

(312) – Within the lands zoned RES-3 and RES-4 and shown as affected by this provision on Zoning Grid Schedules 209, 210, 249, and 250 of Appendix A, the following shall apply for *single detached dwelling*:

- a) the minimum *corner lot width* shall be 12 metres;
- b) the minimum *front yard setback* shall be 4.5 metres and no part of any *building* used to accommodate off-street parking shall be located closer than 5.7 metres to the *front lot line*, and the minimum *setback* to one *parking space* located on a driveway shall be 0.2 metres; (By-law 2024-074, S.23 – 2024-03-25)
- c) the minimum *interior side yard setback* shall be 0.6 metres on one side, 1.2 metres on the other, and in the case of a *corner lot* the 1.2 metres *setback* shall be applied to the *exterior side yard*;
- d) the minimum *exterior side yard setback* shall be 3 metres;
- e) the minimum *rear yard setback* shall be 7 metres;
- f) the maximum *building height* shall be 11.5 metres; and,
- g) encroachments may be permitted for stairs and access ramps, provided the minimum *setback* to the encroachment is 1 metre from the *exterior side lot line*.