

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

691. Notwithstanding Section 38.2.1 of this By-law, within the lands zoned R-4 as shown on Schedule Numbers 209, 210, 249 and 250 of Appendix "A", the following special regulations shall apply:

### **For Single Detached Dwelling**

- a) Minimum Corner Lot Width -12.0 metres
- b) Minimum Front Yard Setback - 4.5 metres except no part of any building used to accommodate off street parking shall be located closer than 5.7 metres to the front lot line
- c) Minimum Side Yard - 0.6 metres on one side, and 1.2 metres on the other, and in the case of a corner lot the 1.2 metres setback has to be applied to the side abutting the street
- d) Minimum Side Yard Abutting a Street – 3.0 metres
- e) Minimum Rear yard – 7.0 metres
- f) Maximum Building Height – 11.5 metres
- g) 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 2016-136, S.12) (Mattamy Monarch Limited - Dodge Drive Subdivision 30T-07204)