

RESIDENTIAL ZONE 2 (R2)**7.1 USES PERMITTED**

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except for one or more of the following R2 uses:

*a bed and breakfast establishment;*  
*a converted dwelling house;*  
*a duplex dwelling house;*  
*a home occupation in a permitted dwelling house;*  
*a semi-detached dwelling house;*  
*a single-detached dwelling house.*

**7.2 ZONE PROVISIONS**

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

TABLE 7.2 – ZONE PROVISIONS			
Zone Provision	Single-Detached Dwelling House	Semi-Detached Dwelling House	Duplex Dwelling House or Converted Dwelling House
<b>Lot Area</b>			
Minimum	290 m <sup>2</sup>		540 m <sup>2</sup>
Corner Lot Minimum	340 m <sup>2</sup>		540 m <sup>2</sup>
<b>Lot Coverage</b>			
Maximum for Dwelling House	41% of the lot area		
Maximum for all Main Buildings and Accessory Buildings	47% of the lot area		
<b>Lot Frontage</b>			
Minimum	9.0 m		18.0 m
Corner Lot Minimum	12.0 m		18.0 m
<b>Lot Depth</b>			
Minimum	28.0 m		
<b>Front Yard Depth</b>			
Minimum	6.0 m		
<b>Rear Yard Depth</b>			

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TABLE 7.2 – ZONE PROVISIONS			
Zone Provision	Single-Detached Dwelling House	Semi-Detached Dwelling House	Duplex Dwelling House or Converted Dwelling House
Minimum	7.5 m		
<b>Interior Side Yard Width</b> Minimum	3.0 m on one side and 1.2 m on the other <sup>1</sup>	nil for the side that is attached to the other <i>dwelling house</i> and 3.0 m for the side that is not attached to the other <i>dwelling house</i> <sup>2</sup>	3.0 m on one side and 1.2 m on the other <sup>3</sup>
<b>Exterior Side Yard Width</b> Minimum	4.5 m		
<b>Setback</b> Minimum distance from centreline of an <i>arterial road</i> as designated on Schedule “B”	18.5 m adjacent to a <i>front yard</i> ; and 17.0 m adjacent to an <i>exterior side yard</i>		
<b>Landscaped Open Space</b> Minimum	30% of the <i>lot area</i>		
<b>Height</b> Maximum	11.0 m		
<b>Number of Dwelling Houses per Lot</b> Maximum	1	2	1
<b>Number of Dwelling Units per Lot</b> Maximum	1	2	2
<b>Dwelling Unit Area</b> Minimum	no provision	no provision	45 m <sup>2</sup> per unit
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein		

<sup>1</sup> except that where a garage or carport is attached to or is within the *main building* on the *lot*, or the *lot* is

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- a *corner lot*, the minimum *interior side yard width* shall be 1.2 m
- <sup>2</sup> except that where a garage or carport is attached to or is within the *main building* on the *lot* the minimum *interior side yard width* shall be 1.2 m
- <sup>3</sup> except that where two garages or carports are attached to or are within the *main building* on the *lot*, or the *lot* is a *corner lot*, the minimum *interior side yard width* shall be 1.2 m

**7.3 SPECIAL PROVISIONS****7.3.1 R2-1 CANROBERT STREET (ZERO LOT LINE) (KEY MAPS 59, 70)**

7.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-1 Zone *use any lot*, or *erect, alter* or *use any building* or *structure* for any purpose except the following:

*a bed and breakfast establishment;*  
*a single-detached dwelling house;*  
*a home occupation.*

7.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-1 Zone *use any lot* or *erect, alter* or *use any building* or *structure* except in accordance with the following provisions:

7.3.1.2.1 *Lot Area:*

Minimum	270 square metres
<i>Corner Lot Minimum</i>	340 square metres

7.3.1.2.2 *Lot Coverage:*

Maximum for <i>Dwelling House</i>	40% of the lot area
Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	45% of the lot area

7.3.1.2.3 *Interior Side Yard Width:*

- i) where a garage or carport is attached to or forms part of the *main building*:
- a minimum of 0.0 metres and a maximum of 0.2 metres on one side and a minimum of 1.8 metres on the other side;
- ii) where there is no garage or carport and/or where there is no open *parking space* measuring at least 3.0 metres by 6.0 metres and located entirely to the rear of the front *building* line:
- a minimum of 3.0 metres shall be required on the side opposite of the side which is between 0.0 metres and 0.2 metres.

