

## 25.2 Agriculture and Park (ZA2) – Terra Nova

### 25.2.1 Purpose

The **zone** provides for agriculture, **park** and education **uses**.

### 25.2.2 Permitted Uses

- **education, commercial**
- **farm business**
- **housing, single detached**
- **park**

### 25.2.3 Secondary Uses

- **n/a**

### 25.2.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.55.

### 25.2.5 Permitted Lot Coverage

1. There is no maximum **lot coverage**.

### 25.2.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** and **rear yard** is 3.0 m.

### 25.2.7 Permitted Heights

1. The maximum **height** for **single detached housing** is 2 ½ **storeys**, but shall not exceed 10.5 m.
2. The maximum **height** for all other **buildings** and **accessory structures** is 12.0 m.

### 25.2.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 25.2.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

### 25.2.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

### 25.2.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.