

SECTION 6A - RESIDENTIAL ZONE 2 (R2) REGULATIONS

6A.1 GENERAL USE REGULATIONS

6A.1.1 Permitted Uses

No land, building or structures shall be used or erected in the Residential Zone 2 (R2) except for the following purposes:

- a) single family residential uses;
- b) only one household occupation per dwelling unit (Refer to subsection 5.29 for specific regulations);
- c) accessory uses;
- d) group home dwellings in accordance with the provisions of subsection 5.47 of this By-law.

6A.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Residential Zone 2 (R2) except for the following purposes:

- a) one single family detached dwelling on one lot serviced by a public water supply and a public sanitary sewage system;
- b) accessory buildings and structures for the permitted uses;
- c) one group home dwelling on one lot serviced by a public water supply and public sanitary sewage system.

6A.1.3 Minimum Lot Area

- a) minimum lot area 557 sq. metres (5,995.7'sq.)

6A.1.4 Minimum Lot Frontage

- a) minimum lot frontage 15 metres (49.21')

6A.1.5 Maximum Lot Coverage 35 percent

6A.1.6 Minimum Landscaped Open Space 30 percent

6A.1.7 Maximum Building Height 10 metres dwellings (32.80')

6A.1.8	<u>Maximum Floor Area</u>	130 sq. metres <u>(1,399.4'sq.)</u>
6A.1.9	<u>Minimum Front Yard Depth</u>	7.6 metres <u>(24.93')</u>
6A.1.10	<u>Minimum Side Yard Width</u>	
	a) where a private garage or carport is attached to the main building	1.5 metres <u>(4.92')</u>
	b) where no private garage or carport is attached to the main building	1.5 metres <u>(4.92')</u> on one side of the main building and a minimum of 3.0 metres <u>(9.84')</u> on the other side of the main building.
	c) on a corner lot, the side yard abutting a street	4.5 metres <u>(14.76')</u> , and the side yard on the opposite side of the main building shall be a minimum of 3.0 metres <u>(9.84')</u> where no private garage or carport is attached to the main building and 1.5 metres <u>(4.92')</u> where a private garage or carport is attached to the main building
6A.1.11	Minimum Rear Yard Depth	9.0 metres <u>(29.53')</u>
6A.2	<u>SPECIFIC USE REGULATION</u> (None until amended)	
6A.3	<u>EXCEPTIONS</u> (None until amended)	
6A.3.1	<u>Defined Area R2-1</u> as shown on Schedule “A”, Map 3 of this By-Law.	
	a) <u>Permitted Uses</u>	
	All uses permitted in the Residential Zone 2 (R2) Zone.	
	b) <u>Permitted Building and Structures</u>	
	i) Buildings and structures for the uses permitted in subsection 6A.3.1 a) of this By-law;	
	ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.1 a) of this By-law.	

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive, of this By-law, with the exception of the following:

- i) The provisions of subsection 6A.1.8 of this By-law shall not apply to lands zoned R2-1;
- ii) Minimum Front Yard Depth for Dwelling Unit Portion of Main Building 5.4 metres (18');
- iii) Minimum Front Yard Depth for Attached Garage or Attached Carport Portion of Main Building 7.6 metres (24.93');
- iv) Minimum Front Yard Depth for Detached Garage or Detached Carport 7.6 metres (24.93')

6A.3.2 Defined Area R2-2 as shown on Schedule “A”, Map 3 of this By-Law.

a) Permitted Uses

All uses permitted in the Residential Zone 2 (R2) Zone.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 6A.3.2 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.2 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive, of this By-law, with the exception of the following:

- i) The provisions of subsection 6A.1.8 of this By-law shall not apply to lands zoned R2-2;
- ii) Maximum Building Height 1 storey
- iii) Minimum Front Yard Depth for Dwelling Unit Portion of Main Building 5.4 metres (18');

- iv) Minimum Front Yard Depth for Attached Garage or Attached Carport Portion of Main Building 7.6 metres (24.93');
- v) Minimum Front Yard Depth for Detached Garage or Detached Carport 7.6 metres (24.93').

6A.3.3 Defined Area R2-3 as shown on Schedule “A”, Map 3, of this By-Law.

a) Permitted Uses

All uses permitted in the Residential Zone 2 (R2) Zone.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 6A.3.3 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.3 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive, of this By-law, with the exception of the following:

- i) Subsection 6A.1.8 of this By-law shall not apply to lands zoned R2-3;
- ii) Minimum Rear Yard Depth 7.6 metres (24.93').

6A.3.4

Defined Area R2-4 as shown on Schedule “A”, Map 7 of this By-Law.

a) Permitted Uses

- i) uses permitted in subsection 6A.1.1;
- ii) semi-detached dwellings;
- iii) townhouse dwellings;
- iv) senior citizens housing;
- v) accessory uses.

b) Permitted Building and Other Structures

- i) buildings and structures for the uses permitted in subsection 6A.3.4 a) i) with each dwelling on a separate lot;
- ii) buildings and structures for the uses permitted in subsection 6A.3.4 a) ii) to iv);
- iii) accessory buildings and structures for the uses permitted in subsection 6A.3.4 a).

c) Minimum Lot Area

- i) single unit dwellings 465 sq. metres (5,005.2 sq. ft.)
- ii) semi-detached dwellings 370 sq. metres (3,982.6 sq. ft.)
per dwelling unit
- iii) townhouse dwellings 232 sq. metres (2,497.2 sq. ft.)
per dwelling unit
- iv) senior citizens housing 0.8 hectares (2.0 acres)

d) Minimum Lot Frontage

- i) single unit dwellings 15.24 metres (50.00')
- ii) semi-detached dwellings 9.1 metres (30.0')
per dwelling unit
- iii) townhouse dwellings 6.0 metres (19.68')
per dwelling unit
- iv) senior citizens housing 60.96 (200.0')

- e) Maximum Lot Coverage
- i) single unit dwellings 40 percent
 - ii) semi-detached dwellings 45 percent
 - iii) townhouse dwellings and senior citizens housing 50 percent
- f) Minimum Landscaped Open Space 30 percent
- g) Maximum Building Height
- i) senior citizens housing 4 storeys
 - ii) all other uses 10.6 metres (37.7')
- h) Minimum Front Yard Depth 7.6 metres (24.9')
- i) Minimum Interior Side Yard Width
- i) single unit dwellings 1.2 metres (3.93'), plus 0.6 metres (1.96') for each additional storey above the first storey
 - ii) semi-detached dwellings 1.2 metres (3.93'), plus 0.6 metres (1.96') for each additional storey above the first storey and no requirement where there is a common dividing wall
 - iii) townhouse dwellings 1.5 metres (4.92'), plus 0.6 metres (1.96') for each additional storey above the first storey and no requirement where there is a common dividing wall
 - iv) senior citizens housing 4.5 metres (19.68')
- j) Minimum Exterior Side Yard Width
- i) senior citizens housing 6.0 metres (19.68')
 - ii) all other uses 4.5 metres (14.76')
- k) Minimum Rear Yard Depth 7.6 metres (24.9')