

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

685. (i) Notwithstanding Section 5.6A.4 a) of this By-law, within the lands shown on Schedule Numbers 205, 206, 207, 208, 209 and 210 of Appendix "A", the following special regulations shall apply for permitted projections for dwellings:
- (a) Terraces, porches and decks may be located within a required side yard abutting a street provided the terrace, porch or deck is set back a minimum of 1.5 metres from the lot line abutting a street whether or not covered and provided they are not enclosed and do not exceed 1.2 metres in height above finished grade level. All railings that are attached to a terrace, porch or deck shall be constructed in a manner and of materials that do not obstruct visibility of approaching traffic.
- (ii) Notwithstanding Section 5.24 of this By-law, within the lands shown on Schedule Numbers 205, 206, 207, 208, 209 and 210 of Appendix "A", the following special regulations shall apply:
- (a) The minimum setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City's Official Plan, shall be 12.0 metres from the street line, provided however that for multiple dwellings and street townhouse dwellings containing a minimum of four dwelling units, or any residential building with primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any buildings located less than 12.0 metres from an arterial road shall be developed in accordance with mitigation measures recommended in the approved Noise Study as part of the Plan of Subdivision approval for the lands, but such mitigation measures shall not include noise walls or berms.
- (iii) Notwithstanding Sections 5.3, 6.1.1.1 b) iv) and 6.1.1.1 c) iii) of this By-law, within lands shown on Schedule Numbers 205, 206, 207, 208, 209 and 210 of Appendix "A", the following special regulations shall apply:
- (a) On a corner lot abutting two streets the driveway shall not be located closer than 7.0 metres to the intersection of the street lines abutting the lot.
- (b) On a corner lot abutting the same street, the driveway shall not be located closer than 4.5 metres to the intersection of the street lines abutting the lot.

(By-law 2016-137, S.9) (Activa Holdings Inc. - Stauffer Subdivision 30T-08203)