9M of Schedule "A":

a) Despite the permitted **uses** listed in Section 3.1.4, a **motor vehicle service use** is a permitted **use** in the case of the **building** existing on the 15th day of June, 2020.

b) Despite the provisions of Table 3.3, In the case of an **office** and/or a **motor vehicle service station** within the **building** existing on the 15th day of June, 2020 the minimum number of **parking spaces** is 9.

c) Despite the provisions of Table 11.7.2b, in the case of any **use** permitted in the **building** existing on the 15th day of June, 2020, the minimum **parking aisle** width, when the angle of **parking spaces** is over 80° and up to and including 90°, is 6.5 m.

SP73: Site-specific provision 73

The following provisions apply to lands zoned $SC^{SP73\ H14}$ as shown on Map 9J of Schedule "A":

a) Despite the provisions of Section 14, "**lot**" means the lands bound by the boundaries shown and labeled SC^{SP73}, regardless of whether the lands are held in more than one ownership.

b) Despite the provisions of Tables 5.2, 5.3 and 11.7.2b, in the case of a **hotel**, the following applies:

i) The maximum **height** is 21.7 m.

ii) There is no minimum **required rear setback**.

iii) The minimum width of the **landscaped area** strip is 2.2 m

iv) The minimum number of **parking spaces** is 0.57 per suite.

v) There is no minimum number of **loading spaces**.

vi) The minimum **parking aisle** width, when the angle of **parking spaces** is over 80° and up to and including 90°, is 6.0 m.

SP74: Site-specific provision 74

The following provisions apply to lands zoned UM^{SP74} as shown on Map 3M of Schedule "A":

a) Despite the provisions of Section 14, "**lot**" means the lands bound by the boundaries shown and labeled UM^{SP74}, regardless of whether the lands are held in more than one ownership.

b) Despite the provisions of Tables 3.1.2a and 3.1.2b, and Section 3.3, the following applies:

i) The minimum **lot frontage** for all **uses** on the **lot**, as defined in SP74 a), is 20.0 m.

ii) The maximum number of **main uses** is three in a combination of **apartment**, **townhouse,** and the **detached home** existing on the 17th day of September, 2018.

iii) The maximum number of **homes** per **apartment** or **townhouse** is six.

iv) The maximum number of **homes** on the **lot**, as defined in SP74 a), is 17.

v) The maximum number of **main buildings** is six in a combination of **apartment**, **townhouse**, and the **detached home** existing on the 17th day of September, 2018.

vi) A **natural vegetated buffer** in the form of a 6.0 m wide strip along the westernmost **interior lot line** is required.

SP75: Site-specific provision 75

The following provisions apply to lands zoned BU^{SP75} as shown on Map 7K and 7L of Schedule "A":

a) In addition to the **uses** permitted in Section 6.1.2, **outdoor storage** is permitted as a **secondary use** to a permitted **main use**.

SP76: Site-specific provision 76

The following provisions apply to lands zoned UL^{SP76} as shown on Map 8O of Schedule "A":

Despite the provisions of Tables 3.1.1a and 3.3b, the following applies:

i) The maximum number of **homes** in an **apartment** is six.

ii) The minimum number of **parking spaces** is one per **home**.

SP77: Site-specific provision 77

The following provisions apply to lands zoned LI^{SP77} as shown on Map 7N of Schedule "A":

a) In addition to the **uses** permitted in Section 6.1.1, the body repair, painting and/or coating of **motors vehicles** is a permitted **use**.

SP78: Site-specific provision 78

The following provisions apply to lands zoned SC^{SP78} as shown on Map 6O of Schedule "A":

a) Despite the provisions of Section 14, a "**tradespersons' workshop**" is a **place** used for the storing of equipment and materials of a **tradesperson**, including an associated shop and area for assembly work.

b) In addition to the **uses** permitted in Section 5.1.1, a **tradespersons' workshop** as defined in SP78 a) is a permitted **use**.