7.3.1.2.4 *Encroachments and Easements:*

Where a *single-detached dwelling house* is *erected* on a *lot* with a 0.0 metre to 0.2 metre *interior side yard width* on one side, said *dwelling house* shall be *permitted* a

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maximum encroachment of 0.4 metres into the abutting *lot* for the purpose of allowing the projection of eaves. The same *dwelling house* shall have access to a 1.5 metre wide easement and shall give a 1.5 metre wide easement where required for the purpose of allowing maintenance of walls, eaves and real property.

## 7.3.1.2.5 Site Plan Approval:

Site Plan approval in accordance with the relevant section of the Planning Act shall be required prior to the issuance of a building permit for any *single-detached dwelling house* with an *interior side yard width* less than 0.2 metres.

7.3.1.2.6 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.2 **R2-2      SOUTHSIDE COMMUNITY      (KEY MAPS 94, 95, 102)**

7.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-2 Zone *use any lot*, or *erect, alter* or *use any building or structure* for any purpose except the following:

*all uses permitted* in Section 7.1 of this By-law.

7.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-2 Zone *use any lot* or *erect, alter* or *use any building or structure* except in accordance with the following provisions:

7.3.2.2.1 Single-Detached Dwelling House

i) *Front Yard Depth:*

Minimum	4.5 metres
---------	------------

except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.

ii) *Exterior Side Yard Width:*

Minimum	3.0 metres
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iii) That all other provisions of the R2 Zone in Section 7.2.1 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.2.2.2 Semi-Detached Dwelling House

i) *Lot Frontage:*

Minimum	8.0 metres
Corner Lot Minimum	11.0 metres.

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- ii) *Lot Area:*
- |                           |                   |
|---------------------------|-------------------|
| Minimum                   | 230 square metres |
| <i>Corner Lot</i> Minimum | 315 square metres |
- iii) *Front Yard Depth:*
- |         |            |
|---------|------------|
| Minimum | 4.5 metres |
|---------|------------|
- except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.
- iv) *Exterior Side Yard Width:*
- |         |            |
|---------|------------|
| Minimum | 3.0 metres |
|---------|------------|
- v) That all other provisions of the R2 Zone in Section 7.2.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- 7.3.3 **R2-3 VILLAGES OF SALLY CREEK (KEY MAP 17)**
- 7.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- all uses permitted* in Section 7.1 of this By-law
- 7.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-3 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:
- 7.3.3.2.1 *Single-Detached Dwelling House*
- i) *Front Yard Depth:*
- |         |            |
|---------|------------|
| Minimum | 4.5 metres |
|---------|------------|
- except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.
- ii) *Exterior Side Yard Width:*
- |         |            |
|---------|------------|
| Minimum | 4.0 metres |
|---------|------------|
- iii) That all other provisions of the R2 Zone in Section 7.2.1 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- 7.3.3.2.2 *Semi-Detached Dwelling House*

