

(243) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedules 91 and 92 of Appendix A, the following regulations shall apply:

- a) the minimum arterial road *setback* shall be 7.5 metres;
- b) a 1.8 metre minimum visual barrier shall be required along both the northerly and easterly *lot lines* in accordance with Section 4.18;
- c) for *cluster townhouse dwelling* the minimum *rear yard setback* shall be 5.48 metres;
- d) 18 *street townhouse dwellings* shall: be permitted with minimum *side yard setbacks* of 0 metres for units adjacent to a Common Elements Condominium; a minimum *side yard setback* of 1.46 metres and 0.6 metres for the south-easterly and south-westerly units respectively when adjacent to a Common Elements Condominium; a minimum *rear yard setback* of 7.34 metres for the easterly units; a minimum *rear yard setback* of 6.0 metres for the westerly units; a maximum *lot coverage* of 60% for the westerly units and 57.0% for the easterly units; and without frontage on a public street provided that all such dwellings are *Parcels of Tied Lands* (POTL's) to a Common Elements Condominium consisting of at least a private *driveway* connecting to a public street. For purposes of this special regulation the *front lot line* shall be deemed to be that *lot line* abutting the internal *driveway* portion of the Common Elements Condominium.