

(436) – Notwithstanding Sections 5.3.1 (1), 5.6 and Table 5-5, 7.3 and Table 7-6 of this By-law, within the lands zoned Low Rise Residential Five Zone (RES-5) and shown as being affected by this subsection on Zoning Grid Schedule Number 239 of Appendix "A", the following special regulations shall apply:

- a) The Minimum Front Yard Setback shall be 5.5 metres;
- b) The Maximum Front Yard Setback shall be 7.5 metres;
- c) The Minimum Exterior Yard Setback shall be 4.0 metres;
- d) The Minimum Interior Side Yard Setback shall be 2.4 metres;
- e) The Maximum Floor Space Ratio shall be 1.33;
- f) *Dwelling units* located at *ground floor* level shall not be required to have a patio area adjacent to the *dwelling unit* with direct access to such *dwelling unit*;
- g) The minimum number of *parking spaces* shall be 5 *parking spaces*;
- h) The minimum number of *visitor parking spaces* shall be 3 *visitor parking spaces*;
- i) A maximum of 2 *angled parking spaces* may be reduced to a minimum of 2.4 metres in width and a minimum of 4.8 metres in length and where reduced, shall be clearly identified, demarcated, and reserved for compact motor vehicles; and
- j) Geothermal Energy Systems shall be prohibited.

(By-law 2025-100, S.3 – August 25, 2025)