

**RESIDENTIAL 2 (R2) ZONE REGULATIONS
SINGLE DETACHED DWELLING**

LOT AREA (MIN.) - 350m²
 FRONTAGE (MIN.) - 12.0m
 BLDG LINE SETBACK (MIN.) - 6.0m
 SIDE YARD (MIN.) - 1.2m
 FLANKING SIDE YARD (MIN.) - 6.0m
 REAR YARD (MIN.) - 6.0m
 BLDG HEIGHT (MAX.) - 9.0m

**RESIDENTIAL 2 (R2) ZONE REGULATIONS
SEMI-DETACHED DWELLING**

LOT AREA (MIN.) - 270m²
 FRONTAGE (MIN.) - 9.0m
 BLDG LINE SETBACK (MIN.) - 6.0m
 SIDE YARD (MIN.) - 1.2m
 FLANKING SIDE YARD (MIN.) - 6.0m
 REAR YARD (MIN.) - 6.0m
 BLDG HEIGHT (MAX.) - 10.0m

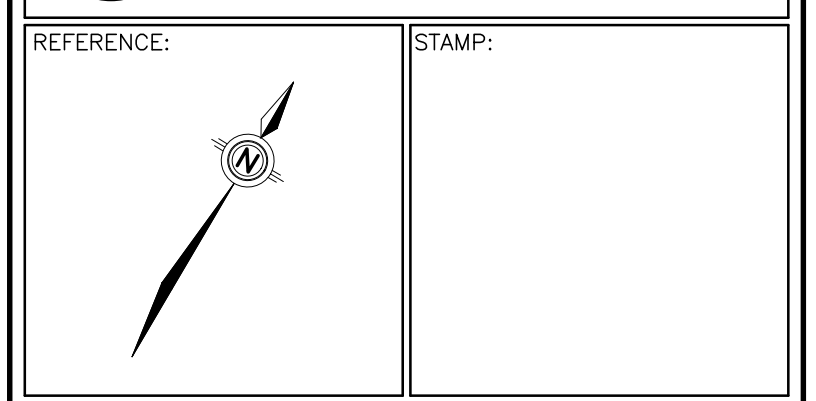
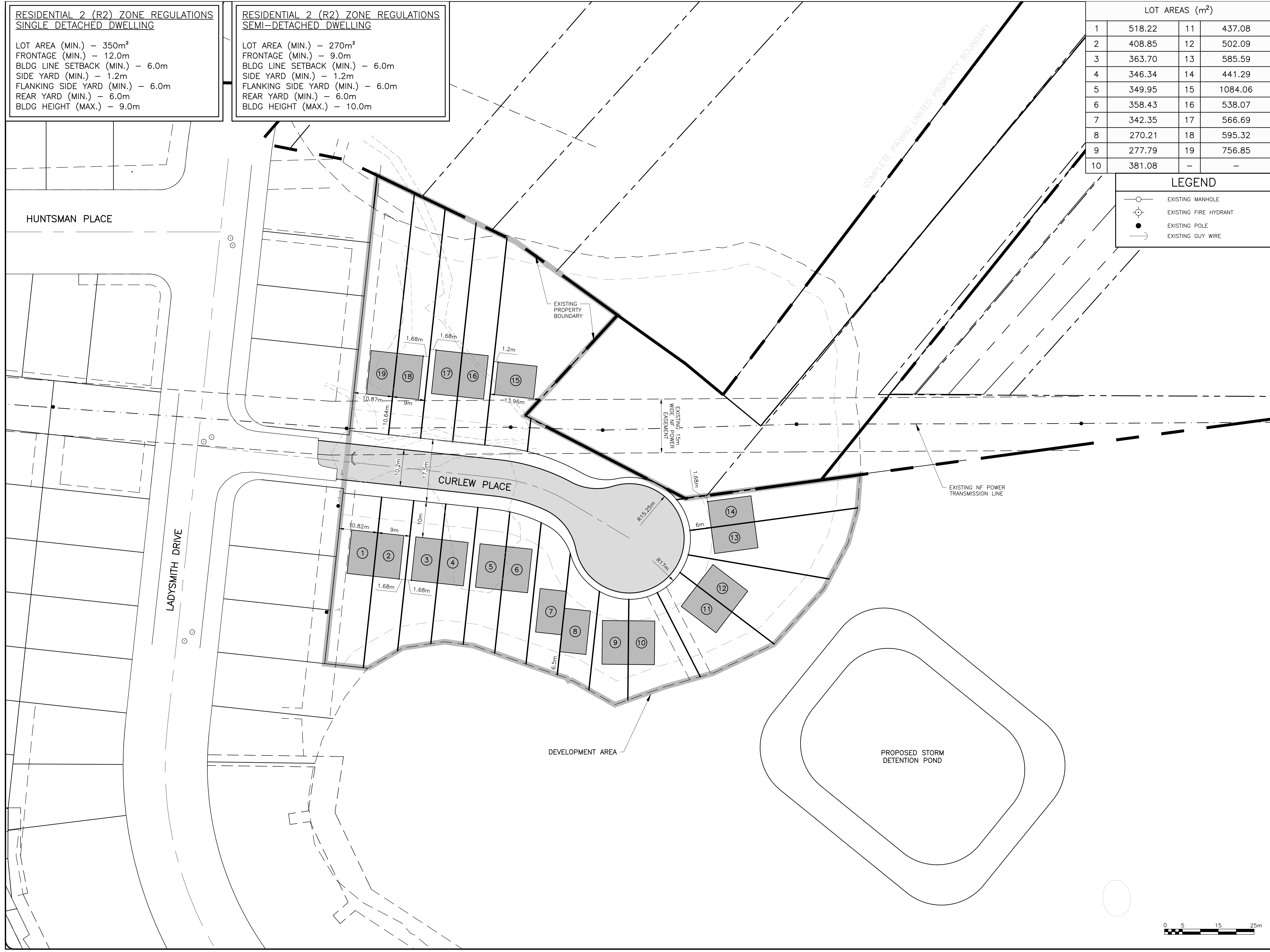
LOT AREAS (m ²)			
1	518.22	11	437.08
2	408.85	12	502.09
3	363.70	13	585.59
4	346.34	14	441.29
5	349.95	15	1084.06
6	358.43	16	538.07
7	342.35	17	566.69
8	270.21	18	595.32
9	277.79	19	756.85
10	381.08	-	-

LEGEND

- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POLE
- EXISTING GUY WIRE

NOTES:

B	REVISED FOR CLIENT REVIEW	D.J.M.	01/09/25
A	ISSUED FOR CLIENT REVIEW	D.J.M.	11/15/24
No.	REVISIONS	BY	DATE
A	A - PLAN, SECTION, ELEVATION, OR DETAIL No.		
B	B - No. OF DRAWING WHERE ABOVE IS DRAWN		



PERMIT STAMP:

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**PRELIMINARY ONLY
NOT FOR CONSTRUCTION**

CLIENT:
**79322 NEWFOUNDLAND
AND LABRADOR LIMITED**

PROJECT TITLE:
**RESIDENTIAL SUBDIVISION
KENMOUNT TERRACE
CURLEW PLACE**

DRAWING TITLE:
PRELIMINARY LOT LAYOUT

DRAWN/DESIGNED BY:	D.J.M.	DATE:	JULY 2024
APPROVED BY:	D.J.M.	SCALE:	AS SHOWN
PROJECT No.:	24217	DRAWING No.:	PR2
REV.:	B		

