#### 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:

an additional residential unit subject to the Section 5.2.8;

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

(Deleted and Replaced by By-Law 9525-22)

#### 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 Semi-Detached Dwelling House Dwelling House		Duplex Dwelling House	
Lot Area				
Minimum	290 m²		540 m <sup>2</sup>	
Corner Lot Minimum	340 m <sup>2</sup>		540 m <sup>2</sup>	
Lot Coverage				
Maximum for Dwelling House Maximum for all Main Buildings	41% of the <i>lot area</i> 47% of the <i>lot area</i>			
and Accessory Buildings				
Lot Frontage				
Minimum	9.0 m		18.0 m	
Corner Lot Minimum	12.0 m		18.0 m	
Lot Depth				
Minimum	28.0 m			

Table 7.2 – Zone Provisions					
Zone Provision	Single-Detached Semi-Detached Dwelling House Dwelling House				
Front Yard Depth					
Minimum	6.0 m				
Rear Yard Depth					
Minimum	7.5 m				
Interior Side Yard Width 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 dwelling house and 3.0 m for the side that is not attached to the other dwelling house <sup>2</sup> 3.0 m on one side a on the other <sup>3</sup>				
Exterior Side Yard Width			1		
Minimum	4.5 m				
Setback					
Minimum distance from centreline of an arterial road 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>				
Landscaped Open Space					
Minimum	30% of the lot area				
Height					
Maximum	11.0 m				
Number of Dwelling Houses per Lot					
Maximum	1	2	1		
Number of Dwelling Units per Lot					
Maximum	1	2	2		
Dwelling Unit Area					
Minimum	no provision	no provision	45 m² per unit		

Table 7.2 – Zone Provisions					
Zone Provision Single-Detached Dwelling House Dwelling House Dwelling House					
Parking, Accessory Buildings, Etc.	In accordance with the pr	ovisions of Section 5 hereir	1		

(Amended by By-Law 9525-22)

#### 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 Corner Lot Minimum 340 square metres

7.3.1.2.2 Lot Coverage:

Maximum for *Dwelling House*Maximum for all *main buildings*and *accessory buildings*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;

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<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 a *corner lot*, the minimum *interior side yard width* shall be 1.2 m

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>&</sup>lt;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

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 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 <u>Planning Act</u> 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

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

4.5 metres

ii) Exterior Side Yard Width:

Minimum 3.0 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.

#### 7.3.2.2.2 Semi-Detached Dwelling House

i) Lot Frontage:

Minimum 8.0 metres Corner Lot Minimum 11.0 metres.

ii) Lot Area:

Minimum 230 square metres Corner Lot 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 <u>Semi-Detached Dwelling House</u>

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:

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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:

3.0 metres Minimum

7.3.4.2.3 Interior Side Yard Width:

Minimum

3.0 metres on one side and i) where there is no attached garage 1.2 metres on the other side

1.2 metres on one side and ii) where a garage is attached to or within the main building 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

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 SOUTHEAST AND SOUTHWEST CORNERS OF R2-5 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:

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.

- 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.

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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 <i>person</i> shall within any R2-9 Zone <i>use</i> any <i>lot</i> , or <i>erect, alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any purpose except the following:				
	a single-de	etached dwelling house.			
7.3.9.2	R2-9 Zone	nding any provisions of this By-Law to the cone use any lot or erect, alter or use any be with the following provisions:			
7.3.9.2.1	Number of	Single-Detached Dwelling Houses Per Lot:			
		nding any provision of this By-law to the con ached dwelling houses permitted on one lot s			
7.3.9.2.2	Lot Frontag	ge:			
	Minimum		16.0 metres		
7.3.9.2.3	Lot Area:				
	Minimum		400 square metres		
7.3.9.2.4	Lot Depth:				
	Minimum		23.0 metres		
7.3.9.2.5	Lot Covera	age:			
	Maximum accessory	for all <i>main building</i> s and <i>building</i> s	35% of the lot area		
7.3.9.2.6	Front Yard	I Depth:			
	Minimum		3.0 metres		
7.3.9.2.7	Interior Sic	de Yard Width:			
	Minimum	(east) (west)	0.2 metres 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 *duplex dwelling house* or a *converted dwelling house* containing not more than two (2) units:

Minimum 16.0 metres

ii) for a semi-detached dwelling house:

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;
- 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.

