BL 3240 **RESIDENTIAL RESTRICTED PROPERTIES ZONE (R2-A)**

Permitted Uses

BL 3302 57.1 (1) The permitted uses for the R2-A zone are as follows:

Assisted Living
BL3323 Bed and Breakfast
Community Care Facility
Home-based Business
Single-Family Dwelling
Supportive Housing

Minimum Lot Size

(2) The minimum permitted lot size for the R2-A zone is 670 m^2 (7,212 sq. ft.).

Minimum Frontage

(3) The minimum permitted frontage for the R2-A zone is 18 m (59.06').

Density

(4) The maximum permitted density for the R2-A zone is as follows:

(a) The number of residential buildings shall not exceed one;

(b) The maximum permitted floor space ratio is 0.5:1.

Maximum Lot Coverage

(5) The maximum permitted lot coverage for the R2-A zone is 30% of the lot area.

Minimum Setbacks

(6) The minimum permitted setbacks for the R2-A zone are as follows:

(a) Principal Buildings

Yard, Front	6.0 m (19.68')
Yard, Side	3.0 m (9.84')
Yard, Rear	8.0 m (26.25')

(b) Accessory Buildings and Structures (excluding fences)

Yard, Front	6.0 m (19.68')
Yard, Side	1.0 m (3.28')
Yard, Rear	1.5 m (4.92')

Maximum Building Height

(7) The maximum permitted building heights for the R2-A zone are as follows:

(a)	Principal Buildings	9.0 m (29.53')
(b)	Accessory Buildings	5.0 m (16.40')

Conditions of Use

(8) The conditions of use for the R2-A zone are as follows:

(a) No fences over 1.2 m (4.0') in height are permitted in the required yards, front;

(b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.

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(c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that

(a) the number of residents does not exceed three, and

(ii) the use is within a single family dwelling unit only.

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(d) Bed and Breakfast uses may have no more than three sleeping units.

(e) Bed and Breakfast uses in a single-family dwelling must be an accessory use and shall not be the principal use.



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