

**(310)** – Within the lands zoned RES-5, COM-1, 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 to *back-to-back townhouse dwellings*:

- 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*; and,
- k) more than one *single detached dwelling* (with or without any *additional dwelling units (attached)*), *semi-detached dwelling*, *street townhouse dwelling*, or *back-to-back townhouse dwelling*, shall be permitted on a *lot* provided that each *dwelling* has direct access to an internal private *driveway* or road that is a common element in a registered Condominium connecting to a public street or direct access to a public street and that each *dwelling* is located on a 'unit' in a Plan of Condominium. For the purposes of this regulation, the *front lot line* for each Unit in a Plan of Condominium shall be deemed to be that *lot line* abutting the internal *driveway* portion of the common element or a public street, and the *dwelling* on such a Unit shall comply with all applicable zoning regulations, including but not limited to *setbacks*, *lot area*, *lot width*, and parking.