SP79: Site-specific provision 79

The following provisions apply to lands zoned UX^{SP79} as shown on Map 8O of Schedule "A":

Despite the provisions of Section 3.3, in the case of the **building** existing on the 19th day of April, 2021, the following applies:

i) The minimum number of **parking spaces** is nine.

ii) There is no minimum number of **loading spaces**.

SP80: Site-specific provision 80

The following provisions apply to lands zoned UM^{SP980} as shown on Map 8M of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.2, the following are permitted **uses**:

- **Service commercial use**
- **Indoor recreation use**
- **Health centre**
- **Office**

b) Despite the provisions of Tables 3.1.2a and 3.3b, in the case of an **apartment,** the following applies*:*

i) The minimum **lot area** is 660.0 m² for up to four **homes** and 75.0 m² for each additional **home** after four**.**

ii) The minimum number of **parking spaces** is one per **home**.

c) Despite the provisions of Section 3.3, the following applies:

i) The minimum **landscaped area** is 20% of **lot area** which must include a 3.0 m strip along all **lot lines** abutting a **street allowance**.

ii) A maximum of three **driveway**s on the lands.

SP81: Site-specific provision 81

The following provisions apply to lands zoned BU^{SP81} as shown on Map 7K and 7L of Schedule "A":

a) In addition to the **uses** permitted in Section 6.1.2, a **motor vehicle sales or rentals** is a permitted **use**.

b) Despite the provisions of Section 6.1.2, an **outdoor display** is permitted as a **secondary use** to **motor vehicle sales or rentals.**

SP82: Site-specific provision 82

The following provisions apply to lands zoned $UX^{SP82\ H17}$ as shown on Map 4S of Schedule "A":

a) Despite the provisions of Tables 3.1.4, in the case of an **apartment** with four **homes** or less, the following applies*:*

i) The minimum **lot area** is 600.0 m²

ii) The minimum **lot frontage** is 20.0 m**.**

b) Despite the provisions of Table 3.2.2, in the case of a **building accessory** to an **apartment** that is located 15.0 m or more from the **front lot line**, the minimum **interior side setback** is 0.6 m.

SP83: Site-specific provision 83

The following provisions apply to lands zoned RU^{SP83} as shown on Map 3M of Schedule "A":

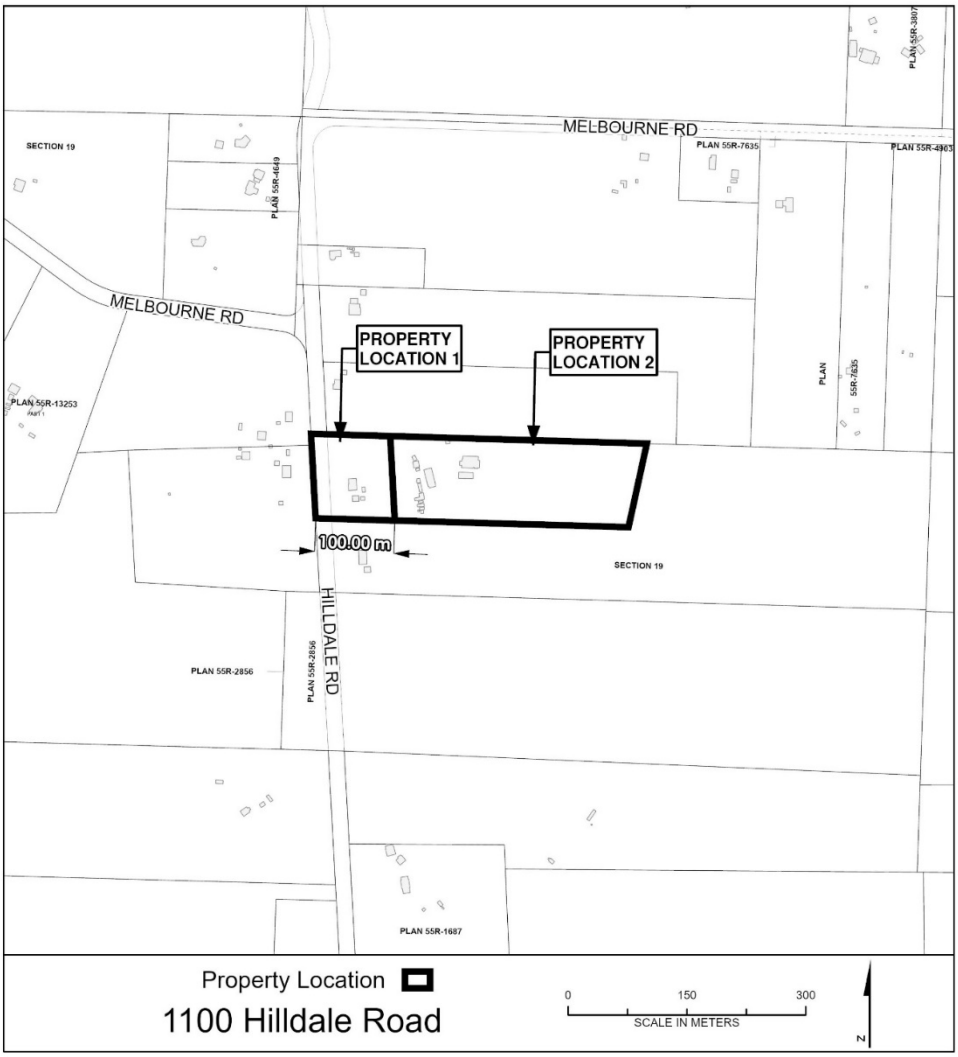
a) Despite the provisions of Section 14, a "**contractor's yard"** is a **place** for the purpose of providing an operational base for a small-scale contracting company and may include the repair and servicing of contractor's equipment and the **outdoor storage** of four **commercial vehicles** and 14 pieces of **heavy equipment**.

