

- ii) A porch, deck or canopy may be permitted to encroach into any required setback.
- b) Notwithstanding Subsections 5.2 b) i) and iv), and 5.6 c), as it relates to a multiple dwelling, the following shall apply:
 - i) The minimum parking space size for not more than 11% of the provided parking spaces shall have a width of 2.6 metres and a length of 5.5 metres.
 - ii) A minimum of 0.3 spaces per unit shall be required.
- c) Notwithstanding Subsections 10.5.1.1 i) 1, 10.5.3 a), b), c), d), g) vii), i) and j), the following special provisions shall apply:
 - i) Restricted Uses There shall be no minimum required finished floor elevation for any dwelling unit.
 - ii) Building Setback from the Main Street West Street Line
 - 1) Maximum 4.5 metres
 - 2) Notwithstanding 1) above, a minimum 3.0 metres for any portion of a building with residential units on the ground floor facing Main Street West.
 - 3) Notwithstanding 2) above, a minimum 1.0 metres from the Daylight Triangle.
 - iii) Building Setback from the Queen Street South Street Line
 - 1) Maximum 4.5 metres
 - 2) Minimum 0.0 metres
 - 3) Notwithstanding 2) above, a minimum of 1.0 metres from a Daylight Triangle.
 - iv) Building Setback from the Jackson Street West Street Line
 - 1) Maximum 4.5 metres
 - 2) Minimum of 1.5 metres
 - 3) Notwithstanding 2) above, a minimum

1.0 metres from a Daylight Triangle.

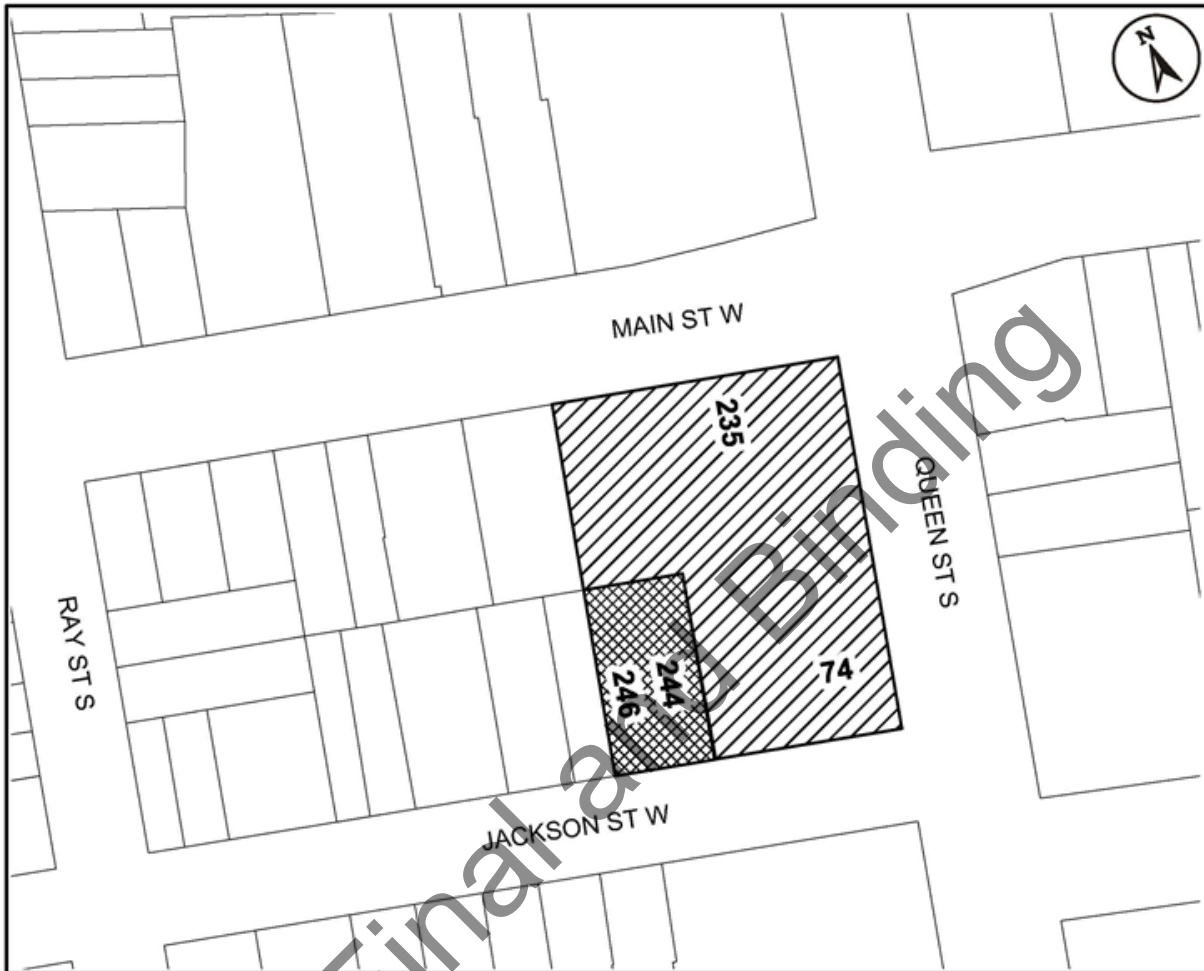
- | | | |
|-------|--------------------------------|---|
| v) | Minimum Rear Yard | 0.0 metres |
| vi) | Minimum Interior Side Yard | 0.0 metres |
| vii) | Building Height | 1) Minimum 7.5 metres;
2) Maximum 80.85 metres;
3) Notwithstanding 2) above, maximum building height shall be in accordance with Figure 22 of Schedule F - Special Figures of Zoning By-law 05-200. |
| viii) | Built form for New Development | A minimum of one principal entrance shall be provided in the façade along Main Street West. |
| ix) | Planting Strip | A planting strip shall not be required. |
| x) | Visual Barrier | A visual barrier shall not be required. |

5. That Schedule F: Special Figures of By-law 05-200 is hereby amended by adding Figure 22: Maximum Building Heights for 235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West.
6. That the Clerk is hereby authorized to proceed with the giving of notice of the passing of this by-law, in accordance with the *Planning Act*.