7.3.11.2 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

7.3.11.2.2 Interior Side Yard Width:

Minimum (south side)

1.2 metres

- 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 1.2 metres on the other side

ii) where a garage is attached to or uithin the main building 1.2 metres on one side and 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

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;

Minimum Number of Spaces

- 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)	Lot Frontage:	
	Minimum	17 metres
ii)	Front Yard Depth:	
	Minimum	6.7 metres
iii)	Height of Building:	
	Maximum	2 storeys
iv)	Parking:	

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

- 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:

7.3.15.2.1 *Lot Frontage*:

Minimum for a semi-detached dwelling house 8 metres

Corner lot minimum for a

semi-detached dwelling house 11 metres

7.3.15.2.2 Lot Area:

Minimum for a single-detached dwelling house 285 square metres

Minimum for a semi-detached dwelling house 250 square metres

7.3.15.2.3 Lot Coverage:

Maximum for semi-detached dwelling house and accessory buildings

50% of the lot area

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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7.3.17	R2-17	NORWICH AVENUE, NORTH OF JOHN S	STREET (KEY MAP 64)	
7.3.17.1	Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-17 Zone <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any purpose except the following:			
	all uses permi	itted in Section 7.1 of this By-law.		
7.3.17.2	any R2-17 Zor	ng any provisions of this By-Law to the ne use any lot, or erect, alter or use an ith the following provisions:		
7.3.17.2.1	Lot Area:			
	Minimum		360 square metres	
7.3.17.2.2	Lot Frontage:			
	Minimum		10 metres	
7.3.17.2.3	shall apply, an	ovisions of the R2 Zone in Section 7. d further that all other provisions of this h the provisions herein contained sl	s By-Law, as amended, that are	
		(Added by By-Law 88	336-13)	
7.3.18	R2-18	BRANT STREET AND VINCENT STREET	(KEY MAP 46)	
7.3.18.1	any R2-18 Zor	ng any provisions of this By-law to the ne <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or <i>use</i> a ot for the following:		
	a semi-detach a duplex dwel a street row d a home occup			
7.3.18.2	any R2-18 Zor	ng any provisions of this By-law to the ne use any lot, or erect, alter or use an ith the following provisions:	•	
7.3.18.2.1	Interior Side Y	ard Width of a Street Row Dwelling F	House:	
	Minimum		1.5 metres	

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

> 7 Maximum

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

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)

7.3.20	R2-20	YOUNG STREET	(KEY MAP 63)
7.3.20.1	any R2-20 Zo	• • •	r-law to the contrary, no person shall within ter or use any building or structure for any
	a multi-unit re	tted in Section 7.1 of this B sidential dwelling house; ation and training centre.	y-law;
7.3.20.2	any R2-20 Zoi		r-law to the contrary, no person shall within er or use any building or structure except in :
7.3.20.2.1	Number of Di	velling Units:	
	Maximum		4
7.3.20.2.2	Number of Pa	arking Spaces:	
	Maximum		8
7.3.20.2.3	apply, and fur consistent wit	rther that all other provision	ction 7.2 to this By-law, as amended, shall ons of the By-law, as amended, that are ontained shall continue to apply mutatis
	mutandis.	(Added by	By-Law 8908-14)
7004 <b>P</b>			(15
7.3.21 <b>R</b>	2-21 Norw	ICH AVENUE	(KEY MAP 87)
R	•	any lot, or erect, alter or use	w to the contrary, no <i>person</i> shall within any e any <i>building</i> or <i>structure</i> for any purpose
al	l uses permitted	in Section 7.1 of this By-L	aw.
R	2-21 Zone use		w to the contrary, no <i>person</i> shall within any use any <i>building</i> or <i>structure</i> except in
7.3.21.2.1	Lot Frontage:		
	Minimum		17.6 m
7.3.21.2.2	apply, and fur	rther that all other provision the provisions herein c	tion 8.2 to this By-Law, as amended, shall ons of the By-Law, as amended, that are ontained shall continue to apply mutatis
June 30/16		(AC	dded by By-Law 9004-15)

