

602. SMALL HOLDINGS DISTRICT (A2)

This District provides for those residential uses desiring large outdoor areas, as well as for the maintenance of larger parcels of land for possible future development.

602.1 Uses Permitted:

- (1) Single family dwellings, either alone or on the same lot as the other uses permitted in this section.
- (2) Farming, truck gardening, orchard or nursery cultivation, greenhouses, and other similar enterprises, and uses.
- (3) Home occupations.
- (4) Kennels, for the keeping of not more than 5 dogs, riding academies, and the keeping of cows, goats, horses, mules or sheep for domestic or commercial purposes, provided that all buildings, structures, cages, pens or runs used for such purposes are located at a distance of not less than 24.5 m (80.38 ft.) from all street and lot lines, nor less than 9.0 m (29.53 ft.) from a dwelling situated on the same lot. (B/L No. 13918-18-09-24)
- (5) The keeping of pigeons or poultry for domestic purposes.
- (6) Accessory buildings and uses, excluding the erection or use of roadside stands or similar structures for the retail sale of farm produce. (B/L No. 6117-72-12-18)
- (7) The keeping of bees, provided that all hives or structures used for such purposes are:
 - (a) surrounded by a solid fence or hedge not less than 1.8m (5.91 ft.) in height; or
 - (b) set back not less than 7.5 m (25 ft.) from all lot lines; or
 - (c) elevated not less than 2.5 m (8.0 ft.) above the surface of the ground, except that on lots with an area less than 2,000 m² (0.2 ha), not more than two beehives and two nucleus colonies shall be maintained on the lot, and all hives or structures used for such purposes shall be located in the rear yard.(B/L No. 13918-18-09-24)
- (8) Fire halls. (B/L No. 14464-22-07-25)

602.2 Height of Buildings:

The height of a building shall not exceed 10.5 m (34.45 ft.) nor 2 1/2 storeys.

602.3 Lot Area and Width:

Each lot shall have an area of not less than 0.4 ha (0.9884 acre) and a width of not less than 37 m (121.39 ft.).

602.4 Residential Development Density-Gross Floor Area:

- (1) The density of residential development shall not exceed the lesser of a floor area ratio of 0.60 or 590 m² (6,350.9 sq.ft.).
 - (2) A maximum of 42 m² (452.1 sq.ft.) of a garage or carport shall not be included as gross floor area under subsection (1).
- (B/L No. 11273-01-09-17)

602.5 Front Yard:

A front yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

602.6 Side Yards:

- (1) A side yard shall be provided on each side of the building of not less than 3.0 m (9.84 ft.) in width.
- (2) In the case of a corner lot where a side yard adjoins a flanking street, the side yard shall not be less than 4.5 m (14.76 ft.) in width.

602.7 Rear Yard:

A rear yard shall be provided of not less than 9.0 m (29.53 ft.) in depth.

602.8 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.