

(313) – Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedules 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.24 – 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*.

For street townhouse dwelling:

- a) the minimum *lot width* shall be 6 metres;
- b) the minimum *corner lot width* shall be 9.5 metres;
- c) 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.24 – 2024-03-25)
- d) the minimum *interior side yard setback* shall be 0.6 metres (end units);
- e) the minimum *exterior side yard setback* shall be 3 metres;
- f) the minimum *rear yard setback* shall be 7 metres;
- g) the maximum *lot coverage* shall be 60%, of which the habitable portion of the dwelling shall not exceed 50% and the *accessory buildings*, whether attached or detached, shall not exceed 15%;
- h) the maximum *building height* shall be 11.5 metres;

- i) 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*.

For multiple dwelling:

- a) 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*;
- b) the minimum *interior side yard setback* shall be 1.2 metres;
- c) the minimum *exterior side yard setback* shall be 3 metres;
- d) the minimum *rear yard setback* 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 11.5 metres;
- h) 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,
- i) 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*.