

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

687. i) Notwithstanding Section 40.2 of this By-law, within the lands zoned R-6 as shown on Schedule Numbers 205, 206, 207, 208, 209 and 210 of Appendix "A" and zoned I-2 as shown on Schedule Nos. 206 and 207 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, and 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, and 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 Street Townhouse Dwelling

- a) Minimum Corner Lot Width - 9.5 metres
- b) Minimum Side Yard - 0.6 metres (end units) and in no case shall end units be located closer than 1.8 metres to the dwelling on the adjacent lot

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- 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 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%.
- f) Maximum Number of Attached Units – 8 units
- 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 1.0 metre from the side lot line abutting a street.

For Back-to-Back Townhouse Dwelling

- a) Minimum Front Yard - 3.0 metres for yards fronting Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, Blair Valley Street, Reidel Drive or New Dundee Road, and 2.0 metres for yards fronting all other streets. 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 Lot Area – 78 square metres
- c) Minimum Lot Width – 6.0 metre
- d) Minimum Corner Lot Width - 9.5 metres for each dwelling; and 12.5 metres for each dwelling unit
- e) Minimum Side Yard - 0.6 metres (end units) and in no case shall the end unit be located closer than 1.8 metres to the dwelling on the adjacent lot.
- f) Minimum Side Yard Abutting a Street – 3.0 metres for yards flanking Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, Blair Valley Street, Reidel Drive or New Dundee Road, and 2.0 metres for yards flanking all other streets.
- g) Minimum Rear yard – 0.0 metre
- h) Minimum Landscaped Area – 6.5%
- i) Maximum Number of Attached Units – 16 units
- j) Maximum Building Height – 12.5 metres
- i) 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.

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For Multiple Dwelling

- a) Minimum Front Yard - 3.0 metres for yards fronting Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, Blair Valley Street, Reidel Drive or New Dundee Road, and 2.0 metres for yards fronting all other streets. 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 – 3.0 metres for yards flanking Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, Blair Valley Street, Reidel Drive or New Dundee Road, and 2.0 metres for yards flanking all other streets.
- 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) 0.5 metre encroachment may be permitted for a porch and/or balcony provided the minimum setback to the encroachment is 1.5 metres from the front and/or side lot line abutting a street
- i) 1.0 metre encroachment may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 1.0 metre from the front lot line and/or side lot line abutting a street.
- ii) Despite any other regulations, "Outdoor Amenity Area" means 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.

(By-law 2016-137, S.11) (Activa Holdings Inc. - Stauffer Subdivision 30T-08203)