

12.1 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 one or more of the R2 *uses* presented in Table 12.1:

TABLE 12.1: USES PERMITTED	
•	a <i>converted dwelling</i> , containing not more than 2 units;
•	a <i>duplex dwelling</i> ;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.14 of this Zoning By-Law;
•	a <i>public use</i> in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a <i>semi detached dwelling</i> .

12.2 ZONE PROVISIONS

No *person* shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* unless the *lot* is served by *sanitary sewers* and a *public water supply* and is in accordance with the provisions presented in Table 12.2:

TABLE 12.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Number of Dwellings Per Lot, Maximum	2	
Lot Area, Minimum	270 m <sup>2</sup> (2,906.3 ft <sup>2</sup> ) per <i>dwelling</i> , or 450 m <sup>2</sup> (4,843.9 ft <sup>2</sup> ) per <i>dwelling</i> in the case of a <i>corner lot</i>	600 m <sup>2</sup> (6,458.5 ft <sup>2</sup> )
Lot Frontage, Minimum	12 m (39.4 ft) per <i>dwelling</i> , or 20 m (65.6 ft) per <i>dwelling</i> in the case of a <i>corner lot</i>	18 m (59.1 ft)
Front Yard, Minimum Depth Exterior Side Yard: Minimum Width	10 m (32.8 ft)	
Lot Depth, Minimum	30 m (98.4 ft) per <i>dwelling</i>	30 m (98.4 ft)
Rear Yard: Minimum Depth	7.5 m (24.6 ft)	
Interior Side Yard, Minimum Width	2.5 m (8.2 ft) for the side not	3 m (9.8 ft) on one side

TABLE 12.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
	attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).	and <b>1.5 m</b> (4.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be <b>1.5 m</b> (4.9 ft).
<b>Setback</b> , Minimum distance from the centreline of a County Road	<b>23 m</b> (75.5 ft)	
<b>Lot Coverage</b> , Maximum	30% of the <i>lot area</i>	
<b>Landscaped Open Space</b> , Minimum	30% of the <i>lot area</i>	
<b>Gross Floor Area</b> , Minimum	<b>85 m<sup>2</sup></b> (915 ft <sup>2</sup> ) per <i>dwelling</i>	<b>140 m<sup>2</sup></b> (1,508 ft <sup>2</sup> )
<b>Height of Building</b> , Maximum	<b>11 m</b> (36.1 ft)	
<b>Parking and Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 of this Zoning By-Law.	

### 12.3 SPECIAL PROVISIONS

#### 12.3.1 Location: Huron Street (Embro) Senior Citizens: R2-1

12.3.1.1 Notwithstanding any provisions of this Zoning 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:

24 Senior Citizen apartment *dwelling units*

12.3.1.2 Notwithstanding any provisions of this Zoning 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:

12.3.1.2.1 LOT FRONTAGE

Minimum **198 m** (649.6 ft)

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12.3.1.2.2	LOT AREA	
	Minimum	<b>2 ha</b> (4.9 ac)
12.3.1.2.3	LOT DEPTH	
	Minimum	<b>100 m</b> (328.1 ft)
12.3.1.2.4	FRONT YARD	
	Minimum Depth	<b>35 m</b> (114.8 ft)
12.3.1.2.6	REAR YARD	
	Minimum Depth	<b>30 m</b> (98.4 ft)
12.3.1.2.6	INTERIOR SIDE YARD	
	Minimum Depth	<b>50 m</b> (164.0 ft)
12.3.1.2.7	NUMBER OF PARKING SPACES	
	Minimum	30
12.3.1.2.8	NUMBER OF SENIOR CITIZEN APARTMENT DWELLING UNITS	24
12.3.1.2.9	That all the other provisions of the R2 Zone in Section 12.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.	

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12.3.2. Location: Part of Lot 21, Concession 1 (North Dorchester), Thamesford, R2-2(H)

(Added by By-Law 42-00)  
(Deleted by By-Law 35-13)

12.3.3. Location: Part of Lot 21, Concession 1 (North Dorchester), Thamesford, R2-3(H)

(Added by By-Law 42-00)  
(Deleted by By-Law 35-13)

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