

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

686. Notwithstanding Section 38.2.1 of this By-law, within the lands zoned R-4 as shown on Schedule Numbers 205, 206, 207, 208, 209 and 210 of Appendix "A", the following special regulations shall apply:

For Single Detached Dwelling

- a) Minimum Corner Lot Width -11.0 metres
- b) Minimum Side Yard - 0.6 metres on one side; 1.2 metres on the other and in no case shall a dwelling be located closer than 1.8 metres to a dwelling on the adjoining lot
- c) Minimum Side Yard Abutting a Street – 3.0 metres for yards flanking Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail or Blair Valley Street, and 2.0 metres for yards flanking all other streets.
- d) Minimum Rear yard – 7.0 metres
- e) Maximum Building Height – 12.5 metres
- f) Encroachments may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 1.0 metre from the side lot line abutting a street.

For Semi Detached Dwelling

- a) Minimum Corner Lot Width -17.5 metres for each dwelling; and 10 metres for each dwelling unit.
- b) Minimum Side Yard - 0.6 metres on one side; 1.2 metres on the other and in no case shall a dwelling be located closer than 1.8 metres to a dwelling on the adjoining lot
- c) Minimum Side Yard Abutting a Street – 3.0 metres for yards flanking Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail or Blair Valley Street, and 2.0 metres for yards flanking all other streets.
- d) Minimum Rear yard – 7.0 metres
- e) Maximum Building Height – 12.5 metres
- f) Encroachments may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 1.0 metre from the side lot line abutting a street.

(By-law 2016-137, S.10) (Activa Holdings Inc. - Stauffer Subdivision 30T-08203)