7.3.21	R2-21 DELATRE STREET (KEY		(KEY MAP 61)			
		(Added by By-Law 9015-15) (Deleted by By-law 9076-16)				
7.3.22	R2-22	INGERSOLL AVENUE	(KEY MAP 45)			
7.3.22.1	any R2-22 Zo	0 , ,	to the contrary, no person shall within use any <i>building</i> or <i>structure</i> for any			
	all uses perm	itted in Section 7.1 of this By-law	v;			
7.3.22.2	any R2-22 Zoi		to the contrary, no person shall within use any <i>building</i> or <i>structure</i> except in			
7.3.22.2.1	Lot Depth:					
	Minimum	2	22.7 m			
7.3.22.2.2	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-L	aw 9060-16)			
7.3.22	R2-22	41 BEXLEY STREET	(KEY MAP 44)			
7.3.22.1	any R2-22 Zoi		to the contrary, no person shall within use any <i>building</i> or <i>structure</i> for any			
	a secondary	itted in Section 7.1 of this By-La dwelling unit within an accesse July 14, 2016.	w; ory building existing on the subject			
7.3.22.2	any R2-22 Zor		to the contrary, no person shall within see any <i>building</i> or <i>structure</i> except in			
7.3.22.3	shall apply, an	d further that all other provisions	ion 7.2 to this By-Law, as amended, sof this By-Law, as amended, that are ned shall continue to apply mutatis aw 9070-16)			

August/16

7.3.23	R2-23	SOUTHEAST CORNER OF OXFO	ORD STREET & INGERSOLL AVENUE (KEY MAP 45)	
7.3.23.1	Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-23 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> or use any <i>building</i> or <i>structure</i> for any purpose except for the following:			
	all uses perm	itted in Section 7.1 of this By-la	aw;	
7.3.23.2	any R2-23 Zo		w to the contrary, no person shall within use any <i>building</i> or <i>structure</i> except in	
7.3.23.2.1	Lot Depth:			
	Minimum		22.8 m	
7.3.23.2.2	Front Yard De	epth:		
	Minimum		0.5 m	
7.3.23.2.3	Exterior Side	Yard Width:		
	Minimum		nil	
7.3.23.2.4	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 9060-16)			
7.3.24	R2-24	HATCH STREET	(KEY MAP 62)	
7.3.24.1	Notwithstandi any R2-24 Zo	ng any provisions of this By-lav	w to the contrary, no person shall within or use any <i>building</i> or <i>structure</i> for any	
	all uses perm	itted in Section 7.1 of this By-la	aw;	
7.3.24.2	Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-24 Zone <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or use any <i>building</i> or <i>structure</i> except in accordance with the following provisions:			
7.3.24.2.1	Provisions for Accessory Structures:			
7.3.24.2.2	Permitted Siz	e of all structures		
	Maximum	(Added bv Bv	<b>82 m²</b> -Law 9064-16)	
August/16		(, <b>-</b> )	,	

