

(344) - Notwithstanding Section 4 and Section 7 of the By-law within the lands zoned Medium Rise Residential Six Zone (RES-6) and shown as Areas 2 and 15 and being affected by this subsection on Zoning Grid Schedules 27, 28 and 50 of Appendix 'A', the following special regulations shall apply:

- i) 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.
- ii) 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 metres in height above finished grade level.
- iii) 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.
- iv) 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*, except that an access drive shall be located no closer than 7.0 metres to the intersection of street lines for corner lots with frontage on a Major Community Collector Street (Rosenberg Way).
- v) "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.
- vi) For Cluster Townhouse Dwellings:
 - a. The minimum setback to any *street line* shall be 3.0 metres.
 - b. The maximum setback to any *street line* shall be 4.5 metres.
 - c. The minimum *side yard* and *rear yard* setback of 3.0 metres.
 - d. The minimum *landscaped area* shall be 15%.
 - e. The minimum *floor space ratio* of 0.5.
- vii) For *Multiple Dwelling* and Non-Residential Uses:
 - a. The minimum setback to any *street line* shall be 3.0 metres.
 - b. The maximum setback to any *street line* shall be 4.5 metres.
 - c. The minimum *side yard* and *rear yard* setback of 3.0 metres.
 - d. The minimum *landscaped area* shall be 15%.
 - e. The minimum *Floor Space Ratio* shall be 0.5.
 - f. An exclusive use Private Patio Area shall not be required adjacent to each dwelling unit located at ground floor level.
 - g. The minimum off-street parking shall be 1.0 space per dwelling unit.
 - h. The minimum off-street visitor parking shall be 0.1 spaces per dwelling unit.