b) In addition to the **uses** permitted in Section 1.1.1, a **contractor's yard** as defined in SP83 a), is permitted on "Property Location 2" as a **secondary use** to the **detached house** existing on June 15th, 2020 on "Property Location 1" as shown on Exhibit to SP83.

c) Despite the provisions of Table 1.2.2b, in the case of a **detached house** existing on June 15th, 2020 on "Property Location 1" as shown on Exhibit to SP83, the total **GFA** of all **accessory buildings** and **structures** is 1,000.00 m².

d) In addition to the provisions of Table 1.3, the minimum **landscaped area** includes a 5.0 m wide **natural vegetated buffer**, exclusive of one 10.0 m wide **driveway**, along the entire boundary of "Property Location 2" as shown on Exhibit to SP83.

Exhibit to SP83



SP84: Site-specific provision 84

The following provisions apply to lands zoned UX[SP84] as shown on Map 10M and 10N of Schedule “A”:

a) Despite the provisions of Section 3.1.4 and 14, a “**self-serve auto repair shop**” is a **motor vehicle service** use which is available for use or rental by individuals.

b) In addition to the **uses** permitted in Section 3.1.4, a **self-serve auto repair shop**, as defined in SP84 a), and **outdoor self storage** are permitted **uses**.

c) Despite the provisions of Table 3.2.1d, in the case of a **self-serve auto repair shop,** the minimum **exterior side setback** is 20.0 m.

d) Despite the provisions of Table 3.3c, in the case of a **self-serve auto repair shop** and **outdoor self storage** the following applies:

i) A **driveway** is not permitted on Mary Street.

ii) The minimum **landscaped area** is a 3.0 m wide strip along all **lot lines** abutting a **street allowance.**

iii) The minimum **visual screen** requirement includes the following:

- A 1.6 m high **visual screen** along all **lot lines** abutting the UL Zone; and
- A 1.2 m high a **visual screen** along the southern edge of the **landscaped area** strip abutting the **exterior side lot line.**

iv) Despite the provisions of SP84 d) iii), no **visual screen** is required within the **front setback.**

v) The minimum number of **parking spaces** is four.

SP85: Site-specific provision 85

The following provisions apply to lands zoned HI[SP85] as shown on Map 9J of Schedule "A":

a) Despite the provisions of Section 14, "**industrial-scale computing"** means the **use** of premises for the purpose of housing computer systems that collect, maintain, store, and/or process data for profit. The term includes but is not limited to blockchain/cryptocurrency mining and data centres.

b) In addition to the **uses** permitted in Section 7.1.1, i**ndustrial-scale computing** as defined in SP85 a) is a permitted **use**.