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- i) *Front Yard Depth:*
- |         |            |
|---------|------------|
| Minimum | 4.5 metres |
|---------|------------|
- except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.
- ii) *Exterior Side Yard Width:*
- |         |            |
|---------|------------|
| Minimum | 4.0 metres |
|---------|------------|
- iii) That all other provisions of the R2 Zone in Section 7.2.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.
- 7.3.4 **R2-4 SOUTH SIDE OF JULIANA DRIVE AT FINKLE STREET (KEY MAP 95)**
- 7.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- all uses permitted* in Section 7.1 to this By-law
- 7.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:
- 7.3.4.2.1 *Front Yard Depth:*
- |         |            |
|---------|------------|
| Minimum | 4.5 metres |
|---------|------------|
- except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.
- 7.3.4.2.2 *Exterior Side Yard Width:*
- |         |            |
|---------|------------|
| Minimum | 3.0 metres |
|---------|------------|
- 7.3.4.2.3 *Interior Side Yard Width:*
- |   |  |
|---|--|
| Minimum   |  |
| i) where there is no attached garage                                    | 3.0 metres on one side and<br>1.2 metres on the other side |
| ii) where a garage is attached to or<br>within the <i>main building</i> | 1.2 metres on one side and<br>0.6 metres on the other side |

Special Provision Regarding subclause ii)

where the *interior side yard width* between the *main building* on an abutting *lot* and the

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immediately adjacent interior *lot line* is less than 1.2 metres, the minimum width of the *interior side yard* adjacent to that same interior *lot line* shall be 1.2 metres

## 7.3.4.2.4 Projection of Eaves and Gutters:

Where the *main building* has an *interior side yard width* less than 1.2 metres, the maximum projection of an eave or gutter shall be 0.6 metres and the minimum setback between the eave or gutter and the interior *lot line* shall be 0.15 metres.

7.3.4.2.5 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.5 **R2-5      SOUTHEAST AND SOUTHWEST CORNERS OF**  
**JULIANA DRIVE AND CHAMPLAIN AVENUE                      (KEY MAP 95)**

7.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this By-law.

7.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.5.2.1 *Front Yard Depth:*

Minimum	4.5 metres
---------	------------

except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.

7.3.5.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.6 **R2-6      SOUTH SIDE OF POTTER'S WAY                      (KEY MAP 94)**

7.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses and buildings accessory* to a residential *use*, as *permitted* in Section 5.1.1 of this By-law;  
 porches and *decks* attached to a *dwelling house*.

7.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-6 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

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all provisions contained in Section 5.1.1 of this By-law shall apply.

7.3.6.2.1 **Holding Provisions**

Where the symbol “H” appears on a zoning map following the zone symbol R2-6, those lands shall not be developed or *used* unless this By-law has been amended to remove the relevant “H” symbol or the provisions governing the “H” symbol have been modified to permit the *use*.

7.3.6.2.1.1 **Criteria for the Removal of, or Amendment to the Holding Provision**

Prior to the removal of the “H” symbol to allow a *use* or *uses permitted* in the R2-6 Zone, the owner shall submit drawings to the City Engineering Office indicating the nature of the proposed development, including the size and location of any buildings or structures, the proximity of the development to abutting *lot lines* and any other information deemed to be of significance to the proposal by the City Engineer.

7.3.6.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

7.3.7 **R2-7 MARY STREET AT VICTORIA STREET NORTH (KEY MAP 57)**

7.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-7 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this By-law.

7.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-7 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.7.2.1 *Interior Side Yard Width:*

Notwithstanding any other provision of this By-law, the minimum *interior side yard width* for all *buildings* and *structures*, including *accessory buildings* and *structures* shall be 3.1 metres from the easterly interior *lot line* and 1.2 metres from the westerly interior *lot line*.

7.3.7.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

7.3.8 **R2-8 JAMES STREET (KEY MAP 64)**

7.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-8 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this By-law  
an *emergency care establishment*.



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7.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-8 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.8.2.1 Minimum Parking Requirement:

Notwithstanding any provision contained in this By-law to the contrary, an *emergency care establishment* shall provide a minimum of three (3) *parking spaces* of which two spaces may be provided by means of a *tandem parking space*.

7.3.8.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

7.3.9 **R2-9      PARK ROW WEST OF MILL STREET      (KEY MAP 60)**

7.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a single-detached dwelling house.*

7.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-9 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.9.2.1 Number of *Single-Detached Dwelling Houses Per Lot*:

Notwithstanding any provision of this By-law to the contrary, the maximum number of *single-detached dwelling houses* permitted on one *lot* shall be two (2).

