

**(301)** – Within the lands zoned RES-3, RES-4, and RES-5 and shown as affected by this provision on Zoning Grid Schedules 8, 23, 24, and 29 of Appendix A, the following shall apply:

- a) for *single detached dwellings* and *multiple dwellings*, balconies may extend within a required *front yard* or *exterior side yard* provided that the minimum setback from a *front lot line* and *exterior side lot line* is 2.5 metres;
- b) terraces, porches and decks shall have a minimum 2.5 metre *front yard setback* and *street line setback*, whether or not covered, provided they are not enclosed, and provided they 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 townhouses* containing a minimum of four *dwelling units*, or any residential *building* with primary access from such arterial road, the *setback* requirements of the applicable *zone* shall apply. Any *buildings* located less than 12 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; and,
- d) on a *corner lot*, an access *driveway* for *lots* fronting a collector street (Benninger Drive) shall be located a minimum of 7 metres from the intersection of the *street lines* abutting the *lot*. For all other street (local streets), the minimum shall be 4.5 metres. In all cases, the parking of *motor vehicles* shall be permitted.