

## APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

673. Notwithstanding Section 38.2.1 of this By-law, within the lands zoned R-4 as shown on Schedule Nos. 63, 64, 94 and 95 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 PL140874) (1531 Bleams Road)