

SECTION 7 - RESIDENTIAL ZONE (R2) REGULATIONS

7.1 General Use Regulations

No person shall within the R2 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

7.1.1 Permitted Uses

- a) Residential uses;
- b) one home occupation per dwelling unit in accordance with the provisions of subsection 4.23 of this By-law;
- c) one bed and breakfast establishment in accordance with the provisions of subsection 4.4 of this By-law;
- d) accessory uses, including only one detached hobby greenhouses smaller than 10 m² (107.64 ft²) in floor area, in accordance with the provisions of subsection 4.1 of this By-law.

7.1.2 Permitted Buildings and Other Structures

- a) One single unit detached dwelling per lot; or
- b) one converted dwelling per lot; or
- c) one two unit dwelling per lot; or
- d) one semi-detached dwelling per lot;
- e) buildings and structures accessory to the permitted uses in accordance with subsection 4.1 of this By-law.

7.1.3 Zone Provisions

Zone Provision	Single Unit Detached Dwelling	Converted Dwelling	Two Unit Dwelling	Semi-Detached Dwelling
Minimum Lot Area	465 m ² (5,005.38 ft ²)	465 m ² (5,005.38 ft ²)	550 m ² (5,920.34 ft ²)	280 m ² (3,013.99 ft ²) per lot
Minimum Lot Frontage	15 m (49.21 ft)	15 m (49.21 ft)	18 m (59.05 ft), or 24 m (79.74 ft)	9 m (29.52 ft), or 12 m (39.37 ft)

Zone Provision	Single Unit Detached Dwelling	Converted Dwelling	Two Unit Dwelling	Semi-Detached Dwelling
			where a dwelling unit is on a corner lot	where a dwelling unit is on a corner lot
Maximum Lot Coverage	35 % (includes accessory buildings and structures)	35 % (includes accessory buildings and structures)	40 % (includes accessory buildings and structures)	40 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	50 %	50 %	35 %	35 %
Maximum Building Height	10 m (32.80 ft)	10 m (32.80 ft)	10 m (32.80 ft)	10 m (32.80 ft)
Minimum Front Yard	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)
Minimum Interior Side Yard	1.5 m (4.92 ft) or where there is no attached garage, 3 m (9.84 ft) on one side and 1.5 m (4.92 ft) on the other side	1.5 m (4.92 ft) or where there is no attached garage, 3 m (9.84 ft) on one side and 1.5 m (4.92 ft) on the other side	1.5 m (4.92 ft), except where there is a common wall there is no side yard requirement	1.5 m (4.92 ft), except where there is a common wall there is no side yard requirement
Minimum Exterior Side Yard	4.5 m (14.76 ft), or 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft), or 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft), or 6 m (19.68 ft) where any garage door opening is located	4.5 m (14.76 ft), or 6 m (19.68 ft) where any garage door opening is located
Minimum Rear Yard	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)	6 m (19.68 ft)

7.2 Exceptions

The special regulations contained in subsection 7.2 shall apply to the area or areas defined below.

7.2.1 Defined Area R2-1 as shown on Schedule "A", Map 39 to this By-law

- a) **Permitted Uses**
A furniture store and accessory uses or the uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
The existing building, and additions thereto, for the furniture store, accessory buildings and structures or buildings and structures permitted in subsection 7.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for all the permitted uses shall be in accordance with subsections 7.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-1.

7.2.2 Defined Area R2-2 as shown on Schedule "A", Map 39 to this By-law

- a) **Permitted Uses**
Permitted uses are restricted to a nursing home, clinic, all types of offices, residential uses and accessory uses to the foregoing permitted uses.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 7.1.3 of this By-law.
- d) **Other Requirements**
All provisions pertaining to lands zoned R2 not specifically addressed in previous subparagraphs of this subsection shall also apply to lands zoned R2-2.

7.2.3 Defined Area R2-3 as shown on Schedule "A", Map 39 to this By-law

- a) **Permitted Uses**
A hairdressing establishment and beauty salon or the uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
The existing building, and additions thereto, for the hairdressing establishment and beauty salon and accessory buildings and structures or buildings and structures permitted in subsection 7.1.2 of this By-law.

- c) **Zone Provisions**
All lot and building requirements for all the permitted uses shall be in accordance with subsections 7.1.3 of this By-law.
- d) **Other Provisions**
A minimum of 4 parking spaces shall be provided. All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-3.

7.2.4 Defined Area R2-4 as shown on Schedule "A", Map 39 to this By-law

- a) **Permitted Uses**
Offices including both on-site service and off-site service and accessory uses in addition to the uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for all the permitted uses shall be in accordance with subsections 7.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-4.

7.2.5 Defined Area R2-5 as shown on Schedule "A", Map 39 to this By-law

- a) **Permitted Uses**
An office building and accessory uses.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
 - i) Minimum Lot Area 2,000 m² (21,528.55 ft²);
 - ii) Minimum Lot Frontage 50 m (164.04 ft);
 - iii) Maximum Lot Coverage 35 %;
 - iv) Minimum Landscaped Open Space 35 %;
 - v) Maximum Building Height 1 storey;
 - vi) Minimum Front Yard Depth 3.5 m (11.48 ft);
 - vii) Minimum Interior Side Yard 4 m (13.12 ft);
 - viii) Minimum Exterior Side Yard 3.5 m (11.48 ft);
 - ix) Minimum Rear Yard Depth 18 m (59.05 ft).
- d) **Other**
A minimum of 26 parking spaces, 2.5 m by 5.5 m (8.20 ft by 18.04 ft) in size, shall be provided. All other provisions that pertain to lands zoned R2 shall also apply to lands zoned

R2-5.

7.2.6 Defined Area R2-6 as shown on Schedule "A", Map 39 to this By-law

- a) **Permitted Uses**
A residential care facility or the uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
The existing building, and additions thereto, for the residential care facility, accessory buildings and structures or buildings and structures permitted in subsection 7.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for all the permitted uses shall be in accordance with subsections 7.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-6.

7.2.7 Defined Area R2-7 as shown on Schedule "A", Map 40 to this By-law

- a) **Permitted Uses**
Professional offices in the existing building and accessory uses or the uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
The existing building, and additions thereto, for the professional office use, accessory buildings and structures or buildings and structures permitted in subsection 7.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for all the permitted uses shall be in accordance with subsections 7.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-7.

7.2.8 Defined Area R2-8 as shown on Schedule "A", Map 40 to this By-law

- a) **Permitted Uses**
Residential uses and accessory uses.
- b) **Permitted Buildings and Other Structures**
One single unit detached dwelling, one two unit dwelling and accessory buildings and structures.

- c) **Zone Provisions**
All lot and building requirements shall be as they existed on the date of adoption of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-8.

7.2.9 Defined Area R2-9 as shown on Schedule "A", Map 40 to this By-law

- a) **Permitted Uses**
A driving school in addition to all other uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsection 7.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-9.

7.2.10 Defined Area R2-10 as shown on Schedule "A", Map 40 to this By-law

- a) **Permitted Uses**
The uses permitted in subsection 7.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 7.1.3 of this By-law, except the minimum lot frontage shall be 12.5 m (41.01 ft), the minimum lot area shall be 507 m² (5,457.48 ft²) and the minimum open space requirement shall be a minimum of 35%.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R2 shall also apply to lands zoned R2-10.