

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

692. i) Notwithstanding Section 40.2 of this By-law, within the lands zoned R-6 as shown on Schedule Numbers 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- 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.

For Street Townhouse Dwelling

- a) Minimum Lot Width- 6.0 metres
- b) Minimum Corner Lot Width - 9.5 metres
- c) Minimum Front Yard- 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
- d) Minimum Side Yard - 0.6 metres (end units)
- e) Minimum Side Yard Abutting a Street – 3.0 metres
- f) Minimum Rear yard – 7.0 metres
- g) Maximum Lot Coverage - A total of 60 percent, of which the habitable portion of the dwelling shall not exceed 50 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.
- h) Maximum Number of Attached Units – 8 units
- i) Maximum Building Height – 11.5 metres

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- j) 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 – 4.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 5.7 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 percent
- f) Maximum Floor Space Ratio – 0.75
- g) Maximum Building Height – 11.5 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 1.0m 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 2016-136, S.13) (Mattamy Monarch Limited - Dodge Drive Subdivision 30T-07204)