

SECTION 8: ZONE 2 - Z.2 and Zone 2a - Z.2a

8.1 PERMITTED USES

Within a Zone 2 - Z.2 or a Zone 2a - Z.2a, no land shall be used and no building or structure shall be erected or used except for one or more of the Permitted Uses in Column 1 below.

8.2 REGULATIONS

Within a Zone 2 - Z.2 or a Zone 2a - Z.2a, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 - "General Regulations" and the additional regulations for the specific uses listed in Column 2 below.

<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Regulations</u>
8.2.1 Residential Building - One Unit which may include: a) a private home day care b) a home occupation or office, base or headquarters for the occupant c) Bed and Breakfast Establishment	In conformity with the provisions of sub-section 8.3 In conformity with the provisions of sub-section 6.18 In conformity with the provisions of sub-section 6.35
8.2.2 A Group Home Type 'A'	In conformity with the provisions for a Residential Building - One Unit of sub-section 8.3 and the provisions of sub-section 6.30
8.2.3 Accessory Uses a) accessory buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4

8.3 MINIMUM LOT AREAS (attached)

REGULATIONS FOR RESIDENTIAL BUILDINGS

	<u>Without Municipal Services</u>			<u>With Municipal Services</u>					
	Zone 2	Zone 2a	Zone 3	Zone 4	Zone 4a	Zone 4b	Zone 4c	Zone 5	Zone 5a
8.3.1 Minimum Lot Area	0.8 ha	0.4 ha	2000m ²	700 m ²	800 m ²	580 m ²	600 m ²	1000 m ²	730 m ²
8.3.2 Minimum Lot Width	60 m.	30 m.	30 m.	18 m.	18 m.	13 m.	16 m.	24 m.	18 m.
a) Interior Lot (Subdivision)	45 m.	30 m.	18 m.	18 m.	18 m.	13 m.	16 m.	24 m.	18 m.
b) Corner Lot	60 m	30 m	30 m.	18 m.	18 m.	13 m.	16 m.	24 m.	18 m.
c) Lots on Cul-de-Sac Bulbs or Curved/ Rounded Section of Street (Subdivision)	30 m.	25 m.	23 m.	15 m.	15 m.	11 m.	14 m.	20 m.	15 m.
8.3.3 Minimum Side Yard * (each side)									
a) 1 storey	3 m	3 m	1.8 m	1.5 m	1.5 m	1.2 m	1.2 m	1.2 m	1.2 m
b) More than 1 storey	2.4 m	2.4 m	2.4 m	2.4 m	2.4 m	1.8 m	1.8 m	2.4 m	1.8 m
1.	In any case, except for a Residential Building containing not more than two private dwelling units in the form of a Residential Building - Semi-Detached where the required off-street parking is to be provided in a rear yard, one side yard shall be increased to not less than 3 metres. In the case of a Residential Building containing not more than two private dwelling units in the form of a Residential Building - Semi-Detached, if the required off-street parking is to be provided in a rear yard shall be increased to not less than 3 metres. On a corner lot, a side yard requirement may be substituted for a rear yard requirement for all permitted uses except for a Residential Building containing not more than two private dwelling units in the form of a Residential Building - Semi-Detached.								
2.	In the case of twin dwelling (link) the minimum side yard shall be the same as a one storey established at 1.2 metres. All other housing forms greater than one storey shall remain at 1.8 metres.								

	<u>Without Municipal Services</u>			<u>With Municipal Services</u>					
	Zone 2	Zone 2a	Zone 3	Zone 4	Zone 4a	Zone 4b	Zone 4c	Zone 5	Zone 5a
8.3.4 Minimum Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5 m	7.5	7.5 m
8.3.5 Maximum Building Height - Main Building	10.5 m	10.5 m	10.5 m	12 m	12 m	12 m	12 m.	12 m.	12 m.
8.3.6 Minimum Floor Area									
a) 1 storey	165 m ²	100 m ²	100 m ²	100 m ²	100 m ²	90 m ²	100 m ²	100 m ²	90 m ²
b) 1½ storeys	200 m ²	140 m ²	125 m ²	100 m ²	100 m ²	90 m ²	100 m ²	100 m ²	90 m ²
c) 2 or more storeys	200 m ²	160 m ²	150 m ²	100 m ²	100 m ²	90 m ²	100 m ²	100 m ²	90 m ²
d) A minimum ground floor area of not less than 75 square metres shall be provided for Residential Buildings containing 1½ storeys or more.									
8.3.7 All Accessory Buildings									
a) Max. Floor Area	90 m ²	75 m ²	60 m ²	60 m ²	60 m ²	60 m ²	60 m ²	60 m ²	60 m ²
b) Max. Height	5.2 m	5.2 m	5.2 m	5.2 m	5.2 m	5.2 m	5.2 m	5.2 m	5.2 m

10.2.1	Zone 4d - Z.4d Residential Building - One Unit	In conformity with the provisions of sub-section 8.3
With Municipal Services Zone 4d		
8.3.1	Minimum Lot Area	350 sq. metres
8.3.2	Minimum Lot Width	
	(a) Interior unit	11.0 m
	(b) Exterior unit	11.0 m
	(c) Corner unit	16.0 m
8.3.3	Minimum Side Yard	
	(a) One Storey	1.2 m
	(b) More than One Storey	1.2 m
8.3.4	Minimum Rear Yard	7.5 m
8.3.5	Maximum Building Height	12.0 m
8.3.6	Minimum Floor Area	100 m ²
8.3.7	All Accessory Buildings	
	(a) Maximum Floor Area	60 sq. m
	(b) Maximum Height	5.0 m