

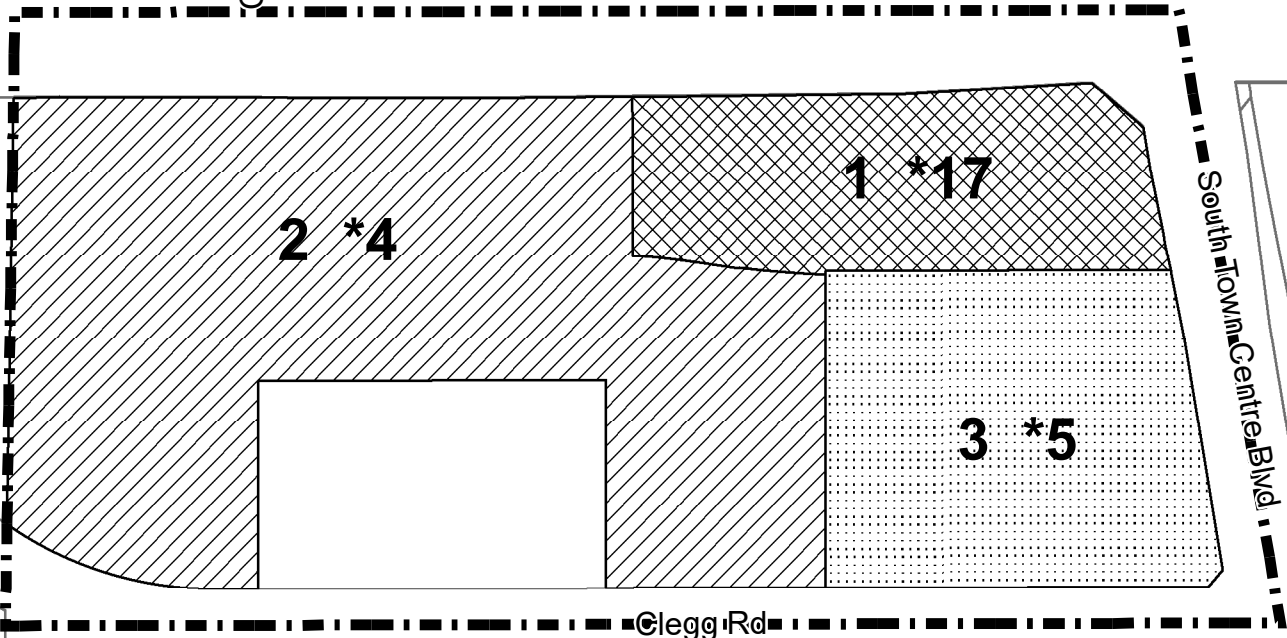
SCHEDULE C4
SETBACKS

All buildings in MC-D2 and MC-PS2 Zones as shown on Schedule C1 to this By-Law shall be located in accordance with the following conditions:

Condition 1: The minimum setback from the west, north and east *lot line* shall be 2.0 metres. The minimum setback from the south *lot line* is 0.0 metres. There shall be a minimum 30 metre separation between outside walls of any portion of a building on the same lot, with a height greater than 35 metres. There shall be a minimum setback from the south *lot line* of 15 metres for any portion of a building with a height greater than 35 metres. There shall be a minimum setback from the north *lot line* of 5.0 metres for any portion of a building with a height greater than 35 metres. There shall be a minimum setback from the west *lot line* of 5.75 metres for any portion of a building with a height greater than 35 metres.

Condition 2: The minimum setback from the streetline shall be 3.0 metres. The minimum above-grade setback from a public park shall be 2.0 metres. The minimum tower separation shall be 30 metres. Any portion of a building located 32 metres above established grade shall be setback a minimum of 5.0 metres from the *lot line* abutting Highway 7 E. Any portion of a building located 7.0 metres above established grade, for the purposes of connecting two buildings, is permitted a 0 metre setback provided that a 25 metre setback from the Highway 7 *lot line* is maintained.

Condition 3: On those lands shown as being subject to Condition 3, on this schedule, 80% of any wall facing South Town Centre Boulevard shall be located no further than 9.0 metres from the South Town Centre Boulevard streetline. On those lands shown as being subject to Condition 3, on this schedule, 80% of any wall facing Clegg Road shall be located no further than 7.0 metres from the Clegg Road streetline. On those lands shown as being subject to Condition 3, on this schedule, the length of the main wall facing South Town Centre Boulevard shall be equal to at least 70% of the length of the South Town Centre Boulevard lot line. On those lands shown as being subject to Condition 3, on this schedule, the length of the main wall facing Clegg Road shall be equal to at least 70% of the length of the Clegg Road lot line.



BY-LAW SCHEDULE 'C4' TO AMEND BY-LAW 2004-196

--- BOUNDARY OF AREA COVERED BY THIS SCHEDULE By-Law 2023-154 Dated 01/11/2023

- CONDITION 1
- CONDITION 2
- CONDITION 3

- *4 REFER TO SECTION 6.4 OF THE BY-LAW
- *5 REFER TO SECTION 6.5 OF THE BY-LAW
- *17 REFER TO SECTION 6.17 OF THE BY-LAW

THIS IS NOT A PLAN OF SURVEY. Zoning information presented in this Schedule is a representation sourced from Geographic Information Systems. In the event of a discrepancy between the zoning information contained on this Schedule and the text of zoning by-law, the information contained in the text of the zoning by-law of the municipality shall be deemed accurate.