

(306) – Within the lands zoned RES-4, RES-5, COM-1, and INS-1 and shown as affected by this provision on Zoning Grid Schedules 205, 206, 207, 208, 209, and 210 of Appendix A, the following shall apply:

- a) terraces, porches and decks associated with a *dwelling* may be located within a required *exterior side yard* provided the terrace, porch or deck is set back 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 level. All railings that are attached to a terrace, porch or deck shall be constructed in a manner and of materials that do not obstruct visibility of approaching traffic;
- b) 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;
- c) on a *corner lot* abutting two streets, the *driveway* shall not be located closer than 7 metres to the intersection of the *street lines* abutting the *lot*; and,
- d) on a *corner lot* abutting the same street, the *driveway* shall not be located closer than 4.5 metres to the intersection of the *street lines* abutting the *lot*.