

(254) – Within the lands zoned RES-5 and shown as being affected by this subsection on Zoning Grid Schedule 107, 108, 154 and 155 the following shall apply:

For single detached dwelling:

- a) the minimum *lot width* for a *corner lot* shall be 12 metres;
- b) the minimum *front yard setback* shall be 3.5 metres, except no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres to a *street line*;
- c) the minimum *exterior side yard setback* shall be 3, except no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres to a *street line*, where an access driveway crosses the *side lot line* and leads to the space inside the garage.
- d) the minimum *side yard setback* shall be 0.6 metres on one side and 1.2 metres on the other, provided that:
 - i) on the side with the *setback* less than 1.2 metres, a 0.6 metre easement must be granted by the owner of the abutting lands for the maintenance of the walls, eaves and real property;
 - ii) where a *side lot line* abuts lands zoned OSR-1, OSR-2, OSR-3, or INS-1 in Zoning By-law 2019-051, the minimum side yard setback of 1.2 metres is required for the *lot line* abutting the aforementioned zones; and,
 - iii) where a *side lot line* abuts lands zoned Public Park Zone (P-1), Open Space Zone (P-2), Hazard Land Zone (P-3) or Community Institutional Zone (I-2) in Zoning By-law 85-1, the minimum *side yard setback* of 1.2 metres is required for the *lot line* abutting the aforementioned zones.
- e) the minimum *rear yard setback* shall be 7 metres;
- f) Garage façade:
 - i) the maximum width of a *private garage* attached to a *single detached dwelling* located on a lot having a width of 11 metres or less shall be 72.5% of the width of front façade closest to the street at ground level;
 - ii) Any attached *private garage* designed to accommodate 2 or more vehicles and located on a *lot* with a width of 11 metres or less must be designed with separate garage doors for each parking space located within the garage, and the garage doors must be separated by a pier;

- g) the minimum contiguous *front yard* landscape area shall be 17 m². The minimum contiguous landscaped area must be located within the *front yard*, and must be unencumbered by *buildings*, *structures*, and hardscape or impervious features such as *driveways*, walkways, sidewalks, porches, stairs and ramps; and,
- h) A fence having a height greater than 0.9 metres shall not be located between a *building* and any *front lot line* or *exterior side lot line*.

For street townhouse dwelling unit:

- a) the minimum *lot width* for a *corner lot* shall be 9.5 metres;
- b) excluding a *corner lot*, there shall be no minimum *lot width* for an external unit;
- c) the minimum *front yard setback* shall be 3.5 metres, except no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres to a *street line*;
- d) the minimum *exterior side yard setback* shall be 3, except no part of any *building* used to accommodate off-street parking shall be located closer than 6 metres to a *street line*, where an access driveway crosses the *side lot line* and leads to the space inside the garage.
- e) the minimum *side yard setback* shall be 0.6 metres on one side and 1.2 metres on the other, provided that:
 - i) on the side with the *setback* less than 1.2 metres, a 0.6 metre easement must be granted by the owner of the abutting lands for the maintenance of the walls, eaves and real property;
 - ii) where a *side lot line* abuts lands zoned OSR-1, OSR-2, OSR-3, or INS-1 in Zoning By-law 2019-051, the minimum side yard setback of 1.2 metres is required for the *lot line* abutting the aforementioned zones; and,
 - iii) where a *side lot line* abuts lands zoned Public Park Zone (P-1), Open Space Zone (P-2), Hazard Land Zone (P-3) or Community Institutional Zone (I-2) in Zoning By-law 85-1, the minimum *side yard setback* of 1.2 metres is required for the *lot line* abutting the aforementioned zones.
- f) the minimum *rear yard setback* shall be 7 metres;
- g) the maximum *building height* shall be 11.5 metres;
- h) the minimum contiguous *front yard* landscape area shall be 8 m². The minimum contiguous landscaped area must be located within the *front yard*, and must be unencumbered by *buildings*, *structures*, and hardscape or impervious features such as *driveways*, walkways, sidewalks, porches, stairs and ramps;

- i) a fence having a height greater than 0.9 metres shall not be located between a *building* and any *front lot line* or *exterior side lot line*; and,
- j) the maximum *lot coverage* shall be 60 percent, of which the habitable portion of the *dwelling* shall not exceed 50 percent and the *accessory buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.