

(69) – Within the lands zoned MIX-1 and shown as affected by this provision on Zoning Grid Schedule 24 and 207 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 *lot line* abutting a street 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* 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*.
- e) For a *back-to-back townhouse multiple dwelling*, the following regulations shall apply:
 - i) The minimum *front yard setback* shall be 3 metres and no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres from the *front lot line*;
 - ii) The minimum *lot area* shall be 78 square metres;
 - iii) The minimum *lot width* shall be 6 metres;
 - iv) The minimum *corner lot width* shall be 9.5 metres for each *dwelling* and 12.5 for each *dwelling unit*;
 - v) The minimum *side yard setback* for end units shall be 0.6 metres and in no case shall an end unit be located closer than 1.8 metres to a *dwelling* on the adjacent *lot*;
 - vi) The minimum *exterior side yard setback* shall be 3 metres;
 - vii) The minimum *rear yard setback* shall be 0 metres;

- viii) The minimum landscaped area shall be 6.5% (1);
 - ix) The maximum number of attached units shall be 16;
 - x) The maximum *building height* shall be 12.5 metres;
 - xi) Encroachments may be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 1 metre from the *exterior side yard lot line*.
 - xii) More than one *back-to-back townhouse dwelling* shall be permitted on a lot provided that each dwelling has direct access to an internal private driveway or road that is a common element in a registered Condominium connecting to a public street or direct access to a public street and that each dwelling is located on a 'unit' in a Plan of Condominium. For purposes of this regulation, the front lot line for each Unit in a Plan of Condominium shall be deemed to be that lot line abutting the internal driveway portion of the common element or a public street, and the dwelling on such a Unit shall comply with all applicable zoning regulations, including but not limited to setbacks, lot area, lot width and parking.
- f) For a *multiple dwelling*, the following regulations shall apply:
- i) The minimum *front yard setback* shall be 3 metres and no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres from the *front lot line*;
 - ii) The minimum *side yard setback* shall be 1.2 metres;
 - iii) The minimum *exterior side yard setback* shall be 3 metres;
 - iv) The minimum *rear yard setback* shall be 7 metres;
 - v) The minimum landscaped area shall be 15% (1);
 - vi) A 0.5 metre encroachment may be permitted for a porch and/or balcony provided the minimum *setback* to the encroachment is 1.5 metres from the *front yard lot line* and/or *exterior side yard lot line* abutting a street;
 - vii) A 1 metre encroachment may be permitted for stairs and access ramps, provided the minimum setback to the encroachment is 1 metre from the *front yard lot line* and/or *exterior side yard lot line* abutting a street;
- (1) For the purposes of this provision, landscaped area shall mean an area in a rear yard used for landscaping and/or an area on a front, rear, side or roof top balcony or deck which has direct access from the interior of the *dwelling unit* but which does not serve as a primary access into the *dwelling unit*.