

**5.2(d) – R2-1:** 12 Garden Street, Lot 624 and Part of Block P, Registered Plan 194, Village of Lansdowne, Township of Leeds & the Thousand Islands, County of Leeds, and comprising All of PIN 44221-0131 (LT)

- a) The lands located within the R2-1 zone are considered one lot for the purposes of zoning; and,
- b) Notwithstanding anything contained in this By-Law to the contrary, on lands zoned R2-1, the following provisions shall apply:

|                                                     |                                                   |
|-----------------------------------------------------|---------------------------------------------------|
| Minimum Lot Area                                    | 6,933m <sup>2</sup>                               |
| Minimum Exterior Side Yard Setback                  | 4.7 metres                                        |
| Minimum Setback from Township Streets               | 10 metres from the street centreline + 4.7 metres |
| Maximum Building Height                             | 13.8 metres                                       |
| Minimum Landscaped Open Space                       | 30.7%                                             |
| Minimum Parking Requirements                        |                                                   |
| Apartment Dwelling                                  | 1.46 spaces per unit                              |
| Landscape Buffering for parking lots with 4+ spaces |                                                   |
| Abutting Union Street                               | 2 metres                                          |