SP86: Site-specific provision 86

The following provisions apply to lands zoned RS1[SP86] as shown on Map 12F and 12G of Schedule "A":

a) Despite the provisions of Section 2.1.1, the following applies:
    i) The minimum required frontage is 30.0 m.
    ii) The minimum required lot area is 2,100.0 m^2.

SP87: Site-specific provision 87

The following provisions apply to lands zoned UL[SP87] as shown on Map 9L of Schedule "A:

a) Despite the provisions of Section 14, "**neighbourhood dental clinic**" is a **health centre** for the practice of not more than three dentists.
b) In addition to the **uses** permitted in Section 3.1.1, a **neighbourhood dental clinic** as defined in SP87 a) is also permitted in the **building** existing on the 16th day of September 2022.
c) Despite the provisions of Table 3.3c, in the case of a **neighbourhood dental clinic** as defined in SP87 a), no less than seven (7) **parking spaces** are required and no more than 10 **parking spaces** are permitted."

SP88: Site-specific provision 88

The following provision applies to lands zoned RUC^{SP88}, as shown on Map 3E of Schedule "A":

a) In addition to the provisions of Section 1.1.2, **outdoor self storage** is a permitted use.

SP89: Site-specific provision 89

The following provision applies to lands zoned RUSP89, as shown on Map 4O of Schedule "A":

a) In addition to the provisions of Section 14, lot means "Property Location One" and "Property Location Two" on Exhibit Two to and forming part of this Amending By-law."

SP90: Site-specific provision 90

The following provision applies to lands zoned BU^{SP90}, as shown on Map 7L of Schedule “A”:

a) In addition with the provisions of Table 6.2a, the maximum height for a hotel is 21.0 metres

SP91: Site-specific provision 91

The following provisions apply to lands zoned CC^{SP91} as shown on Map 7L and 8L of Schedule “A”:

a) Despite the provisions of Section 14, “**lot**” means the entirety of the lands zoned CC^{SP91}, despite potential multiple ownerships.

b) Despite the provisions of Tables 5.2 and 5.3, the following applies:
   i) The minimum **front setback** is 3.0 m
   ii) The minimum **rear setback** is 3.0 m
   iii) The maximum **building height** is 23.0 m
   iv) The maximum **drivewa**y width is 13.0 m
   v) The minimum l**andscaped are**a is 13 % of **lot area**, including a 3.0 m strip along **street frontages**

SP92: Site-specific provision 92

The following provision applies to lands zoned UX^{SP92}, as shown on Map 6P of Schedule "A":

c) Despite Section 3.3, in the case of permitted **use** in the **building** existing on the 12th day of September 2022, there is no minimum number of **parking spaces**.

SP94: Site-specific provision 94

The following provisions apply to lands zoned UL^{SP94} as shown on Map 10L of Schedule "A:

a) Despite the provisions of Section 14, “**lot**” means the lands bound by the boundaries shown and labeled UL^{SP94}, regardless of whether the lands are held more than one ownership.

b) Despite the provisions of Table 3.1.1a, in the case of the two **apartments** existing on the 17th of April 2023 on the "**lot**" as defined in SP94 a), the following applies:

i) The minimum "**lot**" **frontage** is 31 metres.

ii) The maximum number of **homes** is 12 per "**lot**".

iii) The maximum number of **main buildings** is two per "**lot**".

c) Despite the provisions of Table 3.2.2, the following applies:

i) The maximum gross floor area (GFA) for all accessory buildings and roofed structures is 168 square metres per "**lot**" as defined in SP94 a).

SP95: Site-specific provision 95

The following provisions apply to lands zoned RC^{SP95} as shown on Maps 7N, 7O, 8N, and 8O of Schedule "A":

a) Despite the provisions of Tables 5.1.3 and 5.3, and Section 14 of this By-law, the following applies:

i) The **front lot line** is the defined as the **lot line** abutting 16th Avenue.

ii) The maximum width of a **driveway** along the **front line** is 20.0 metres.

ii) The maximum **GFA** for a **health centre** or **office** does not apply.