7.3.9.2.2 *Lot Frontage*:

Minimum	16.0 metres
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7.3.9.2.3 *Lot Area*:

Minimum	400 square metres
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7.3.9.2.4 *Lot Depth*:

Minimum	23.0 metres
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7.3.9.2.5 *Lot Coverage*:

Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	35% of the lot area
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7.3.9.2.6 *Front Yard Depth*:

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- |  |         |            |
|--|---------|------------|
|  | Minimum | 3.0 metres |
|--|---------|------------|
- 7.3.9.2.7 *Interior Side Yard Width:*
- |  |                |            |
|--|----------------|------------|
|  | Minimum (east) | 0.2 metres |
|  | (west)         | 0.9 metres |
- 7.3.9.2.8 Parking:
- |  |         |          |
|--|---------|----------|
|  | Minimum | 2 spaces |
|--|---------|----------|
- 7.3.9.2.9 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- 7.3.10 **R2-10 EAST SIDE OF FINKLE STREET AT SPENCER STREET (KEY MAP 72)**
- 7.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:
- all uses permitted* in Section 7.1 of this By-law.
- 7.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-10 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:
- 7.3.10.2.1 *Lot Frontage:*
- |     |  |             |
|-----|--|-------------|
| i)  | for a <i>duplex dwelling house or a converted dwelling house</i> containing not more than two (2) units: |             |
|     | Minimum  | 16.0 metres |
| ii) | for a <i>semi-detached dwelling house:</i>   |             |
|     | Minimum  | 8.0 metres  |
- 7.3.10.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- 7.3.11 **R2-11 WEST SIDE OF DOVER STREET SOUTH OF HENRY STREET (KEY MAP 72)**
- 7.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-11 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

(Amended by By-Law 8847-13)

*a bed and breakfast establishment;*

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*a converted dwelling house containing not more than 3 dwelling units;*  
*a single-detached dwelling house;*  
*a duplex dwelling house;*  
*a home occupation in a permitted dwelling house;*  
*a semi-detached dwelling house.*

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7.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-11 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.11.2.1 *Lot Frontage:*

Minimum	17.0 metres
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7.3.11.2.2 *Interior Side Yard Width:*

Minimum (south side)	1.2 metres
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7.3.11.2.3 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

7.3.12 **R2-12 NORTH OF PEMBER'S PASS, EAST OF MILL STREET (KEY MAP 85)**

7.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-12 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

(Amended by By-Law 8847-13)

*all uses permitted* in Section 7.1 of this By-law.

7.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-12 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.12.2.1 *Single-Detached Dwelling House*

7.3.12.2.1.1 *Interior Side Yard Width:*

Minimum

- |     |   |  |
|-----|---|--|
| i)  | where there is no attached garage                                   | 3.0 metres on one side and<br>1.2 metres on the other side |
| ii) | where a garage is attached to or<br>within the <i>main building</i> | 1.2 metres on one side and<br>0.6 metres on the other side |

Special Provision Regarding subclause ii)

where the *interior side yard width* between the *main building* on an abutting *lot* and the immediately adjacent interior *lot line* is less than 1.2 metres, the minimum width of the *interior side yard* adjacent to that same interior *lot line* shall be 1.2 metres

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## 7.3.12.2.1.2 Projection of Eaves and Gutters:

Where the *main building* has an *interior side yard width* less than 1.2 metres, the maximum projection of an eave or gutter shall be 0.6 metres and the minimum setback between the eave or gutter and the interior *lot line* shall be 0.15 metres.

