

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

765. Notwithstanding Sections 5.3, 5.5A, 5.6.1 a), 5.6A.4 a), 6.1.1.1 b) iv), 6.1.1.1 c) iii), and 40, of this by-law, within lands zoned R-6 on Schedules 64, 93, 94 and 95 of Appendix "A" attached hereto the following Special Regulations shall apply:

- i) Porches shall have a minimum depth of 1.5 metres;
- ii) Stairs and access ramps may encroach into a required front yard or side yard abutting a street, provided the minimum setback to the encroachment is 1.0 metres from the street line;
- iii) Porches attached to the main building may be located within a required front yard or side yard abutting a street provided the porch is setback a minimum of 1.5 metres from the street line, whether or not covered, and provided they are not enclosed and do not exceed 1.2 metres in height above finished grade. Notwithstanding the foregoing, where any such porch is located in a driveway visibility triangle, the porch shall not exceed 0.9 metres in height above finished grade, and railings shall be constructed in a manner and of materials that do not obstruct visibility;
- iv) On a corner lot, an access driveway shall not be located closer than 6.0 metres to the intersection of street lines abutting the lot and shall permit the parking of motor vehicles, with the exception of the following:
 - i) 8.0 metres shall be required for corner lots with frontage on a Major Community Collector Street;
 - ii) 7.0 metres shall be required for corner lots with frontage on a Local Street and flankage on a Minor Neighbourhood Collector Street or a Major Community Collector Street, and which have a single driveway on the same side of the road as a stop control; and
 - iii) 4.5 metres shall be required for corner lots with frontage and flankage on one street only.

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:

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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), 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;
- 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;
 - iii. where a side lot line abuts lands zoned Public Park Zone (P-1), Open Space Zone (P-2), Hazard Land Zone (P-3) the minimum side yard setback of 1.2 metres is required for the lot line abutting the aforementioned zones;

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- 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) 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;
- 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.

Multiple Dwellings:

- a) the minimum setback to a street (whether considered a front, side or rear yard) - 1.5 metres;
- b) the maximum setback to a street (whether considered a front, side or rear yard) - 4.5 metres;
- c) An exclusive use Private Patio Area shall not be required adjacent to each dwelling unit located at ground floor level;
- d) Parking shall be provided at a rate of 1.25 spaces per unit;
- e) Off-street parking may not be located between any building façade and the streetline;
- f) Stairs and access ramps may encroach into a required front yard or side yard abutting a street, provided the minimum setback to the encroachment is 1.0 metres from the street line.

(By-law 2020-079, S.51) (1255-1291 Fischer Hallman Road)