



SITE PLAN
1:500

ZONING ANALYSIS	
6.4 LOW DENSITY RESIDENTIAL (R2)	
6.4.1. INTENT	LOW DENSITY RESIDENTIAL (COMPACT/PEDESTRIAN ORIENTED DESIGN w/ SINGLE FAMILY LOTS)
6.4.2 PERMITTED USES	(a) SINGLE FAMILY DWELLING
6.4.3 ACCESSORY USES	(a) ACCESSORY BUILDINGS (b) BED AND BREAKFAST (e) HOME BASED BUSINESS (f) SECONDARY SUITE
6.4.4 SUBDIVISION REGULATIONS	(a) MINIMUM LOT WIDTH (i) 15m FOR SINGLE FAMILY DWELLINGS (15m MIN. PROPOSED) (b) MINIMUM LOT DEPTH: 30m (30m MIN. PROPOSED) (c) MINIMUM LOT AREA: 530m² (530m² MIN. PROPOSED)
6.4.5 SITE DEVELOPMENT REGULATIONS	(a) MAX DENSITY: (i) ONE DU PER LOT (b) MAX PARCEL COVERAGE (i) BUILDINGS : 40% (±20% PROPOSED) (ii) BUILDINGS/PARKING AREAS : 45% (±25% PROPOSED) (c) MAX HEIGHT : 9.5m OR 2 1/2 STOREYS (d) MIN. SETBACKS: (i) FRONT YARD: 4m (ii) INTERIOR YARD: 1.5m (iii) EXTERIOR YARD: 3m (iv) REAR YARD: 6m (e) MIN BUILDING SEPARATION: 3m
6.4.6 CONDITIONS OF USE	(b) MIN. BUILDING WIDTH : 7m (11.75m PROPOSED) (d) GARAGE SETBACK: 6m
6.11.8 OTHER REGULATIONS	(a) ALL BUILDINGS/STRUCTURES TO COMPLY WITH PART 4 (b) ALL SPECIFIC USE REGULATIONS TO COMPLY WITH PART 5 (c) SCREENING/LANDSCAPING TO COMPLY WITH PART 7 (d) OFF STREET PARKING/LOADING TO COMPLY WITH PART 8