

(378) - Within the lands zoned RES-5 and shown as affected by this provision on Zoning Grid Schedule 282 of Appendix A:

- a. The maximum number of dwelling units shall not exceed 98 units;
- b. The minimum westerly side yard shall be 7.5 metres;
- c. The maximum building height of any multiple dwelling shall be 8.0 metres;
- d. Two-unit dwellings or single-unit dwellings may be permitted on a lot within a comprehensive development consisting of multiple dwellings;
- e. The minimum separation between dwellings on a lot within a comprehensive development consisting of single-unit, two-unit or multiple dwellings, shall be 6.0 metres within that portion of the lot situated 15.5 metres from the westerly lot line, and no less than 3.0 metres thereafter;
- f. In the case of a comprehensive development comprising multiple dwellings, only two-unit or single-unit dwellings to a maximum total of eight dwelling units may be permitted adjacent the westerly lot line and north of Old Mill Road;
- g. A visual barrier shall be provided along the westerly lot line where development is proposed;
- h. The minimum setback to any building or structure, including accessory buildings, decks, swimming pools or retaining walls, from either the theoretical 2: 1 top of slope or actual top of the Grand River Valley slope, whichever is located closer to said building or structure, as shown on a drawing entitled "Top of Bank Detail, G.R.C.A.-1", dated January 20, 2000 and prepared by Mel Code, Consultant, shall be 4.0 metres. The minimum setback to any building or structure, not including accessory buildings, decks, swimming pools or retaining walls, from either the theoretical 2: 1 top of slope or actual top of the Grand River Valley slope, whichever is located closer to said building, as shown on the above-noted drawing, shall be 6.0 metres.