SP96: Site-specific provision 96

The following provisions apply to lands zoned LI^{SP96} as shown on Map 10K of Schedule "A":

"a) In addition to the uses permitted in Section 6.1.1, a **funeral establishment** is also a permitted use."

SP97: Site-specific provision 97

The following provisions apply to lands zoned RS1^{SP97} as shown on Map 9F of Schedule "A":

a) Despite the provisions of Table 2.1.1, in the case of a **main use** on a **lot** with frontage on Mahogany Way, the following applies:
    i) The minimum **lot area** is 1960 m^2
b) Despite the provisions of Table 2.1.1, in the case of a **main use** on a **lot** with frontage on Mapleward Road, the following applies:
    i) The minimum **lot area** is 1110 m^2
    ii) The minimum **lot frontage** is 20.0 m

SP98: Site-specific provision 98

The following provisions apply to lands zoned as SC^{SP98} as shown on Map 9N of Schedule "A":

a) Despite the provisions of Section 14, "**Motor vehicle service use**" means "a **place** where **motor vehicle** related services are offered for a fee including fueling or electric charging, washing, mechanical servicing or maintenance and may permit the repair, painting and coating of motor vehicles"
b) Despite the provisions of Section 11.6.2(c), 11.6.2(d), Table 11.7.2b and 5.3, the following applies:
    i) The minimum number of **parking spaces**, **parking aisles**, and **driveways** for **uses** contained in the **building** existing on the 26th day of February 2024 is the **parking spaces**, **parking aisles**, and **driveways** existing on the 26th day of February 2024.

SP99: Site-specific provision 99

The following provisions apply to lands zoned NC^{SP99} as shown on Map 5P of Schedule "A":

a) In addition to the **uses** permitted in Section 3.1.5, a 4-unit **apartment** is permitted
b) Despite the provisions of Section 3.1.5, Table 3.1.5, the following applies:
    i) The minimum **lot area** is 525 m^2 for a 4-unit **apartment**.

SP100: Site-specific provision 100

The following provisions apply to lands zoned RU^{SP100} as shown on Map 3P of Schedule "A":

a) Despite the provisions of Tables 1.1.1.1, in the case of a **detached house**, the following applies:
    i) The maximum number of **homes** is 1 per **detached house**.
    ii) The maximum number of **detached houses** is 2 per **lot** plus the northernmost **detached house** existing on June 17, 2024.

SP101: Site-specific provision 101

The following provisions apply to lands zoned RU^{SP101} as shown on Map 8O of Schedule "A":

a) Despite the provisions of Section 14, the following applies:

    i) A "**Library**" is defined as: a public space which provides for the cultural, social, educational and entertainment activities for the community. These may include loanable resources, access to technology, public programming, accessible services and partnership spaces. Uses such as retail or food service may be included within the library provided, they are secondary and supportive of the library use.

b) In addition to the **uses** permitted in Section 5.1.3, a **Library** is permitted.

SP102: Site-specific provision 102

The following provisions apply to lands zoned SC^{SP102} as shown on Maps 8N and 9N of Schedule “A”:

a) In addition to the **uses** permitted in Section 5.1.1 a), the following are also permitted **uses**:

- **Apartment**
- **Care housing**
- **Townhouse**

b) The **uses** listed in SP102 a), are subject to Sections 3.1.3, 3.2, and 3.3.

c) In addition to the provisions of Table 3.2 and 5.2 the minimum **separation distance** between a **use** listed in SP102 a) and a **drive-through**, **loading space**, **outdoor display**, or **motor vehicle service use** is 20 m.

d) Despite the provisions of Table 5.3, in the case of a non-residential **main use**, the following applies:

i) The minimum **landscaped area** is 20% of **lot area** which must include a 3.0 m strip along all **lot lines** abutting a **street allowance** or a residential **use** on the **first storey**.

ii) The minimum **visual screen** is a 1.6m high **visual screen** along all **lot lines** abutting a residential **use** on the **first storey.**

SP103: Site-specific provision 103

The following provisions apply to lands zoned IN^{SP103} as shown on Maps 5Q and 5R of Schedule “A”:

a) In addition to the **uses** permitted in Section 8.1.1 a), the following are also permitted **uses**:

- **Apartment**
- **Care housing**
- **Townhouse**

b) The **uses** listed in SP103 a), are subject to Sections 3.1.3, 3.2, and 3.3.

