

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

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

For Street-Fronting Townhouse Dwelling:

- a) Minimum Corner Lot Width – 9.5 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, 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.

For Multiple Dwelling:

- a) Minimum Front Yard and Side Yard Abutting a Street – 3.5 metres
- b) Minimum Side Yard Setback – 1.2 metres
- c) Minimum Rear Yard setback – 7.0 metres

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- d) Maximum Floor Space Ratio – 0.75
- e) Maximum Building Height – 11.5 metres
- f) An exclusive use Private Patio Area shall not be required adjacent to each dwelling unit located at ground floor level.

(By-law 2018-076, S.24) (1940 Fischer Hallman Road)