

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

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

LEGEND

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

LOT AREAS (m²)

1	270.00	36	270.00
2	270.00	37	932.99
3	270.00	38	536.95
4	270.00	39	455.92
5	270.00	40	270.00
6	270.00	41	270.00
7	270.00	42	270.00
8	270.00	43	270.00
9	270.00	44	270.00
10	270.00	45	270.00
11	270.00	46	270.00
12	270.00	47	270.00
13	270.00	48	270.00
14	270.00	49	270.00
15	270.00	50	270.00
16	270.00	51	270.23
17	270.00	52	270.23
18	270.00	53	271.12
19	270.00	54	270.00
20	270.00	55	272.32
21	270.00	56	270.19
22	270.00	57	270.00
23	508.29	58	270.00
24	820.74	59	270.00
25	270.00	60	270.00
26	270.00	61	270.00
27	270.00	62	270.00
28	270.00	63	270.00
29	270.00	64	270.00
30	270.00	65	270.00
31	270.00	66	270.00
32	270.00	67	270.00
33	270.00	68	525.10
34	270.00	69	580.03
35	270.00	—	—

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

REFERENCE:



STAMP:

PERMIT STAMP:

DYNAMIC
ENGINEERING LTD.

Civil • Management • Consulting

62 CAMPBELL AVENUE TEL: (709) 368-1669
ST. JOHN'S, NL FAX: (709) 368-0318
A1E 2Z6 info@DynamicEngineering.ca

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:

79322 NEWFOUNDLAND
AND LABRADOR LIMITED

PROJECT TITLE:

RESIDENTIAL SUBDIVISION
KENMOUNT TERRACE
HUNTSMAN PLACE

DRAWING TITLE:

PRELIMINARY LOT LAYOUT

DRAWN/DESIGNED BY:

DATE:

D.J.M. JULY 2024

APPROVED BY:

SCALE:

D.J.M. AS SHOWN

PROJECT No.:

DRAWING No.:

REV.:

24217

PR3

B