

302 **SUBURBAN RESIDENTIAL ZONE SR-2**

Uses Permitted

302.1 In the SR-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the Suburban Residential Zone SR-1.

Residential Uses

- #2810
15/01/90
#3010
15/04/91
#2512
26/10/87
- 302.2
- 1) A *mobile home* permitted as a temporary accessory dwelling shall comply with Section 301.3 a) to f) inclusive, except that the property need not be located in the Agricultural Land Reserve.
 - 2) No more than one *single family dwelling* or *mobile home* is permitted on any one *lot*.

Lot Coverage

- #4567
07/05/07
- 302.3
- 1) *Buildings* and *structures* shall not cover more than 33% of the *lot area*.
 - 2) *Accessory buildings* and *structures* not used for *agricultural* or *farm* purposes shall not exceed a total of 135 m² of ground floor *building area*.

Siting of Buildings and Structures

- #2845
25/06/90
#4859
30/05/11
#5109
14/09/15
- 302.4
- 1) Except as provided for in Sections 104.4, 104.14, 105.1 2), 302.4 4), and 302.4 5), no principal *building* or *structure* shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*;
 - c) 3.0 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 2) Except as provided for in Sections 104.4, 104.14, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* equal to or greater than 6 m² shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 1.5 metres from a rear lot line except:
 - i. where the proposed *accessory building* or *structure* is equal to or greater than 80 m² the setback shall be 3.0 metres;
 - ii. where a through *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*.
 - c) 1.5 metres from a *side lot line* except where the proposed *accessory building* or *structure* is equal to or greater than 80 m² the setback shall be 3.0 metres.; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 3) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *accessory building* or *structure* with a *gross floor area* less than 6 m² shall be sited less than:
 - a) 9.75 metres from a *front lot line*;
 - b) 0.6 metres from a *rear lot line* except that where a *lot* fronts onto 2 *streets* the setback shall be the same as for the front yard setback for the principal *building*;
 - c) 0.6 metres from a *side lot line*; and
 - d) 4.5 metres where the *side lot line* abuts a *flanking street*.
 - 4) No *building* or *structure* used to shelter or house any animals or poultry shall be sited less than 15 metres from any property line.

- 5) A *commercial greenhouse* shall be sited not less than 30 metres from a *front, rear or side lot line*.

Height of Buildings and Structures

- #2501 302.5 1) Except as provided for in Section 104.5 the *height of buildings and structures*
27/07/87 shall not exceed 9 metres.
#3782 2) The *height of accessory buildings and structures* not used for *agricultural or*
27/07/98 *farm* purposes shall not exceed 7.5 metres or one and a half *stories*, whichever
#4567 is lesser.
07/05/07

Parking and Loading

- 302.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 302.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- #2845 302.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.
25/06/90