

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

606. i) Notwithstanding Section 40.2 of this By-law, within the lands zoned R-6 as shown on Schedule No. 96 and 97 of Appendix “A”, the following special regulations shall apply:

	<b><i>Single Detached Dwelling</i></b>	<b><i>Street Townhouses</i></b>	<b><i>Park-facing Townhouses</i></b>	<b><i>Back-to-Back Townhouses</i></b>
Minimum Lot Area (m <sup>2</sup> )			99 sq. m	78 sq. m
Minimum Lot Width (m)			5.5 m	6.0 m
Minimum Corner Lot Width (m)	11 m	7.5 m	7.0 m	8.0 m
Minimum Front Yard (m) <sub>1 2</sub>	2.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 metres to the front lot line.			
Minimum Side Yard (m)	0.6 m on one side, and 1.2 m on the other	0.6 m (end units)	0.6 m (end units)	0.6 m (end units)
Minimum Side Yard Abutting a Street (m) <sub>1 2</sub>	2.0 m	2.0 m	2.0 m	2.0 m
Minimum Rear Yard (m)	7.0 m	7.0 m	N/A	N/A
Minimum Outdoor Amenity Area (sq. m)	N/A	N/A	17 sq. m	7 sq. m
Maximum Lot Coverage (%) <sub>3</sub>	N/A	A total of 60%, of which the habitable portion of the dwelling shall not exceed 50% and the accessory buildings or structures, whether attached or detached, shall not exceed 15%.	A total of 90%.	N/A
Minimum Landscaped Space (%)	N/A	N/A	N/A	6.5%
Maximum Floor Space Ratio	N/A	N/A	N/A	Shall not apply
Minimum Floor Space Ratio	N/A	N/A	N/A	1.0
Maximum Number of Attached Units	N/A	8 units	8 units	16 units
Maximum Building Height	11.5 m	12.5m	12.5m	12.5m

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| <p>(1) <i>0.5 m encroachment may be permitted for a porch and/or balcony provided the minimum setback to the encroachment is 1.5m from the front and/or side lot line abutting a street.</i></p> <p>(2) <i>1.0 m encroachment may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 1.0m from the front lot line and/or side lot line abutting a street.</i></p> <p>(3) <i>Assumes porch is included in Lot Coverage.</i></p> |
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- ii) Notwithstanding Section 40.2.5 of this By-law, within the lands zoned R-6 as shown on Schedule No. 96 and 97 of Appendix "A", the following special regulations shall apply:
- a) The Rear Yard Access provisions for Street Townhouse Dwellings shall not apply.
- iii) In addition to the definitions in Section 4, for the purpose of this Section, Outdoor Amenity Area shall mean an area in a rear yard used for landscaping and / or an area on a front, rear, side or roof top balcony or deck which has direct access from the interior of the dwelling unit but which does not serve as a primary access into the dwelling unit.

(OMB Order PL090526 - 2012/07/18)

(Northwest Quadrant of Fischer Hallman Road and Huron Road)

Amended: OMB Order PL090526 - 2013/07/17