

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

664. Notwithstanding Section 38.2.1 of this By-law, within the lands zoned R-4 or I-1 as shown on Schedule Nos. 23 and 24 of Appendix "A", the following special regulations shall apply:

For Single Detached Dwelling

- a) Minimum Corner Lot Width -11.0 metres
- b) Minimum Front Yard - 4.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres from the front lot line
- c) Minimum Side Yard - 0.6 metres on one side, and 1.2 metres on the other
- d) Minimum Side Yard Abutting a Street – 4.0 metres
- e) Minimum Rear yard – 7.0 metres
- f) Maximum Building Height – 12.5 metres
- g) encroachments may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 2.5 m from a lot line abutting a street.
- h) Porches are included in Lot Coverage.

For Semi Detached Dwelling

- a) Minimum Corner Lot Width -17.5 metres for each dwelling; and 10 metres for each corner dwelling unit.
- b) Minimum Front Yard - 4.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres from the front lot line
- c) Minimum Side Yard - 0.6 metres on one side, and 1.2 metres on the other
- d) Minimum Side Yard Abutting a Street –4.0 metres
- e) Minimum Rear yard – 7.0 metres
- f) Maximum Building Height – 12.5 metres
- g) encroachments may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 2.5 m from a lot line abutting a street.
- h) Porches are included in Lot Coverage.

(OMB Order PL110574) (Activa Holdings Inc. - Trussler Road Subdivision 30T-08204)