

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

- 604.
- i) Notwithstanding Section 5.6A.1 c) of this By-law, within the lands shown on Schedule No. 62, 96 and 97 of Appendix "A", the following special regulations shall apply for permitted projections for dwellings in residential zones:
 - (a) Balconies may extend within a required front yard or side yard abutting a street provided that the minimum setback from a front lot line and side lot line abutting a street is 1.5 metres for single detached dwellings and multiple dwellings.
 - ii) Notwithstanding Section 5.6A.4 a) of this By-law, within the lands shown on Schedule No. 62, 96 and 97 of Appendix "A", the following special regulations shall apply for permitted projections for dwellings in residential zones:
 - (a) Terraces, porches and decks may be located within a required front yard or side yard abutting a street provided the terrace, porch or deck is set back a minimum of 1.5 metres from the front lot line or lot line abutting the street whether or not covered and provided they are not enclosed and do not exceed 1.2 metres in height above finished grade level.
 - iii) Notwithstanding Section 5.24 of this By-law, within the lands shown on Schedule No. 62, 96 and 97 of Appendix "A", the following special regulations shall apply:
 - (a) The minimum setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City's Municipal Plan, shall be 12 metres from the street line; and, in addition, where a lot is separated from an arterial road by 0.3 metre reserve, the lot shall be deemed to abut the street only for the purposes of applying the setback requirement, provided however that for multiple dwellings and street townhouse dwellings containing a minimum of four dwelling units, or any residential building taking primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any buildings located less than 12.0 metres from an arterial road shall be developed in accordance with mitigation measures recommended in the approved Noise Study as part of the Plan of Subdivision approval for the lands, but such mitigation measures shall not include noise walls or berms.
 - iv) Notwithstanding Section 4.2 of this By-law, definition of "Landscaped Area", within the lands as shown on Schedule No. 62, 96 and 97 of Appendix "A", provision iii) shall not apply.
 - v) Notwithstanding Sections 6.1.1.1 b) i) and 6.1.1.1 c) i) of this By-law, within the lands as shown on Schedule No. 62, 96 and 97 of Appendix "A", the following special regulations shall apply:
 - a) The off-street parking requirement shall be located a minimum distance of 5.7 metres from the street line.

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- vi) Notwithstanding Sections 5.3, 6.1.1.1 b) iv) and 6.1.1.1 c) iii) of this By-law, within the lands as shown on Schedule No. 62, 96 and 97 of Appendix "A", the following special regulations shall apply:
 - a) On a corner lot, an access driveway shall not be located closer than 4.5 metres to the intersection of the street lines abutting the lot and shall permit the parking of motor vehicles.

(OMB Order PL090526 - 2012/07/18)
(Northwest Quadrant of Fischer Hallman Road and Huron Road)

Amended: OMB Order PL090526 - 2013/07/17