

**(365)** - Notwithstanding Section 4.4.2, Section 5.4, Table 5-2, Section 7.3, Table 7-2, and Section 7.6 of this By-law within the lands zoned RES-4 and shown as being affected by this subsection on Zoning Grid Schedule Number 181 of Appendix "A", the following site specific provisions shall apply:

- a) The minimum lot area shall be 224 square metres;
- b) The minimum corner lot width shall be 12.5 metres;
- c) The minimum front yard setback shall be 4.5 metres for any dwelling not directly abutting Nelson Avenue, provided that no part of any building used to accommodate off street parking shall be located closer than 6.0 metres to the street line;
- d) The minimum front yard setback shall be 6.0 metres for any dwelling directly fronting Nelson Avenue;
- e) No maximum front yard setback shall be required;
- f) A single detached dwelling directly abutting the easterly lot line shall be permitted to have an associated driveway with a maximum width of 4.5 metres as measured at the garage attached to the dwelling. Any increased driveway width resulting from the intersection of the driveway at the curvature of a private road will not result in non-compliance;
- g) A 2.4-metre-high board-on-board fence shall be provided and maintained along the entire length of the northern property line;
- h) The minimum setback adjacent to the northern lot line shall be 3.0 metres;
- i) A 3.0-metre-wide landscape strip shall be required along the entire length of the northern property line. The landscape strip shall contain the fence outlined in g), above, but shall not contain any buildings or structures; and,
- j) The maximum building height for dwellings on vacant land condominium units that abut the northern property line shall be 8.0 metres.