

(252) – Within the lands zoned RES-3, RES-4, & RES-5 on Zoning Grid Schedules 107, 108, 109, 153, 154 and 155 of Appendix A, the following shall apply:

- a) Stairs and access ramps may encroach into a required *front yard* or *exterior side yard*, provided the minimum *setback* to the encroachment is 1 metres from the *street line*;
- b) Porches attached to the main building may be located within a required *front yard* or *exterior side yard* 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.
- c) On a *corner lot*, an access driveway shall not be located closer than 6 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 metres shall be required for *corner lots* with frontage on a Major Community Collector Street;
 - ii) 7 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 metres shall be required for *corner lots* with frontage and flankage on one street only.
- d) The following regulations shall apply to any *lot* or block which abuts the Huron Road Landscape Buffer:
 - i) The minimum *setback* for any residential building, or part thereof, which abuts the Huron Road Landscape Buffer, shall be 1.5 metres from the property line and any such building having flankage on the Huron Road Landscape Buffer shall provide for ground floor and upper storey windows along the *exterior side yard* elevation;
 - ii) Fences and noise attenuation walls may only be located within a *rear yard*, and may not be located in the *front yard* or between the *building* and the *side lot line* abutting the Huron Road Landscape Buffer.