

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

688. i) Notwithstanding Section 8.2 of this By-law, within the lands zoned C-1 as shown on Schedule Numbers 206 and 207 of Appendix "A", and zoned C-2 as shown on Schedule Number 207 of Appendix "A", the following special regulations shall apply:

### **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 an end unit be located closer than 1.8 metres to the dwelling on the adjacent lot.
- c) Minimum Side Yard Abutting a Street – 3.0 metres
- 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, 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 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 an end unit be located closer than 1.8 metres to a dwelling on the adjacent lot.
- f) Minimum Side Yard Abutting a Street – 3.0 metres
- 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

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

- 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.

### **For Multiple Dwelling**

- a) Minimum Front Yard - 3.0 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 – 3.0 metres
  - d) Minimum Rear yard – 7.0 metres
  - e) Minimum Landscaped Area – 15%
  - f) 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
  - g) 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) In addition to the definitions in Section 4, for the purposes of this Section, Landscaped 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.

(By-law 2016-137, S.12) (Activa Holdings Inc. - Stauffer Subdivision 30T-08203)