

8.4 R-2 ZONE - SUBURBAN RESIDENTIAL

(a) Permitted Uses

The following uses and no others are permitted in an R-2 Zone:

- (1) single family dwelling or mobile home;
- (2) agriculture horticulture;
- (3) home based business;
- (4) bed and breakfast accommodation;
- (5) daycare nursery school accessory to a residential use; and
- (6) small suite or secondary suite.

(b) Conditions of Use

For any parcel in an R-2 Zone:

- (1) the parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) the height of all buildings and structures shall not exceed 10 metres except for auxiliary buildings which shall not exceed a height of 7.5 metres; and
- (3) the minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column III and IV:

COLUMN I Type of Parcel Line	COLUMN II Residential Use	COLUMN III Agricultural & Accessory Use	COLUMN IV Accessory Residential Use
Front Side (Interior)	7.5 metres 10% of the parcel width or 3 metres whichever is less	30 metres 15 metres	7.5 metres 10% of the parcel width or 3.0 metres whichever is less or 1.0 metres if the building is located in a rear yard
Side (Exterior)	4.5 metres	15 metres	4.5 metres
Rear	4.5 metres	15 metres	4.5 metres

8.5 R-2A ZONE – LIMITED SUBURBAN RESIDENTIAL

(a) Permitted Uses

The following uses and no others are permitted in a R-2A Zone:

- (1) Single-family dwelling;
- (2) Equestrian centre;
- (3) Home based business;
- (4) Bed and breakfast accommodation;
- (5) Daycare, nursery school accessory to a residential use and located within the principal dwelling;
- (6) Small suite or secondary suite.

(b) Conditions of Use

For any parcel in an R-2A Zone:

- (1) The parcel coverage shall not exceed 30 percent for all buildings and structures;
- (2) The height of all buildings and structures shall not exceed 10 metres except for accessory buildings which shall not exceed a height of 7.5 metres;
- (3) The minimum setbacks for the types of parcel lines set out in Column I of this section are set out for all structures in Column II:

Column I Type of Parcel Line	Column II Residential and Accessory Buildings and Structures	Column III Equestrian and Accessory Buildings and Structures
Front parcel line	7.5 metres	30 metres
Interior side parcel line	3.0 metres	15 metres
Exterior side parcel line	4.5 metres	15 metres
Rear parcel line	4.5 metres	15 metres

(c) Number of Dwelling Units Per Lot

In the R-2A Zone, not more than one dwelling is permitted on a parcel under 0.4 ha in area. For parcels 0.4 ha or more in area, one additional small suite or secondary suite is permitted.