

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

607. i) Notwithstanding Section 41.2 of this By-law, within the lands zoned R-7 as shown on Schedule No. 96 of Appendix “A”, the following special regulations shall apply:

	Street Townhouses	Back-to-Back Townhouses	Multiple dwellings
Minimum Lot Area (m ²)		78 sq. m	
Minimum Lot Width (m)		6.0 m	
Minimum Corner Lot Width (m)	7.5 m	8.0 m	
Minimum Front Yard (m) _{1 2}	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.		2.0 metres for that portion of a dwelling with a building height not exceeding 10.5 metres, and an additional setback of 1.5 metres shall be required for every additional 6.0 metres of building height thereafter.
Minimum Side Yard (m)	0.6 m (end units)	0.6 m (end units)	1.5 m
Minimum Side Yard Abutting a Street (m) _{1,2}	2.0 m	2.0 m	
Minimum Rear Yard (m)	7.0 m	N/A	7.0 m
Minimum Outdoor Amenity Area (sq. m)	N/A	7 sq. m	
Maximum Lot Coverage (%) ₃	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%.	N/A	N/A
Minimum Landscaped Space (%)	N/A	6.5%	
Minimum Floor Space Ratio	N/A	1.0	0.6
Maximum Number of Attached Units	8 units	16 units	
Maximum Building Height	12.5m	12.5m	
<p>(1) 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.</p> <p>(2) 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.</p> <p>(3) Assumes porch is included in Lot Coverage.</p>			

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

- ii) Notwithstanding Section 41.2.5 of this By-law, within the lands zoned R-7 as shown on Schedule No. 96 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