

SECTION 7 - RESIDENTIAL ZONE 2 (R2) REGULATIONS

7.1 GENERAL USE REGULATIONS

7.1.1 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-unit residential uses;
- b) only one home occupation per dwelling in accordance with the provisions of subsection 5.27 of this By-law;
- c) accessory uses.
- d) group home dwellings in accordance with the provisions of subsections 5.41 of this By-law.

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

7.1.3 MINIMUM LOT AREA

- a) single-unit detached dwellings or group home dwellings 650 square metres

7.1.4 MINIMUM LOT FRONTAGE

- a) single-unit detached dwellings or group home dwellings 15.0 metres

7.1.5 MAXIMUM LOT COVERAGE 30 percent

7.1.6	<u>MINIMUM LANDSCAPED OPEN SPACE</u>	30 percent
7.1.7	<u>MAXIMUM BUILDING HEIGHT</u>	10.6 metres for dwellings
7.1.8	<u>MINIMUM FLOOR AREA</u>	102.0 square metres
7.1.9	<u>MINIMUM FRONT YARD DEPTH</u>	7.6 metres
7.1.10	<u>MINIMUM SIDE YARD WIDTH</u>	
	a) on an interior or through lot	1.2 metres, plus 0.6 metres for each additional storey directly above the first storey
	b) on a corner lot	5.0 metres on the side yard abutting a street, and 1.2 metres plus 0.6 metres for each additional storey directly above the first storey on the opposite side yard.

For the purpose of subsection 7.1.10, the 0.6 metre additional requirement shall only apply to those side yards directly adjacent to such additional storey.

7.1.11	<u>MINIMUM REAR YARD DEPTH</u>	7.6 metres
7.1.12	<u>MAXIMUM DENSITY</u>	18 dwelling units per net hectare

7.2 SPECIFIC USE REGULATIONS

(None until amended.)

7.3 EXCEPTIONS

The special regulations contained in this subsection 7.3 shall apply to the area or areas defined below:

7.3.1 DEFINED AREA R2-1 as shown on Schedule "A", Map 1 to this By-law.

a) Other Permitted Use

a multiple dwelling consisting of five attached dwelling units;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.2 DEFINED AREA R2-2 as shown on Schedule "A", Maps 3, 4, 5, 6, 8, 9 and 10 to this By-law.

a) Other Permitted Use

a duplex dwelling;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.3 DEFINED AREA R2-3 as shown on Schedule "A", Maps 3, 4, 5, 6, 8, 9 and 10 to this By-law.

a) Other Permitted Use

professional or general offices;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.4 DEFINED AREA R2-4 as shown on Schedule "A", Map 9 to this By-law.

a) Other Permitted Use

one additional duplex dwelling in addition to all other uses permitted in the Residential Zone 2 (R2);

b) Other Permitted Buildings and Structures

i) buildings and structures for the uses permitted in subsection 7.3.4 a);

ii) accessory buildings and structures for the uses permitted in subsection 7.3.4 a).

7.3.5 DEFINED AREA R2-5 as shown on Schedule "A", Map 10 to this By-law.

a) Permitted Use

a multiple dwelling consisting of four attached dwelling units;

b) Permitted Buildings and Structures

the existing buildings and structures.

7.3.6 DEFINED AREA R2-6 as shown on Schedule "A", Map 4 to this By-law.

a) Other Permitted Use

a multiple dwelling consisting of four attached dwelling units;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.7 DEFINED AREA R2-7 as shown on Schedule "A", Maps 5, 7, 8, 9 and 10 to this By-law.

a) Other Permitted Use

a semi-detached dwelling;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.8 DEFINED AREA R2-8 as shown on Schedule "A", Map 9 to this By-law.

a) Other Permitted Use

a heating and cooling contracting establishment.

b) Other Permitted Buildings and Structures

the existing buildings and structures.

c) Outside Storage and Outside Display of Goods and Materials

no outside storage and no outside display of goods and materials shall be allowed.

d) General

except for the specific requirements contained in subparagraphs (a), (b) and (c), all other provisions pertaining to the R2 zone shall apply to lands zoned R2-8.