SP104: Site-specific provision 104

The following provisions apply to lands zoned BU^{SP104} as shown on Maps 7K and 7L of Schedule “A”:

a) In addition to the **uses** permitted in Section 6.1.2 a), the following are also permitted **uses**:

- **Apartment**
- **Care housing**
- **Townhouse**

b) Despite the permitted **uses** listed in Section 6.1.2 a), the following **uses** are not permitted:

- **Light industrial use**
- **Warehouse**

c) The **uses** listed in SP104 a), are subject to Sections 3.1.3, 3.2, and 3.3.

d) In addition to the provisions of Table 3.2 and 5.2 the minimum **separation distance** between a **use** listed in SP104 a) and a **drive-through** or **loading space** is 20 m.

e) Despite the provisions of Table 6.3, in the case of a non-residential **main use**, the following applies:

i) The minimum **landscaped area** is 20% of **lot area** which must include a 3.0 m strip along all **lot lines** abutting a **street allowance** or a residential **use** on the **first storey**.

ii) The minimum **visual screen** is a 1.6m high **visual screen** along all **lot lines** abutting a residential **use** on the **first storey.**

SP105: Site-specific provision 105

The following provisions apply to lands zoned BU^{SP105} as shown on Map 8M of Schedule "A":

a) Despite the permitted **uses** listed in Section 6.1.2 a), the following **uses** are not permitted:

- **Light industrial use**
- **Warehouse**

SP106: Site-specific provision 106

The following provisions apply to lands zoned RUC^{SP106} as shown on Map 9F of Schedule "A":

a) In addition to the **uses** permitted in Section 1.1.2a), the following are also permitted **uses**:

- **Health Centre**
- **Service Commercial Use**

SP107: Site-specific provision 107

The following provisions apply to lands zoned RU^{SP107} as shown on Map 3I of Schedule "A":

a) Despite the provisions of Section 12.1.1, the following applies:
   i. A "**Home Business**" may include a **motor vehicle service use**. Excluding **heavy industrial uses** such as body repair, painting or coating of **motor vehicles.**
b) Despite the provisions of Section 12.1.1 and Table 12.1.1a, the following applies:
   i. The maximum **GFA** devoted to a home business in the rural area be 44% of the combined **GFA** of the **home** and all **accessory buildings** and **structures** on the **lot**.

SP108: Site-specific provision 108

The following provisions apply to lands zoned UX^{SP108} as shown on Map 9N of Schedule “A”:

a) In addition to the **uses** permitted in Section 3, 3.1.4A, **outdoor storage** is also a permitted use.
b) The **outdoor storage** is to be established in accordance with the regulations of Section 6, Tables 6.2b and 6.3
c) Despite the provisions of Section 3, Table 3.1.4, the following applies:
    i. To permit a maximum **lot coverage** for a **main use**, other than a converted house, of 58%
d) Despite the provisions of Section 3, Table 3.3c, the following applies:
    i. To permit a maximum **driveway** width for a non-residential **use** of 13.3 m
    ii. To permit a minimum **landscaped area** for a non-residential **use** of 40 m^2
    iii. Excluding **care housing**, **long-term care housing**, **homes**, **elementary school**, **shared housing**, to permit a minimum number of **parking spaces** for all other non-residential **uses** of 1 parking space per 64 m^2 of **GFA**

SP109: Site-specific provision 109

The following provisions apply to lands zoned RU^{SP109} as shown on Map 14E of Schedule "A”:

a) In addition to the **uses** permitted in Section 1.1.1.2b, a **garden suite** ancillary to a **detached house** is permitted as a temporary use for a twenty-year period ending on April 14, 2045. At the end of the twenty-year period, the **garden suite** shall be removed unless a request is submitted for a time extension and approved by the Corporation of the City of Thunder Bay pursuant to Section 39 of the *Planning Act*, R.S.O. 1990.

