

APPENDIX "D" - SPECIAL REGULATION PROVISIONS FOR SPECIFIC LANDS

808. Notwithstanding Sections 40, and 41 of this By-law, within the lands zoned Residential Six Zone (R-6), shown as affected by this subsection on Schedule Numbers 50, 63 and 64 of Appendix "A", the following special regulations shall apply:

- i. For the purposes of this section 808R, "*Bay/Boxout Window Projections*" means a building projection with windows and/or door, with or without a foundation.
- ii. Stairs and access ramp may be permitted in the front yard or exterior side yard provided the minimum setback to the stair and access ramp encroachment is 0.6 metres from the street line.
- iii. Terraces, porches, balconies and decks may be located within a required front yard or exterior side yard, provided the terrace, porch or deck is set back a minimum of 2.0 metres from the front lot line and a minimum of 1.5 metres from the side yard lot line abutting a street, whether covered or not covered, and provided they are not enclosed and do not exceed 1.2 meters in height above finished grade level.
- iv. Covered porches that are open on the first floor with or without railings and with or without living space above may encroach into the driveway visibility triangle to a maximum of 2.5 metres.
- v. On a corner lot, an access driveway shall not be located closer than 4.5 metres to the intersection of street lines abutting the lot and shall permit the parking of motor vehicles.
- vi. Bay/Boxout Window Projections may encroach a maximum of 1.0 metre into a required front yard, exterior side yard and/or rear yard, provided that the building projection is not more than 4.0 metres wide.
- vii. The following regulations shall apply for Single Detached Dwelling and Single Detached Dwelling with an Attached Dwelling Unit:
 - a) The minimum corner lot width shall be 12.0 metres.
 - b) The minimum lot width shall be 8.5 metres.
 - c) The minimum exterior side yard shall be 3.0 metres.
 - d) The minimum front yard shall be 3.5 metres.
 - e) The minimum rear yard shall be 7.0 metres.
 - f) The minimum rear yard shall be 3.0 metres for corner lot for a Single Detached Dwelling with one or two Attached Dwelling Units provided that not less than 50% of the corner lot is a minimum of 7.0 metres.
 - g) The minimum side yard shall be 0.6 metres on one side and 1.2 metres on the other.
 - h) Porches may encroach into the side yard provided the minimum setback to side lot line is 0.6 metres.
 - i) The maximum building height shall be 14.0 metres.
 - j) The maximum lot coverage shall be a total of 60 percent, of which the habitable portion of the dwelling units shall not exceed 55 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.
- viii. The following regulations shall apply for Semi-Detached Dwellings:
 - a) The minimum exterior side yard shall be 3.0 metres.
 - b) The minimum front yard shall be 3.5 metres.

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- c) The minimum rear yard shall be 7.0 metres.
 - d) The maximum building height shall be 14.0 metres.
 - e) The maximum gross lot coverage shall be 65 percent, of which the habitable portion of the dwelling unit shall not exceed 55 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.
- ix. The following regulations shall apply for Street Townhouse Dwellings:
- a) The minimum corner lot width shall be 9.0 metres.
 - b) The minimum exterior side yard shall be 3.0 metres.
 - c) The minimum front yard shall be of 3.5 metres.
 - d) The minimum interior side yard shall be 0.6 metres.
 - e) The minimum rear yard shall be 7.0 metres for each townhouse dwelling.
 - f) The maximum building height shall be 14.0 metres.
 - g) The maximum lot coverage for Street Townhouse Dwellings shall be 65 percent, of which the habitable portion of the dwelling unit shall not exceed 55 percent and the accessory buildings or structures, whether attached or detached, shall not exceed 15 percent.
 - h) The maximum number of attached units for Townhouse Dwellings shall be 8 dwelling units.

(By-law 2024-046, S.11)