

(386) – Notwithstanding Sections 4, 5 and Table 7-6 of this By-law within the lands zoned RES-5 and shown as affected by this subsection on Zoning Grid Schedule Number 256 of Appendix 'A', the following special regulations shall apply:

- a) The minimum *interior side yard setback* shall be 2.5 metres;
- b) The minimum *front yard setback* shall be 6.5 metres;
- c) The minimum *rear yard setback* shall be 5.0 metres;
- d) A *private patio area* shall not be required for *ground floor units* located in a *building* with 4 or fewer *dwelling units*;
- e) *Buildings* containing 2 to 4 *dwelling units* shall be permitted on a *lot* also containing a *multiple dwelling*, and shall not be considered a *single detached dwelling with additional dwelling units (attached)* or *semi-detached dwelling with additional dwelling units (attached)*. Such *buildings* shall be subject to the regulations for a *multiple dwelling* contained in Table 7-6, as amended by Site Specific Provision (386);
- f) The minimum *parking rate* shall be 1 *space* per unit inclusive of *visitor parking*.
- g) A maximum of 4 *driveways* shall be permitted for a *multiple dwelling*, and a *driveway* leading to a *private garage* shall have a maximum width of 3.0 metres;
- h) *Parking spaces* shall be permitted to be located in the *front yard*, when located on a *driveway* having a maximum width of 3.0 metres, and shall be permitted to be located within 3 metres of the *front lot line* or *street line*;
- i) *Parking spaces* located within a *private garage* are permitted to be located on the *ground floor* of a *building*, and are not required to be located behind the areas of the *ground floor* devoted to permitted uses;
- j) *Tandem parking* is permitted on a *driveway* having a maximum width of 3.0 metres, and *tandem parking spaces* (including both the space in a *private garage* and the *space* on a *driveway*) may be included as required parking.

(By-law 2024-044, S.5 – 2024-02-12)