SP110: Site-specific provision 110

The following provisions apply to lands zoned BU^{SP110} as shown on Map 7L of Schedule “A”:

a) In addition to the **uses** permitted in Section 6.1.2a, a **motor vehicle service use** is also a permitted **use**.

b) Despite the provisions of Table 6.1.2, the following applies:

    i. The maximum **gross floor area (GFA)** for a storefront in a **retail warehouse** is 15,500 m^2.

c) Despite the provisions of Table 6.3, the following applies:

    i. The maximum **driveway** width is 9.5 m

    ii. The minimum **landscaped area** is 15% of the **lot area** which must include a 6.0 m strip along all lot lines abutting a **street allowance** or a **zone** which permits a residential **use** on the **first storey**.

SP111: Site-specific provision 111

The following provisions apply to lands zoned MS^{SP111} as shown on Map 6P of Schedule "A":

a) Despite Section 4.1.1c, a non-barrier free **home** may occupy the street-facing portion of the **building** within a 5.5 m wide portion of the **first storey** at the corner of Court Street South and Park Avenue with a 0.0 m **setback** from the **street allowance** and the street facing portion of the **building** along Park Avenue and Lincoln Street with a **setback** of 0.0 m from a **street allowance**.

b) Despite Section 4.1.1c, a minimum of 40% of the **first storey** floor area may be occupied by street-facing tenantable commercial units.

c) A **first storey home** is not permitted to have windows on the exterior wall of Court Street South.

SP112: Site-specific provision 112

The following provisions apply to lands zoned SC^{SP112} as shown on Map 9N of Schedule "A":

a) In addition to the uses permitted in Section 5.1.1, the following uses are **permitted as a main use**:

    - **Apartment**
    - **Care Housing**
    - **Shared Housing**
    - **Emergency Shelter**

b) Despite the provisions of Table 5.1.1, the following applies:

    i. Allow a **maximum** of **four (4) homes** in an **apartment**

    ii. Allow a **maximum** of **forty (40) rooming units** in combination of **shared housing** and **care housing**

c) Despite the provisions of Table 5.3, the following applies:

    i. Require a minimum of **two parking spaces** for the uses listed above in the **building** existing on September 15, 2026

    ii. **Eliminate** the requirement for a **loading space** for the uses listed above in the **building** existing on September 15, 2026

    iii. **Eliminate** the requirement for **landscaped area** for the uses listed above in the **building** existing on September 15, 2026

SP113: Site-specific provision 113

The following provisions apply to lands zoned RU^{SP113} as shown on Maps 5J and 6J of Schedule "A:

a) In addition to the **uses** permitted in Section 1.1.1.2b, a Garden Suite shall also be permitted as a **secondary use**, provided it is removed on or before January 13, 2046.

SP114: Site-specific provision 114

The following provisions apply to lands zoned UM^{SP114}, as shown on Map 5M of Schedule “A”:

a) Despite Table 3.1.2a, the minimum **lot frontage** for an **apartment** is 15 metres.

b) Despite Table 3.2.1c, the maximum **front setback** for an **apartment** with six or less **homes** is 80 metres.

c) Despite Table 3.2.1d, the maximum **front setback** for an **apartmen**t with more than six **homes** is 80 metres.

SP115: Site-specific provision 115

The following provisions apply to lands zoned RS1^{SP115} as shown on Maps 12G and 12H of Schedule "A”:

a) Despite Tables 2.1.1 and 2.3, the following applies

i) The minimum **lot frontage** is 30 m

ii) The minimum **lot area** is 3000 m²

iii) No **buildings** or **structures** are permitted along the abutting 8.0 metres of the **lot line** of existing residential **uses**.

iv) Any temporary turning circle blocks are deemed to form part of the abutting **lot** for the purpose of calculating **lot area**, **lot frontage**, depth, **lot coverage**, and **setbacks**.

