

(308) – Within the lands zoned RES-5 and INS-1 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 on 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*.

For street townhouse dwelling:

- a) the minimum *corner lot width* shall be 9.5 metres;
- b) the minimum *interior side yard setback* shall be 0.6 metres (end units). In no case shall end units be located closer than 1.8 metres to the *dwelling* on the adjacent *lot*;
- c) 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;
- d) the minimum *rear yard setback* shall be 7 metres;
- e) 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%;
- 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*.

For back-to-back townhouse dwelling

- a) the minimum *yard setback* shall be 3 metres from the *street line* of Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, Blair Valley Street, Reidel Drive, or New Dundee Road. From all other *street lines*, the minimum *setback* shall be 2 metres. No 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 *lot area* shall be 78 square metres;
- c) the minimum *lot width* shall be 6 metres;
- d) the minimum *corner lot width* shall be 9.5 metres for each dwelling, and 12.5 metres for each *dwelling unit*;
- e) the minimum *interior side yard setback* shall be 0.6 metres (end units). In no case shall end units be located closer than 1.8 metres to the *dwelling* on the adjacent lot;
- f) the minimum *rear yard setback* shall be 0 metres;
- g) the minimum *landscaped area* shall be 6.5%;
- h) the maximum number of attached units shall be 16;
- i) the maximum *building height* shall be 12.5 metres;
- j) 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*.

For multiple dwelling including cluster townhouse dwelling:

- a) the minimum *yard setback* shall be 3 metres from the *street line* of Blair Creek Drive, Thomas Slee Drive, Stauffer Woods Trail, Blair Valley Street, Reidel Drive, or New Dundee Road. From all other *street lines*, the minimum *setback* shall be 2 metres. No 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 *rear yard setback* shall be 7 metres;
- d) the minimum *landscaped area* shall be 15%;
- e) the maximum *floor space ratio* shall be 0.75;
- f) the maximum *building height* shall be 12.5 metres;

- g) a 0.5 metre encroachment shall be permitted for a porch and/or balcony provided the porch and/or balcony is located a minimum of 1.5 metres from a *street line*; and,
- h) a 1 metre encroachment may be permitted for stairs and access ramps, provided the stairs and/or access ramps are located a minimum of 1 metre from a *street line*.

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*.