7.3.9 DEFINED AREA R2-9 as shown on Schedule "A", Map 9 to this By-law.

a) Other Permitted Use

an amusement supply business;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.10 DEFINED AREA R2-10 as shown on Schedule "A", Map 9 to this By-law.

a) Other Permitted Uses

silk screening, wholesale manufacturing, transfers die-cut numbering and lettering businesses;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.11 DEFINED AREA R2-11 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Uses

i) professional or general offices

ii) one accessory dwelling unit located in the second storey;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.12 DEFINED AREA R2-12 as shown on Schedule "A", Map 10 to this By-law.

a) Other Permitted Use

a welding business and a heating and cooling contracting business;

b) Other Permitted Buildings and Structures

the existing buildings and structures.

7.3.13 DEFINED AREA R2-13 as shown on Schedule "A", Map 14 to the By-law.

a) Minimum Lot Area 600 square metres

b) General

Except for the specific requirements contained in subparagraph (a), all other provisions pertaining to the R2 zone shall apply to lands zoned R2-13.

7.3.14 DEFINED AREA R2-14 as shown on Schedule "A", Map 14 to the By-law.

a) Permitted Uses

Single-unit attached residential uses, and accessory uses, in addition to the uses permitted in subsection 7.1.1;

b) Permitted Buildings and Structures

One semi-detached dwelling on one lot, and accessory buildings and structures, in addition to all of the buildings and structures permitted in subsection 7.1.2;

c) Minimum Lot Area

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| i) semi-detached dwellings | 390.0 square metres per dwelling unit |
| ii) single-unit detached dwellings | 650.0 square metres |

d) Minimum Lot Area

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|------------------------------------|------------------------------|
| i) semi-detached dwellings | 9.0 metres per dwelling unit |
| ii) single-unit detached dwellings | 15.0 metres |

e) Maximum Lot Coverage

- | | |
|------------------------------------|------------|
| i) semi-detached dwellings | 35 percent |
| ii) single-unit detached dwellings | 30 percent |

f) Minimum Side Yard Width

for both semi-detached dwellings and single-unit detached dwellings

- i) on an interior or through lot 1.2 metres, plus 0.6 metres for each additional storey directly above the first storey
- ii) on a corner lot 5.0 metres on the side yard abutting a street, and 1.2 metres plus 0.6 metres for each additional storey directly above the first storey on the opposite side yard.
- iii) no side yard shall be required for a semi-detached dwelling between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit;

g) General

Except for the specific requirements contained in subparagraphs (a) to (f), all other provisions pertaining to the R2 zone shall apply to all of the uses permitted in subsection 7.3.14 (a).

7.3.15 DEFINED AREA R2-15 as shown on Schedule "A", Map 2 to the By-law.

a) Maximum Lot Coverage

- i) for one storey dwelling units 35 percent
- ii) for all other dwelling units 30 percent

b) Minimum Side Yard Width

- i) on an interior, through or corner lot 1.2 metres, plus 0.6 metres for each additional storey directly above the first storey

c) General

Except for the specific requirements contained in subparagraphs (a) and (b), all other provisions pertaining to the R2 zone shall apply to lands zoned R2-15.

7.3.16 DEFINED AREA R2-16 as shown on Schedule "A", Map 6 to the By-law.

a) Other Permitted Use

a duplex dwelling

b) Other Permitted Buildings and Structures

buildings and structures for the use permitted in subsection 7.3.16 (a).

7.3.17 DEFINED AREA R2-17 as shown on Schedule “A”, Map 23 to the By-law.

- a) Minimum Lot Area 490 square metres
- b) Minimum Lot Frontage 14.67 metres

7.3.18 DEFINED AREA R2-18 as shown on Schedule “A”, Map 10 to the By-law.

- a) Minimum Lot Area 490 square metres
- b) Minimum Lot Frontage 13.7 metres
- c) Minimum Exterior Side Yard Width 3.6 metres
- d) General

Except for the specific requirements contained in subparagraphs (a), (b) and (c), all other provisions pertaining to the R2 zone shall apply to lands zoned R2-18.

7.3.19 DEFINED AREA R2-19 as shown on Schedule “A”, Map 23 of the By-law.

- a) Minimum Lot Area 566 square metres
- b) Minimum Lot Frontage 15 metres

7.3.20 DEFINED AREA R2-20 as shown on Schedule “A”, Map 23 to this By-law.

- a) Minimum Lot Area 550 square metres
- b) General

Except for the specific requirements contained in subparagraph (a) all other provisions pertaining to the R2 zone shall apply to lands zoned R2-20.

