



3. Minimum Exterior Side Yard Width:

- a. For any portion of a building 2 storeys in height or less: 2.5 metres
- b. For any portion of a building 3-6 storeys in height: 5.5 metres
- c. For any portion of a building 7 storeys in height or more: 7.0 metres

4. Minimum Rear Yard Depth:

- a. For any portion of a building 2 storeys in height or less: 2.7 metres
- b. For any portion of a building at the 3<sup>rd</sup> storey: 5.4 metres
- c. For any portion of a building at the 4<sup>th</sup> storey: 8.2 metres
- d. For any portion of a building at the 5<sup>th</sup> storey: 11.3 metres
- e. For any portion of a building at the 6<sup>th</sup> storey: 14.3 metres
- f. For any portion of a building 7 storeys in height or more: 18.8 metres

5. Minimum Setback from Daylight Triangle:

- a. For any portion of a building 2 storeys in height or less: 0.0 metres
- b. For any portion of a building 3 storeys in height or more: 2.5 metres

6. Maximum lot coverage: 75% of the lot area

7. Minimum Landscaped Open Space: 20% of the lot area

8. Maximum Floor Space Index: 3.3 FSI

9. Maximum Height: 7 storeys

10. Minimum parking requirement for an apartment dwelling use is 0.60 parking spaces per unit for residents and 0.20 parking spaces per unit for visitors.

11. Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metres.

12. Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.”

ENACTED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Approved as to  
form.  
  
2023/02/24  
  
AWP

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
  
2023/02/23  
  
AAP

\_\_\_\_\_  
Peter Fay, City Clerk

(OZS-2021-0043)