

(324) – Within the lands zoned RES-6 and shown as affected by this provision on Zoning Grid Schedules 82, 83, 122, and 123 of Appendix A, the following shall apply:

- a) *social service establishment, place of worship, and personal services* shall be permitted in accordance with the regulations for *non-residential uses* in the RES-6 zone;
- b) the minimum *rear yard setback* for *street townhouse dwellings* and *multiple dwellings (cluster townhouse dwellings)* shall be 6 metres;
- c) the minimum *lot width* for *street townhouse dwellings* shall be 4.5 metres;
- d) the minimum *corner lot width* for *street townhouse dwellings* shall be 9.8 metres;
- e) the minimum *side yard* for *street townhouse dwellings* or *multiple dwellings (cluster townhouse dwellings)* shall be 1.2 metres;
- f) the minimum *exterior side yard* for *street townhouse dwellings* shall be 4 metres;
- g) for *street townhouse dwellings* located on a *corner lot*, an access *driveway* shall not be located closer than 7.5 metres to the intersection of the *street lines* abutting the *lot*;
- h) the maximum *building height* for *street townhouse dwellings* and *multiple dwellings (cluster townhouses dwellings)* shall be 12.6 metres;
- i) the minimum *lot area* for *street townhouse dwellings* shall be 95 square metres;
- j) there shall be no maximum *lot coverage* for *street townhouse dwellings*;
- k) an exclusive use patio area shall not be required for *dwelling units* located on the *ground floor*;
- l) the minimum *floor space ratio* (FSR) for *multiple dwellings* and *street townhouse dwellings* shall be 0.5 and the maximum shall be 1. For the purposes of calculating the FSR for lands affected by this subsection, FSR shall mean the figure obtained when the total *building floor area* of all *buildings* within Blocks 1, 2, 3, 4, 5, 6, 7, and 8 included in Draft Approved Plan of Subdivision 30T-11203, is divided by the total area of those lands being, 4.15 hectares;
- m) *multiple dwellings (cluster townhouse dwellings)* shall be permitted on blocks having no frontage on a public *street*, or *multiple dwellings* having a *lot width* of less than 15 metres 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 and that each dwelling unit is a unit of the Condominium. Notwithstanding the foregoing special regulations, all minimum *yards* pertaining to *cluster townhouse dwellings* within such blocks or lots shall be 1.2 metres; and

- n) off-site parking facilities may be located within 400 metres of the *lot* or block containing the *use* requiring the parking, and such alternate parking may be provided in a RES-5 or RES-6 zone.