

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

734. Notwithstanding Sections 40.2 and 5.5A of this By-law, within the lands zoned R-6 and shown as being affected by this subsection on Schedules 107, 108, 154 and 155 the following Special Regulations shall apply:

For Single Detached and Duplex Dwelling:

- a) Minimum Corner Lot Width – 12.0 metres
- b) Minimum Front Yard Setback – 3.5 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to a street line.
- c) Minimum Side Yard Abutting a Street – 3.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres to a street line, where an access driveway crosses the side lot line and leads to the space inside the garage.
- d) Minimum Side Yard Setback – 0.6 metres on one side and 1.2 metres on the other, provided that:
 - i. On the side setback less than 1.2 metres from the property line, a 0.6 metre easement must be granted by the owner of the abutting lands for the maintenance of the walls, eaves and real property.
 - ii. Where a side lot line abuts lands zoned Public Park Zone (P-1), Open Space Zone (P-2), Hazard Land Zone (P-3) and Community Institutional Zone (I-2), the minimum side yard setback of 1.2 metres is required for the lot line abutting the aforementioned zones.
- e) Minimum Rear Yard setback – 7.0 metres
- f) Garage Façade –
 - i. Maximum width of a garage attached to a single detached dwelling located on a lot having a width of 11 metres or less – 72.5% of the width of front façade closest to the street at ground level.
 - ii. Any attached garage designed to accommodate 2 or more vehicles and located on a lot with a width of 11 metres or less, must be designed with separate garage doors for each parking space located within the garage, and the garage doors must be separated by a pier.
- g) Minimum Contiguous Front Yard Landscape Area – 17 m². The minimum contiguous landscaped area must be located within the front yard, and must be unencumbered by buildings, structures, and hardscape or impervious features such as driveways, walkways, sidewalks, porches, stairs and ramps.
- h) Fence Location - A fence having a height greater than 0.9 metres shall not be located between a building and any front lot line or side lot line abutting a street.

For Street-Fronting Townhouse Dwelling:

- a) Minimum Corner Lot Width – 9.5 metres

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 - i. On the side setback less than 1.2 metres from the property line, a 0.6 metre easement must be granted by the owner of the abutting lands for the maintenance of the walls, eaves and real property.
 - ii. where a side lot line abuts lands zoned Public Park Zone (P-1), Open Space Zone (P-2), Hazard Land Zone (P-3) and Community Institutional Zone (I-2), the minimum side yard setback of 1.2 metres is required for the lot line abutting the aforementioned zones.
- e) Minimum Rear Yard setback – 7.0 metres
- f) Maximum Building Height – 11.5 metres
- g) Minimum Contiguous Front Yard Landscape Area – 8 m². The minimum contiguous landscaped area must be located within the front yard, and must be unencumbered by buildings, structures, and hardscape or impervious features such as driveways, walkways, sidewalks, porches, stairs and ramps.
- h) A fence having a height greater than 0.9 metres shall not be located between a building and any front lot line or side lot line abutting a street.
- i) 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.
- j) Maximum Number of Attached Units – 8 units.

(By-law 2018-076, S.23) (1940 Fischer Hallman Road)