SP116: Site-specific provision 116

The following provisions apply to lands zoned UX^{SP116} as shown on Map 6N of Schedule "A:

a) Despite the provisions Section 11.11, in the case of **indoor recreation use**, the following applies:

i) A **waste storage enclosure** is not required.

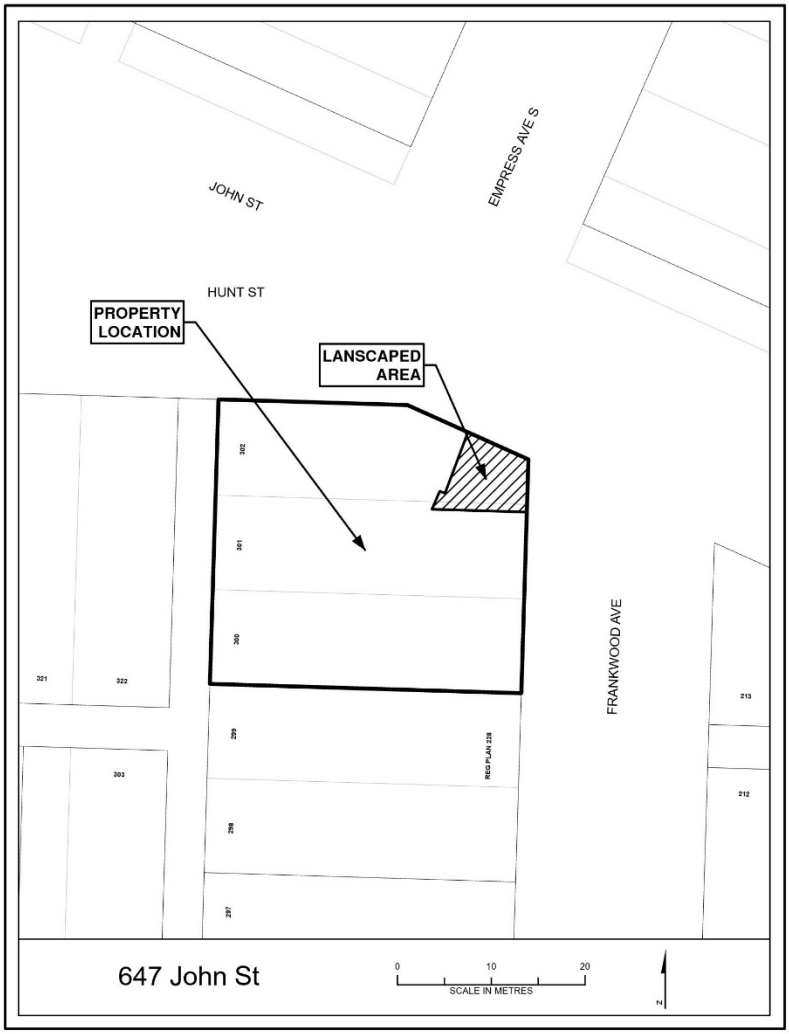
b) Despite the provisions in Table 3.3c the following applies:

ii) Required **landscaped area** is as shown on the Exhibit to SP116. A pedestrian walkway is permitted to cross through the required **landscaped area** at the corner of

John Street and Frankwood Avenue to a maximum width of 1.5 m to connect **buildings** to onsite **parking spaces**.

iii) The minimum **landscaped area** 20% of the **lot area**, and a 3.0 m strip along all **lot lines** other than those abutting Frankwood Avenue.

Exhibit to SP116



SP117: Site-specific provision 117

The following provisions apply to lands zoned NC[SP117] as shown on Map 7M of Schedule "A":

a) Despite the provisions of Table 3.1.5, the maximum **height** is 25 m.

SP118: Site-specific provision 118

The following provisions apply to lands zoned UM[SP118] as shown on Maps 7M and 8M of Schedule "A":

a) Despite the provisions of Tables 3.1.2a and 3.1.2b, the maximum **height** is 35 m.