PASSED this 28th day of October, 2020.

F. Eisenberger
Mayor

A. Holland
City Clerk



This is Schedule "A" to By-law No. 20-
 Passed the day of, 2020

 Mayor

 Clerk


Schedule "A"


Map Forming Part of
 By-law No. 20-_____

to Amend By-law No. 05-200
 Map 951

Subject Property

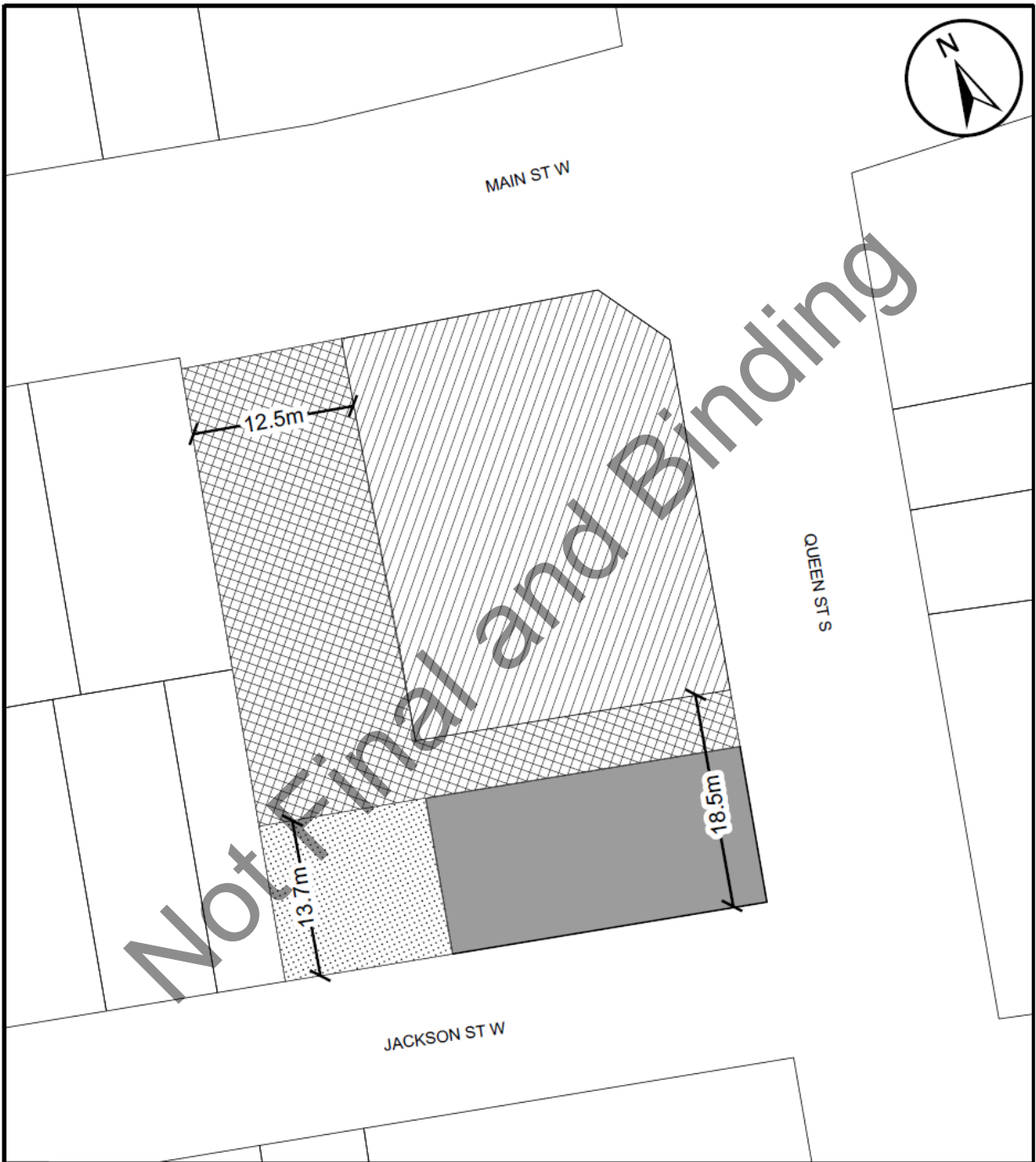
235 Main Street West, 74 Queen Street South,
 244 - 246 Jackson Street West

 **Block 1** - Change in zoning from the
 Mixed Use -Medium Density (C5, 297) Zone
 to the Mixed Use - Medium Density (C5, 736)
 Zone

 **Block 2** - To add lands as Mixed Use -
 Medium Density (C5, 736) Zone

Scale: N.T.S.	File Name/Number: ZAC-18-012
Date: August 4, 2020	Planner/Technician: AD/AL
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	





Special Figure 22: Maximum Building Heights for 235 Main Street West, 74 Queen Street South, 244 and 246 Jackson Street West

Date:
 August 17, 2020

Legend

- | | |
|---|---|
|  Maximum Building Heights 80.85m |  Maximum Building Heights 14.0m |
|  Maximum Building Heights 22.0m |  Maximum Building Heights 14.87m |

