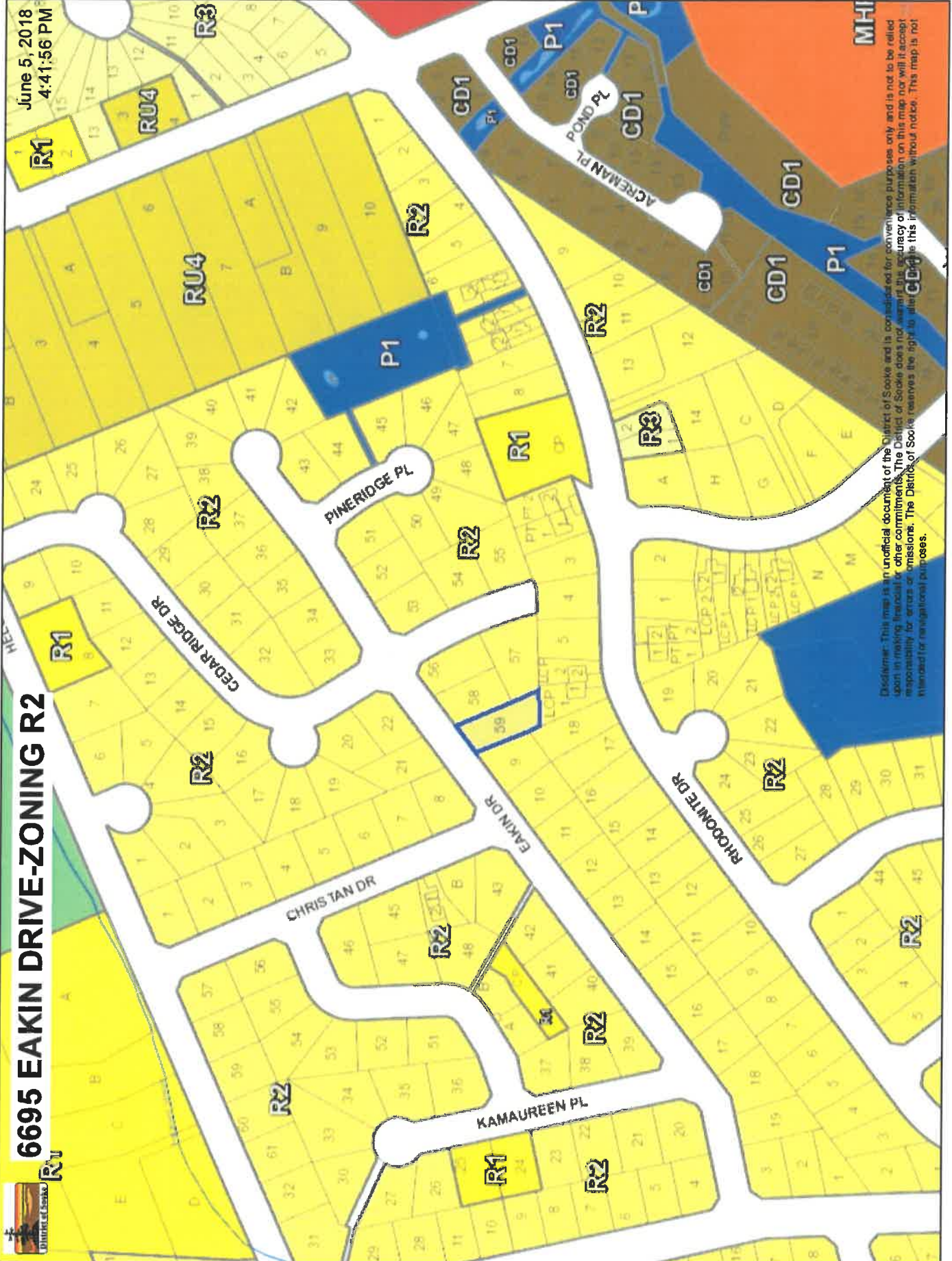


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6695 EAKIN DRIVE-ZONING R2



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Medium Lot Residential

R2

202.1 Purpose: This zone is intended to apply to those residential parcels of land designated as Community Residential that are within the Sewer Specified Area.

202.2 Permitted Uses:

Principal Uses:

- a) Horticulture
- b) Single family dwelling or one duplex per lot

Accessory Uses:

- c) Bed and breakfast
- d) Boarding and lodging
- e) Home-based business
- f) One secondary suite or one small suite on a lot with a single family dwelling
- g) Vacation accommodation unit

202.3 Minimum Lot Size for Subdivision Purposes: 600 m²

202.4 Minimum Width for Subdivision Purposes: 15 m

202.5 Maximum Height:

- a) Principal Buildings: 3 storeys up to a maximum height of 12 metres *(added by Bylaw No. 584 adopted February 11, 2014)*
- b) Accessory Buildings: 9 m

202.6 Maximum Lot Coverage: 40%

202.7 Minimum Setbacks:

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure	4.5 m – house portion 6 m – garage/ carport portion	4.5 m	1.2 m	4.5 m	4.5 m
Accessory Building or Structure – 1 storey	7.5 m	4.5 m	1.2 m	1.5 m	0 m
Accessory Building or Structure – 2 storey	7.5 m	4.5 m	2 m	2 m	0 m