

(393) – Notwithstanding Tables 5-5, 7-6, Section 7.5 and Section 7.6 of this By-law, for the lands zoned RES-5 and shown as being affected by this subsection on Zoning Grid Schedule Number 174 of Appendix "A" the following regulations shall apply:

- i) The maximum *floor space ratio* shall be 1.0;
- ii) The maximum permitted *building height* shall be 11.5 metres and 3.5 storeys at the highest grade elevation and 12.7 metres and 4 storeys at the lowest grade elevation;
- iii) The minimum *setback* from lots abutting those properties municipally addressed on Montgomery Road shall be 6.0 metres;
- iv) The minimum *setback* from lots abutting those properties municipally addressed on Brentwood Avenue shall be 7.5 metres;
- v) Despite the maximum *building height* of 12.7 metres at the lowest grade elevation, the *building height* shall not exceed 12.2 metres within 9.3 metres of a RES-4 zone;
- vi) Steps may encroach within the required *front yard setback*;
- vii) The minimum required combined residents and visitor parking rate shall be 1.02 combined resident and visitor parking spaces per unit; and
- viii) Geothermal Wells are prohibited on site. A geothermal well is defined as a vertical well, borehole or pipe installation used for geothermal systems, ground-source heat pump systems, gee-exchange systems or earth energy systems for heating or cooling; including open-loop and closed-loop vertical borehole systems. A geothermal well does not include a horizontal system where construction or excavation occurs to depths less than five meters unless the protective geologic layers overlaying a vulnerable aquifer have been removed through construction or excavation.

(By-law 2024-099, S.4 – April 29, 2024)