

APPENDIX “D” - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

766. Notwithstanding Sections 5.6.1 a), 5.6A.4 a), 5.24, 6.1.1.1 b) iv), 6.1.1.1 c) iii), and 38.2, of this by-law, within lands zoned R-4 on Schedules 94 and 95 of Appendix “A” attached hereto the following Special Regulations shall apply:

Permitted Projections for Dwellings:

- a) Balconies may extend within a required front yard or side yard abutting a street provided that the minimum setback from a front line and side lot line abutting a street is 2.5 metres for single detached dwellings and multiple dwellings;
- b) Terraces, porches and decks may be located within a required front yard or side yard abutting a street provided the terrace, porch or deck is set back a minimum of 2.5 metres from the front lot line or lot line abutting a street whether or not covered and provided they are not enclosed and do not exceed 1.2 metres in height above finished grade level;
- c) The minimum setback for any residential building or part thereof, located on a lot which is abutting an arterial road, as defined and classified in the City’s Official Plan, shall be 12 metres from the street line, provided however that for multiple dwellings and street townhouse dwellings containing a minimum of four dwelling units, or any residential building taking primary access from such arterial road, the setback requirements of the applicable zone shall apply. Any buildings located less than 12.0 metres from an arterial road shall be developed in accordance with mitigation measures recommended in the approved Noise Study as part of the Plan of Subdivision approval for the lands, but such mitigation measures shall not include noise walls or berms;
- d) On a corner lot, an access driveway shall not be located closer than the following distance to the intersection of the street lines abutting the lot and shall permit the parking of motor vehicles:
 - i) 7.0 metres for lots fronting a major collector street (Rosenberg Way); and
 - ii) 4.5 metres for lots fronting all other streets.

For Single Detached Dwelling:

- a) Minimum Corner Lot Width – 11.0 metres;
- b) Minimum Front Yard – 4.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres from the front lot line;
- c) Minimum Side Yard – 0.6 metres on one side, and 1.2 metres on the other;
- d) Minimum Side Yard Abutting a Street – 4.0 metres;
- e) Minimum Rear yard – 7.0 metres;
- f) Maximum Building Height – 12.5 metres;
- g) Encroachments may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 2.5 metres from a lot line abutting a street;

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h) Porches are included in Lot Coverage.

For Semi Detached Dwelling:

- a) Minimum Corner Lot Width – 17.5 metres for each dwelling; and 10 metres for each corner dwelling unit;
- b) Minimum Front Yard – 4.0 metres, except no part of any building used to accommodate off-street parking shall be located closer than 6.0 metres from the front lot line;
- c) Minimum Side Yard – 0.6 metres on one side, and 1.2 metres on the other;
- d) Minimum Side Yard Abutting a Street – 4.0 metres;
- e) Minimum Rear yard – 7.0 metres;
- f) Maximum Building Height – 12.5 metres;
- g) Encroachments may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 2.5 metres from a lot line abutting a street;
- h) Porches are included in Lot Coverage.

(By-law 2020-079, S.52) (1255-1291 Fischer Hallman Road)