7.3.12.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

7.3.13 **R2-13 WEST SIDE OF RIDDELL STREET AT GRACE STREET (KEY MAP 56)**

7.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-13 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

(Amended by By-Law 8847-13)

*a bed and breakfast establishment;*  
*a converted dwelling house* containing not more than 3 *dwelling units*;  
*a single-detached dwelling house;*  
*a duplex dwelling house;*  
*a home occupation* in a *permitted dwelling house*;  
*a multiple-attached dwelling house* containing not more than 3 *dwelling units*;  
*a semi-detached dwelling house.*

7.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-13 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.13.2.1 Provisions for a *Converted Dwelling House* or a *Multiple-Attached Dwelling House*:

- |      |                            |            |
|------|----------------------------|------------|
| i)   | <i>Lot Frontage:</i>       |            |
|      | Minimum                    | 17 metres  |
| ii)  | <i>Front Yard Depth:</i>   |            |
|      | Minimum                    | 6.7 metres |
| iii) | <i>Height of Building:</i> |            |
|      | Maximum                    | 2 storeys  |
| iv)  | <i>Parking:</i>            |            |
|      | Minimum Number of Spaces   | 4          |

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7.3.13.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.14 **R2-14 WEST SIDE OF CLARKE STREET, NORTH OF NELLIS STREET (KEY MAP 64)**

7.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-14 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

(Amended by By-Law 8847-13)

*a bed and breakfast establishment;*  
*a converted dwelling house containing not more than 3 dwelling units;*  
*a single-detached dwelling house;*  
*a duplex dwelling house;*  
*a home occupation in a permitted dwelling house;*  
*a semi-detached dwelling house.*

7.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-14 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.14.2.1 *Lot Frontage:*

Minimum	15.4 metres
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7.3.14.2.2 That all other provisions for a *converted dwelling house* contained in Section 7.2 shall apply

7.3.14.2.3 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.15 **R2-15 SPRUCEDALE EXTENSION, SOUTH OF DEVONSHIRE AVENUE (KEY MAPS 53, 54)**

7.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*all uses permitted in Section 7.1 of this By-Law.*

7.3.15.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

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Minimum for a <i>semi-detached dwelling house</i>	8 metres
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<i>Corner lot</i> minimum for a <i>semi-detached dwelling house</i>	11 metres
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7.3.15.2.2 *Lot Area:*

Minimum for a <i>single-detached dwelling house</i>	285 square metres
---	-------------------

Minimum for a <i>semi-detached dwelling house</i>	250 square metres
---	-------------------

7.3.15.2.3 *Lot Coverage:*

Maximum for <i>semi-detached dwelling house</i> and <i>accessory buildings</i>	50% of the <i>lot area</i>
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7.3.15.2.4 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Replaced by By-Law 8650-10)

7.3.16 **R2-16 MAIN STREET, EAST OF BAY STREET (KEY MAP 63)**

7.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-16 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

(Amended by By-Law 8847-13)

*all uses permitted* in Section 7.1 of this By-law.

7.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.16.2.1 *Lot Area:*

Minimum	545 square metres
---------	-------------------

7.3.16.2.2 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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7.3.18.2.2 Number of Attached *Dwelling Units* in a *Street Row Dwelling House*:

Maximum 7

7.3.18.2.3 Provisions for a *Street Row Dwelling House*:

The development of a *street row dwelling house* shall be in accordance with all relevant provisions of the R3 Zone as contained in Section 8.2 of this By-law and all the other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.18.3 For all uses other than a *street row dwelling house*, all the provisions of the R2 Zone in Section 7.2 of this By-law, as amended, shall apply, and further that all other provisions of By-law Number 8626-10, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8837-13)

7.3.19 **R2-19 RIDDELL STREET (KEY MAP 46)**

7.3.19.1 Notwithstanding any provisions of this By-Law the contrary, no *person* shall within any R2-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*a single detached dwelling house;*  
*a semi-detached dwelling house;*  
*a horizontally-attached dwelling house;*  
*a street row dwelling house;*  
*a bed and breakfast establishment.*

7.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-19 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.19.2.1 Single-Detached Dwelling House

i) *Front Yard Depth* for any *Single-Detached Dwelling House* abutting the southerly *lot line*:

Minimum 3.5 m

ii) *Rear Yard Depth*:

