

## TOWN OF SIDNEY

### BYLAW 2290

#### **A BYLAW TO AMEND ZONING BYLAW NO. 2275**

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The Council of the Town of Sidney, in open meeting assembled, enacts as follows:

This Bylaw may be cited as "**Zoning Bylaw No. 2275, Amendment No. 1, Bylaw No. 2290**".

That Zoning Bylaw No. 2275 be amended as follows:

1. By adding to Section 5.3.2, Multi-Unit Building Regulations, All Structures, as follows:
  - e. On properties with a lot area of 280m<sup>2</sup> or less, three dwelling units are permitted provided that the requirements of the R1 zone in Sections 5.2.1, 5.2.2, and 5.2.3 are met. On properties with a lot area over 280m<sup>2</sup> and less than 750m<sup>2</sup>, four dwelling units are permitted provided that the requirements of the R2 zone in Sections 5.2.1, 5.2.2, and 5.2.3 are met. Despite Section 5.3.8, the provision of amenities is not required for development of up to four units on properties with lot areas less than 750m<sup>2</sup>.

Introduced and read a first time the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a second time the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Read a third time the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Ministry of Transportation and Transit approval the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Reconsidered and finally adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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MAYOR

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CORPORATE ADMINISTRATOR