

(276) – Within the lands zoned RES-1 and shown as affected by this provision on Zoning Grid Schedule 258 of Appendix A, the following shall apply:

- a) the minimum *front yard setback* shall be 12 metres;
- b) the minimum *lot width* shall be 26 metres, measured at the 12 metre *front yard setback*;
- c) the minimum westerly and easterly *side yard setback* shall be 10 metres;
- d) the location of any required *parking space* and the front *façade* of any *accessory building* shall be set back a minimum of 2 metres from the front *façade* of the main *dwelling* excluding any porch;
- e) the maximum *building floor area* of an *additional dwelling unit (detached)* shall be 100 square metres; and,
- f) the minimum westerly *side yard setback* of any *accessory buildings and structures*, whether attached or detached, shall be 10 metres.