Minimum 6 m

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RESIDENTIAL ZONE 2 (R2)

iii) Southerly *Interior Side Yard Width*:

Minimum **6 m**

iv) Number of *Single-Detached Dwelling Houses Per Lot*:

Minimum 11

7.3.19.2.2 Street Row Dwelling House

i) Height of Building:

Maximum 2 stories

ii) Interior Side Yard Width of a Street Row Dwelling House:

Minimum **1.5 m**

iii) Number of Attached Dwelling Units in a Street Row Dwelling House:

Maximum 7

7.3.19.2.3 Provisions for a *Horizontally-Attached Dwelling House* or a *Street Row Dwelling House*:

The development of a *horizontally-attached dwelling house* or a *street row dwelling house* shall be in accordance with all the relevant provisions of the R3 Zone as contained in Section 8.2 of this By-law and all the other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.19.3 For all uses other than a *horizontally-attached dwelling house* or a *street row dwelling house*, all the provisions of the R2 Zone in Section 7.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8837-13)  
(Replaced by By-Law 8923-14)

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RESIDENTIAL ZONE 2 (R2)**7.3.20 R2-20 YOUNG STREET (KEY MAP 63)**

7.3.20.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

*a uses permitted* in Section 7.1 of this By-law;  
a multi-unit residential dwelling house;  
an adult education and training centre.

7.3.20.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.20.2.1 Number of *Dwelling Units*:

Maximum 4

7.3.20.2.2 Number of *Parking Spaces*:

Maximum 8

7.3.20.2.3 That all provisions of the R2 Zone in Section 7.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8908-14)

**7.3.21 R2-21 NORWICH AVENUE (KEY MAP 87)**

7.3.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 7.1 of this By-Law.

7.3.21.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.21.2.1 *Lot Frontage*:

Minimum 17.6 m

7.3.21.2.2 That all provisions of the R2 Zone in Section 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of the By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9004-15)

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RESIDENTIAL ZONE 2 (R2)

- 7.3.24.2.3 *Permitted Lot Coverage of all structures*
- |         |     |
|---------|-----|
| Maximum | 16% |
|---------|-----|
- 7.3.24.2.4 *Interior Side Setback (east side)*
- |         |              |
|---------|--------------|
| Minimum | <b>0.2 m</b> |
|---------|--------------|
- 7.3.24.2.5 *Rear Yard Setback*
- |         |              |
|---------|--------------|
| Minimum | <b>0.7 m</b> |
|---------|--------------|
- 7.3.24.2.6 *Setback of Permitted Projections of eaves and gutters of all structures into the rear yard and easterly interior side yard*
- |         |     |
|---------|-----|
| Minimum | nil |
|---------|-----|
- 7.3.24.2.7 That all provisions of the R2 Zone in Section 7.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.
- (Added by By-Law 9064-16)

7.3.25 **R2-25 DELATRE STREET (KEY MAP 61)**

- 7.3.25.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-25 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
- all *uses* permitted in Section 7.1 of this By-law;  
a *converted dwelling house* containing not more than 3 *dwelling units*.
- 7.3.25.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-25 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 7.3.25.2.1 *Lot Frontage:*
- |         |             |
|---------|-------------|
| Minimum | <b>17 m</b> |
|---------|-------------|
- 7.3.25.2.2 *Interior Side Yard Width:*
- |         |              |
|---------|--------------|
| Minimum | <b>0.7 m</b> |
|---------|--------------|
- 7.3.25.2.3 *Permitted Size for an Accessory Structure:*
- |         |                          |
|---------|--------------------------|
| Maximum | <b>105 m<sup>2</sup></b> |
|---------|--------------------------|
- 7.3.25.2.4 *Number of Units in a Converted Dwelling:*
- |           |         |   |
|-----------|---------|---|
| August/16 | Maximum | 3 |
|-----------|---------|---|

RESIDENTIAL ZONE 2 (R2)

- 7.3.25.2.5 That all other provisions of the R2 Zone in Section 7.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.  
(Added by By-Law 9076-16)