7.3.24.2.3	Permitted Lot Coverage of all structures	
	Maximum	16%
7.3.24.2.4	Interior Side Setback (east side)	
	Minimum	0.2 m
7.3.24.2.5	Rear Yard Setback	
	Minimum	0.7 m
7.3.24.2.6	Setback of Permitted Projections of eaves a yard and easterly interior side yard	and gutters of all structures into the rear
	Minimum	nil
7.3.24.2.7	That all provisions of the R2 Zone in Section apply, and further that all other provisions consistent with the provisions herein continuated in the provision herein continuated in the provi	of the By-law, as amended, that are
		v-Law 9064-16)
7325 <b>R</b> 1	2-25 DELATRE STREET	(KEY MAP 61)
_	2-25 DELATRE STREET	(KEY MAP 61)
7.3.25 <b>R</b> 27.3.25.1	Notwithstanding any provisions of this By-La any R2-25 Zone use any lot, or erect, alter purpose except the following:	aw to the contrary, no <i>person</i> shall within
	Notwithstanding any provisions of this By-La any R2-25 Zone use any lot, or erect, alter	aw to the contrary, no <i>person</i> shall within or use any <i>building</i> or <i>structure</i> for any law;
	Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> purpose except the following:  all <i>uses</i> permitted in Section 7.1 of this By-	law; more than 3 dwelling units.  aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.
7.3.25.1	Notwithstanding any provisions of this By-La any R2-25 Zone use any lot, or erect, alter purpose except the following:  all uses permitted in Section 7.1 of this By-a converted dwelling house containing not Notwithstanding any provisions of this By-La any R2-25 Zone use any lot or erect, alter or	law; more than 3 dwelling units.  aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.
7.3.25.1 7.3.25.2	Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> purpose except the following:  all <i>uses</i> permitted in Section 7.1 of this By-a <i>converted dwelling house</i> containing not Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> or <i>erect</i> , <i>alter</i> o accordance with the following provisions:	law; more than 3 dwelling units.  aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.
7.3.25.1 7.3.25.2	Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> purpose except the following:  all <i>uses</i> permitted in Section 7.1 of this By-a <i>converted dwelling house</i> containing not Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> or <i>erect</i> , <i>alter</i> o accordance with the following provisions:  Lot Frontage:	aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.  aw to the contrary, no person shall within r use any building or structure except in
7.3.25.1 7.3.25.2 7.3.25.2.1	Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> purpose except the following:  all <i>uses</i> permitted in Section 7.1 of this By-a <i>converted dwelling house</i> containing not Notwithstanding any provisions of this By-La any R2-25 Zone use any <i>lot</i> or <i>erect</i> , <i>alter</i> o accordance with the following provisions: <i>Lot Frontage</i> :  Minimum	aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.  aw to the contrary, no person shall within r use any building or structure except in
7.3.25.1 7.3.25.2 7.3.25.2.1	Notwithstanding any provisions of this By-La any R2-25 Zone use any lot, or erect, alter purpose except the following:  all uses permitted in Section 7.1 of this By-a converted dwelling house containing not Notwithstanding any provisions of this By-La any R2-25 Zone use any lot or erect, alter of accordance with the following provisions:  Lot Frontage:  Minimum  Interior Side Yard Width:	aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.  aw to the contrary, no person shall within r use any building or structure except in
7.3.25.2 7.3.25.2.1 7.3.25.2.2	Notwithstanding any provisions of this By-La any R2-25 Zone use any lot, or erect, alter purpose except the following:  all uses permitted in Section 7.1 of this By-a converted dwelling house containing not a converted dwelling house containing not any R2-25 Zone use any lot or erect, alter of accordance with the following provisions:  Lot Frontage:  Minimum  Interior Side Yard Width:  Minimum	aw to the contrary, no person shall within or use any building or structure for any law; more than 3 dwelling units.  aw to the contrary, no person shall within r use any building or structure except in

3

Number of Units in a Converted Dwelling:

7.3.25.2.4

August/16

Maximum

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)

7.3.26 **R2-26 9 ARTHUR STREET** (KEY MAP 58)

7.3.26.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-26 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

7.3.26.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-26 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

Lot Frontage 6 m

7.3.26.3 That all the provisions of the R2 Zone in Section 7.2 to 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 9107-16)

# 7.3.27 **R2-27 PARK ROW (KEY MAP 60)**

7.3.27.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-27 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; a *street row dwelling house*.

- 7.3.27.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-27 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:
- 7.3.27.2.1 Provisions for a *Street Row Dwelling House* 
  - i) Number of attached dwelling units in a Street Row Dwelling House:

Maximum 3

ii) Lot Frontage:

Minimum for a *dwelling unit* with only 7.5 m 1 wall attached to an adjoining wall

May/18

iii) Interior Side Yard Width:

Minimum 1.2 m

- 7.3.27.2.2 For a *street row dwelling house*, all the provisions of the R3 Zone in Section 8.2 of 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.
- 7.3.27.3 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 9200-18)

# 7.3.28 R2-28 SOUTHSIDE COMMUNITY, STONEGATE DRIVE (KEY MAP 102)

7.3.28.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-28 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;

7.3.28.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-28 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

# 7.3.28.2.1 <u>Single-Detached Dwelling House</u>

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

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.

#### 7.3.28.2.2 <u>Semi-Detached Dwelling House</u>

i) Lot Frontage:

December/18

Minimum 7.0 metres Corner Lot Minimum 11.0 metres

ii) Lot Area:

Minimum 215 square metres Corner Lot 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.

(Added by By-Law 9262-18)

7.3.30 **R2-30 78** FREDERICK **S**TREET **(KEY MAP 16)** 

7.3.30.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-30 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, with the exception of a semidetached dwelling house.

7.3.30.2 That all the provisions of the R2 Zone in Section 7.2 to 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 9293-19)

# 7.3.31 **R2-31 392 WELLINGTON STREET NORTH (KEY MAP 23)**

7.3.31.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-31 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, with the exception of a semidetached dwelling house.

