

SECTION 8: ZONE 2, ZONE 2a, ZONE 2b and ZONE 2c*(By-law amendment 89-44)***8.1 Permitted Uses**

Within a Zone 2, Zone 2a, Zone 2b or Zone 2c, 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 in Zone 2, 2a, 2b, Zone 2c <i>(By-law amendment 89-44)</i>	Column 2 Additional Regulations
8.1.1	Residential Building – One Unit including the following ancillary uses:	
	(a) a “Group Home A” <i>(amended by By-law 2005-86)</i>	In conformity with subsection 6.27
	(b) private home day care	
	(c) home occupation	In conformity with sub-section 6.17
	(d) hairdresser or barber	In conformity with sub-section 6.26
	(e) 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 6.28. <i>(By-law amendment 94-69)</i>
8.1.2	Additional Permitted Uses in Zone 2a only	
	(a) Residential Building – Duplex	In conformity with sub-section 8.3
	(b) Conversion of Residential Building	In conformity with sub-section 6.23
8.1.3	Uses accessory to the foregoing permitted uses	
8.1.4	home occupation	In conformity with subsection 6.17 <i>(By-law amendment 94-69)</i>

8.2 Regulations

Within a Zone 2, Zone 2a, Zone 2b or Zone 2c, 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								
<i>(By-law amendment 89-44)</i>								
	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	One unit	Two Units as Semi-Detached	Up to Three Units as Duplex or Triplex
8.3.1 Minimum Lot Area	2,000 sq. m. or area of a Recognized Lot	700 sq. m. or area of a Recognized Lot	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
8.3.4 Minimum Lot Frontage (Corner Lot)	30 m	22.5 m	19.5 m	16.5 m	16 m	18 m	24 m	19.5 m
8.3.5 Minimum Side Yard*- each side 1 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 (each side)	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 3.0 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 3.0 metres in width.								
8.3.6 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 m
** 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”.								