7.3.21 DEFINED AREA R2-21 as shown on Schedule “A”, Map 18 to this By-law.

- a) Minimum Lot Area 500 square metres

b) Minimum Lot Frontage 13.72 metres

c) General

Except for the specific requirements contained in subparagraphs (a) and (b), all other provisions of the R2 zone shall apply to lands zoned R2-21.

7.3.22 DEFINED AREA R2-22 as shown on Schedule “A”, Map 5 to the By-law.

a) Permitted Uses

Residential and accessory uses.

b) Permitted Buildings and Structures

- i) one semi-detached dwelling with each dwelling unit on a separate lot;
- ii) accessory buildings and structures

c) Minimum Lot Area 400 square metres per unit

d) Minimum Lot Frontage 11.8 metres per unit

e) Maximum Lot Coverage 40 percent

f) Maximum Building Height one storey

g) Minimum Landscaped Open Space 30 percent

h) Minimum Front Yard Depth 6.1 metres

i) Minimum Rear Yard Depth 7.6 metres

j) Minimum Side Yard Width 1.2 metres except that there shall be no side yard required for a semi-detached dwelling unit between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit.

7.3.23 DEFINED AREA (R2-23) as shown on Schedule “A”, Map 5 of the By-Law.

a) Permitted Uses

- i) Uses permitted in Section 7.1.1 of this by-law; OR

- ii) a driveway providing a connection between the parking lot of the institutional use on the parcel to the immediate east and St. Anne Boulevard, along with associated landscaping and buffering features.

b) Permitted Buildings and Other Structures

Buildings and other structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the residential uses permitted in subsection 7.3.23 a) i) of this By-law shall be in accordance with subsections 7.1.3 to 7.2, inclusive, of this By-law. All requirements for the driveway use permitted in subsection 7.3.23 a) ii) of this By-law shall be in accordance with the corresponding site plan control agreement for the property.

7.3.24 Defined Area R2-24 as shown on Schedule “A”, Map 10, of this By-Law.

a) Permitted Uses

- i) uses permitted in Section 7.1.1 of this by-law;
- ii) a duplex dwelling.

b) Permitted Buildings and Other Structures

- i) buildings and structures for the uses permitted in subsection 7.3.24 a);
- ii) accessory buildings and structures for the uses permitted in subsection 7.3.24 a).

c) Zone Provisions

All lot and building requirements for the uses permitted in subsection 7.3.24 shall be in accordance with subsections 7.1.3 to 7.2, inclusive, of this By-law.

7.3.25 Defined Area R2-25 as shown on Schedule “A”, Map 5, of this By-Law.

a) Permitted Uses

- i) uses permitted in Section 7.1.1 of this by-law; or
- ii) offices, general or professional.

b) Permitted Building and Other Structures

- i) buildings and structures for the uses permitted in subsection 7.3.25 a);
- ii) accessory buildings and structures for the uses permitted in subsection 7.3.25 a).

c) Zone Provisions for Uses Permitted in Section 7.3.25 a) i)

All lot and building requirements for the permitted buildings and structures permitted in subsection 7.3.25 a) i) shall be in accordance with subsections 7.1.3 to 7.1.12, inclusive of this By-law.

d) Zone Provisions for Uses Permitted in Section 7.3.25 a) ii)

All lot and building requirements for the permitted buildings and structures permitted in subsection 7.3.25 a) ii) shall be in accordance with subsections 7.1.3 to 7.1.12, inclusive of this By-law, except for the following:

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| i) Minimum Front Yard Depth | 3.5 metres |
| ii) Minimum Northern Interior Side Yard Width | 1.2 metres |
| iii) Minimum Southern Interior Side Yard Width | 5.5 metres |
| iv) Minimum Rear Yard Depth | 16.1 metres |

e) Other Zone Provisions for Uses Permitted in Section 7.3.25 a) ii)

- i) Buffer strips, having a minimum width of 0.9 metres and 3.5 metres, in compliance with subsection 5.23, shall be provided along the southerly interior side lot line and rear lot line, respectively;
- ii) Notwithstanding Section 5.30 of this By-law a minimum of 9 parking spaces and 1 barrier free parking space shall be provided on lands zoned R2-25.