

(307) – Within the lands zoned RES-4 and shown as affected by this provision on Zoning Grid Schedules 205, 206, 207, 208, 209 and 210 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 10 metres for each *corner dwelling unit*;
- c) the minimum *interior side yard setback* shall be 0.6 metres of one side, and 1.2 metres on the other. In no case shall a *dwelling* be located closer than 1.8 metres to a *dwelling* on the adjoining *lot*;
- d) the minimum *exterior side yard setback* shall be 3 metres from the *street line* of Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, or Blair Valley Street. For all other *street lines*, the minimum *exterior side yard setback* shall be 2 metres;
- e) the minimum *rear yard setback* shall be 7 metres;
- f) the maximum *building height* shall be 12.5 metres; and,
- g) encroachments shall be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 1 metre from the *exterior side lot line*.