

(303) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 8, 23, 24, and 29 of Appendix A, the following shall apply:

For *single detached dwelling* and *semi-detached dwelling*:

- a) for *single detached dwelling*, the minimum *corner lot width* shall be 11 metres.
- b) for *semi-detached dwelling*, the minimum *corner lot width* shall be 17.5 metres for each *dwelling*, and 12.5 metres for each *dwelling unit*;
- c) the minimum *front yard setback* shall be 4 metres, and not part of any *building* used to accommodate off-street parking shall be located closer than 6 metres from the *front lot line*;
- d) the minimum *interior side yard setback* shall be 0.6 metres of one side, and 1.2 metres on the other;
- e) the minimum *exterior side yard setback* shall be 4 metres;
- f) the minimum *rear yard setback* shall be 7 metres;
- g) the maximum *building height* shall be 12.5 metres;
- h) encroachments shall be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 2.5 metres from a *street line*; and,
- i) porches are included in lot coverage.

For *street townhouse dwelling*:

- a) the minimum *corner lot width* shall be 9.5 metres;
- b) the minimum *front yard setback* shall be 4 metres, and not part of any *building* used to accommodate off-street parking shall be located closer than 6 metres from the *front lot line*;
- c) the minimum *interior side yard setback* shall be 0.6 metres (end units);
- d) the minimum *exterior side yard setback* shall be 4 metres;
- e) the minimum *rear yard setback* shall be 7 metres;
- f) the maximum *lot coverage* shall be a total of 60%, of which the habitable portion of the *dwelling* shall not exceed 50% and the *accessory buildings* or *structures* (whether attached or detached) shall not exceed 15%;
- g) the maximum *building height* shall be 12.5 metres;

- h) encroachments shall be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 2.5 metres from a *street line*; and,
- i) porches are included in lot coverage.

For multiple dwelling:

- a) the minimum *front yard setback* shall be 4 metres, and not part of any *building* used to accommodate off-street parking shall be located closer than 6 metres from the *front lot line*;
- b) the minimum *interior side yard setback* shall be 1.2 metres;
- c) the minimum *exterior side yard setback* shall be 4 metres;
- d) the minimum *rear yard* shall be 7 metres;
- e) the minimum *landscaped area* shall be 15%;
- f) the maximum *floor space ratio* shall be 0.75;
- g) the maximum *building height* shall be 12.5 metres;
- h) encroachments shall be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 2.5 metres from a *street line*; and,
- i) porches are included in lot coverage.

For the purposes of this Site Specific Provision, Outdoor Amenity 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*.