SECTION 8: ZONE 2, ZONE 2a, ZONE 2b, ZONE 2c and ZONE 3

8.1 Permitted Uses

Within a Zone 2, Zone 2a, Zone 2b, Zone 2c, and Zone 3, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed in Column 1 below. In addition to the regulations set forth in subsection 8.2 the regulations listed in Column 2 below shall apply to the specific use listed in Column 1.

	Column 1 **Permitted Uses**	**Column 2** **Additional Regulations**
8.1.1	Residential Building – Single Detached including the following accessory uses:	
	(a) a Group Home A	
	(b) private home day care	
	(c) lodging, rooming or boarding house (not permitted within Zone 2b and 2c)	Subject to the parking requirements under Section 6.12; and in conformity with Section 6.29.
	(d) bed and breakfast	In conformity with subsection 6.20
	(e) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(f) an additional dwelling unit (detached)	In conformity with subsection 6.27
	(g) keeping of backyard chickens	In conformity with subsection 6.32
8.1.2	Additional Permitted Uses in Zone 2a only	
	(a) Residential Building – Duplex or Triplex	
8.1.3	Additional Permitted Uses in Zone 3 only	
	(a) Residential Building – Semi-Detached including the following accessory uses	
	(i) an additional dwelling unit (attached)	In conformity with subsection 6.26
	(ii) an additional dwelling unit (detached)	In conformity with subsection 6.27
	(b) Residential Building – Duplex	
	(c) Residential Building - Triplex	
	(d) Residential Building - Fourplex	
8.1.4	Uses accessory to the foregoing permitted uses	
8.1.5	Home occupation	In conformity with subsection 6.20
8.1.6	Private home daycare	

8.2 Regulations

Within a Zone 2, Zone 2a, Zone 2b, Zone 2c, or Zone 3, no land shall be used and no building shall be erected or used except in conformity with the following regulations:

8.2.1 All the applicable regulations contained in Section 6 – General Regulations of this By-law.

8.2.2 The regulations set forth in Table 1, Subsection 8.3

Subsection 8.3 – Table 1									
		ZONE 2 and 2a			**ZONE 2b**	**ZONE 2c**	**ZONE 3**		
Regulations		Individual Well and Private Sewage Disposal	Municipal or Communal Water Supply, and Private Sewage Disposal	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Residential Building -		
							Single Detached	Semi-Detached	Duplex, Triplex, or Fourplex
8.3.1	Minimum Lot Area	2,000 sq. m.	700 sq. m.	600 sq. m.	464 sq. m.	380 sq. m.	500 sq. m.	560 sq. m.	560 sq. m.
8.3.2	Minimum Lot Width	30 m	22.5 m	18 m	13.5 m	11 m	15 m	18 m	18 m
8.3.3	Minimum Lot Frontage								
	Interior Lot	18 m	18 m	15 m	12 m	11 m	12 m	18 m	12 m
	Corner Lot	30 m	22.5 m	19.5 m	16.5 m	16 m	18 m	24 m	19.5 m
8.3.4	Regulations for Main Building								
8.3.4.1	Minimum Ground Floor Area								
	One Storey	93 sq. m.	83 sq. m.	93 sq. m.	83 sq. m.	75 sq. m.	93 sq. m.	93 sq. m.	93 sq. m.
	More than One Storey	69 sq. m.	69 sq. m	69 sq. m	56 sq. m	56 sq. m.	56 sq. m.	56 sq. m.	56 sq. m.
8.3.4.2	Maximum Lot Coverage	25%	25%	40%	40%	40%	40%	40%	40%
8.3.4.3	Maximum Building Height	10.5m							

Subsection 8.3 – Table 1 continued

Regulations		ZONE 2 and 2a			ZONE 2b	ZONE 2c	ZONE 3		
		Individual Well and Private Sewage Disposal	Municipal or Communal Water Supply, and Private Sewage Disposal	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Municipal or Communal Water Supply, and Municipal Sewers	Residential Building -		
							Single Detached	Semi-Detached	Duplex, Triplex, or Fourplex
8.3.4.4	Front Yard Setback	7.6m							
8.3.4.5	Exterior Side Yard Setback	6.0m							
8.3.4.6	Rear Yard Setback	7.5m 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 – Semi-Detached							
8.3.4.7	Minimum Side Yard Setback (each side)								
	One Storey	1.5 m	1.5 m	1.5 m	1.0 m	1.0 m	1.5 m	1.5 m	1.5 m
	More than One Storey	2.0 m	2.0 m	2.0 m	1.5 m	1.5 m	2.0 m	2.0 m	2.0 m
		For all residential buildings except for a Residential Building – Semi Detached, where the required off-street parking is to be provided in a side or rear yard, one side yard shall be a minimum of 3.6 metres in width. For a Residential Building – Semi-Detached, if the required off-street parking is to be provided in a side or rear yard, each side shall be a minimum of 3.6 metres in width.							
8.3.5	Accessory Buildings	In conformity with the regulations contained in this subsection 6.3 of this By-law.							
8.3.6	Off-Street Parking	In conformity with the regulations contained in this subsection 6.10 and 6.12 of this By-law.							