

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

674. i) Notwithstanding Section 40.2 of this By-law, within the lands zoned R-6 as shown on Schedule Nos. 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 12.5 metres for each 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 2.5m from a lot line abutting a street
- h) Porches are included in Lot Coverage.

For Street Townhouse Dwelling

- a) Minimum Corner Lot Width – 9.5 metres

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- 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 (end units)
- d) Minimum Side Yard Abutting a Street – 4.0 metres
- e) Minimum Rear yard – 7.0 metres
- f) Maximum Lot Coverage – 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%
- g) Maximum Number of Attached Units – 8 units h) Maximum Building Height – 12.5 metres
- i) 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
- j) Porches are included in Lot Coverage.

For Multiple Dwelling

- a) 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
- b) Minimum Side Yard – 1.2 metres
- c) Minimum Side Yard Abutting a Street – 4.0 metres
- d) Minimum Rear yard – 7.0 metres
- e) Minimum Landscaped Area – 15%
- f) Maximum Floor Space Ratio – 0.75
- g) Maximum Building Height – 12.5 metres
- h) 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
- i) Porches are included in Lot Coverage.
- ii) In addition to the definitions in Section 4, for the purposes 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 PL140874) (1531 Bleams Road)