

(369) - Notwithstanding Section 3, Section 4 and Section 7 of the By-law within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as Areas 1, 2, and 3 and being affected by this subsection on Zoning Grid Schedule Numbers 51 and 63 of Appendix 'A', the following special regulations shall apply:

- i) In addition to the permitted uses listed in Table 7-1, the following uses shall also be permitted:

Dwelling, Live-Work Townhouse

- ii) For lands subject to this regulation:

"*Dwelling, Live-Work Townhouse*" means a Townhouse dwelling unit with dedicated non-residential ground floor uses.

"*Bay/Boxout Window Projections*" means a building projection with windows and/or door, with or without a foundation.

- iii) Stairs and access ramp may be permitted in the front yard or exterior side yard provided the minimum setback to the stair and access ramp encroachment is 0.6 metres from the street line.
- iv) Terraces, porches, balconies and decks may be located within a required *front yard* or exterior *side yard*, provided the terrace, porch or deck is set back a minimum of 2.0 metres from the front *lot line* and a minimum of 1.5 metres from the *side yard lot line* abutting a street, whether covered or not covered, and provided they are not enclosed and do not exceed 1.2 metres in height above finished grade level.
- v) Covered porches that are open on the first floor with or without railings and with or without living space above may encroach into the *driveway visibility triangle* to a maximum of 2.5 metres.
- vi) On a *corner lot*, an access driveway shall not be located closer than 4.5 metres to the intersection of street lines abutting the lot and shall permit the parking of *motor vehicles*.
- vii) "*Bay/Boxout Window Projections*" may encroach a maximum of 1.0 metre into a required *front yard, exterior side yard* and/or *rear yard*, provided that the building projection is not more than 4.0 metres wide.
- viii) The following regulations shall apply for *Single Detached Dwelling* and *Single Detached Dwelling* with an *Attached Dwelling Unit*:
- a. The minimum *corner lot width* shall be 12.0 metres.
 - b. The minimum *exterior side yard* shall be 3.0 metres.
 - c. The minimum *front yard* shall be 3.5 metres.
 - d. The minimum *rear yard* shall be 7.0 metres
 - e. The minimum *rear yard* shall be 3.0 metres for corner lot for a Single Detached Dwelling with one or two Attached Dwelling Units provided that not less than 50% of the corner lot is a minimum of 7.0 metres

- f. The minimum *side yard* shall be 0.6 metres on one side and 1.2 metres on the other.
 - g. Porches may encroach into the side yard provided the minimum setback to side lot line is 0.6 metres.
 - h. The maximum *building height* shall be 12.5 metres.
 - i. The maximum *lot coverage* shall be a total of 60 percent, of which the habitable portion of the *dwelling units* shall not exceed 55 percent and the accessory *buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.
- ix) The following regulations shall apply for Semi-Detached Dwellings:
- a. The minimum *exterior side yard* shall be 3.0 metres.
 - b. The minimum *front yard* shall be 3.5 metres.
 - c. The minimum *rear yard* shall be 7.0 metres.
 - d. The maximum *building height* shall be 12.5 metres.
 - e. The maximum gross lot coverage shall be 65 percent, of which the habitable portion of the *dwelling unit* shall not exceed 55 percent and the *accessory buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.
- x) The following regulations shall apply for Street Townhouse Dwellings:
- a. The minimum *corner lot width* shall be 9.0 metres.
 - b. The minimum *exterior side yard* shall be 3.0 metres.
 - c. The minimum *front yard* shall be of 3.5 metres.
 - d. The minimum *interior side yard* shall be 0.6 metres.
 - e. The minimum *rear yard* shall be 7.0 metres for each townhouse dwelling.
 - f. The maximum *building height* shall be 15.0 metres and 3 storeys.
 - g. The maximum lot coverage for Townhouse Dwellings shall be 65 percent, of which the habitable portion of the *dwelling unit* shall not exceed 55 percent and the *accessory buildings* or *structures*, whether attached or detached, shall not exceed 15 percent.
 - h. The maximum number of attached units for Townhouse Dwellings shall be 8 *dwelling units*.

(By-law 2023-094, S.14 – June 26, 2024)