April/19

7.3.31.2 That all the provisions of the R2 Zone in Section 7.2 to 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 9292-19)

7.3.32 **R2-32** 919 Sloane street (Key Map 49)

- 7.3.32.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-32 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 converted dwelling house;
  - a home occupation in a permitted dwelling house;
  - a single-detached dwelling house.
- 7.3.32.2 That all the provisions of the R2 Zone in Section 7.2 to 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 9430-21)

- 7.3.33 R2-33 SOUTH OF OXFORD ROAD 17, EAST OF ARTHUR PARKER AVENUE, (KEY MAP 5)
- 7.3.33.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-33 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.

7.3.33.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-33 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

Interior Side Yard Width

Minimum 1 m

7.3.33.3 That all the provisions of the R2 Zone in Section 7.2 to 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 9336-19)

7.3.34	R2-34	OXFORD ROA	D 17	(KEY MAP 5 & 6)
7.3.34.1	Notwithstanding any provisions of this By-law to the contrary, no <i>person</i> shall with any R2-34 Zone use any <i>lot</i> , or <i>erect</i> , <i>alter</i> or use any <i>building</i> or <i>structure</i> for ar purpose except the following:			
	all uses perm	itted in Section	7.1 of this By-law.	
7.3.34.2	any R2-34 Zo	· , .	or <i>erect</i> , <i>alter</i> or use ar	e contrary, no <i>person</i> shall within ny <i>building</i> or <i>structure</i> except in
7.3.34.2.1	Front Yard De	epth for a cover	ed or uncovered porch	n with a basement or cold room:
	Minimum			4.5 m
	except that a	•	age or carport shall be	set back a minimum of
7.3.34.2.2	apply and fur consistent wi	rther, that all o	ther provisions of the	this By-law, as amended, shall By-law, as amended, that are shall continue to apply mutatis
	mutandis.		(Added by By-Law 9	319-19)
7.3.35	R2-35	54 Pebble Be	each Court	(Key Map 70)
7.3.35.1	any R2-35 Zo	• • •	or erect, alter or use a	contrary, no person shall within any building or structure for any
	- a hon - a con	lle-detached dv ne occupation in verted dwelling and breakfast	n a permitted dwelling house	house
7.3.35.2	any R2-35 Zo		or erect, alter or use ar	e contrary, no person shall within ny building or structure except in
7.3.35.2.1	Lot Area			
	Minimum		520 m <sup>2</sup>	
7.3.35.2.2	Lot Frontage			
	Minimum		16 m	

Dec. 31/21

7.3.35.2.3 That all the provisions of the R2 Zone in Section 7.2 to 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 9486-21)

7.3.36	R2-36	305 Robinson Street		(Key Map 85)	
7.3.36.1	Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-36 Zone <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or <i>use</i> any <i>building</i> or <i>structure</i> for any purpose except the following:				
	all uses perm	itted in Section 7.1 of this By-L	aw;		
7.3.36.2	any R2-36 Zoi	ng any provisions of this By-La ne <i>use</i> any <i>lot</i> , or <i>erect</i> , alter or ith the following provisions:	•		
7.3.36.2.1	Lot Frontage				
	Minimum		5.5 m		
7.3.36.2.2	Location of Re	esidential Use(s)			
	Section 7.1 sh	ng any provision of this By-ladded a minimum of 7 or property line.		•	
7.3.36.3	other provision	ovisions of the R2 Zone in Sec ns of this By-Law, as amended ned shall continue to apply mut	that are consistent with		
		(Added by By-	Law 9439-21)		
7.3.37	R2-37	729 HOUNSFIELD STREET	l	(KEY MAP 63)	
7.3.37.1	any R2-37 Zo	ng any provisions of this By-La ne <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> o ot the following:			
	a duplex dwel				
7.3.37.2		ng any provisions of this By-lav ne <i>use</i> any <i>lot</i> , or <i>erect</i> , <i>alter</i> or			

(Added by By-Law 9531-22)

accordance with the following provisions:

# 7.3.37.2.1 <u>Lot Frontage, Area and Depth</u>

For the purpose of this section, the minimum *lot frontage, lot area* and *lot depth* shall be the *lot frontage, lot area* and *lot depth* as existing on May 19, 2022.

## 7.3.37.2.2 Yard Requirements and Setbacks

For the purpose of this section, the minimum *front, rear* and *exterior side yards* and *setbacks* that apply to the existing structure shall be the *front, rear* and *exterior side yards* and *setbacks* as existed on May 19, 2022.

7.3.37.3 That all the provisions of the R2 Zone in Section 7.2 to 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 9531-22)