

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 public <i>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 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 1.5 m (4.9 ft).	3 m (9.8 ft) on one side and 1.5 m (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

TABLE 12.2: ZONE PROVISIONS		
Zone Provision	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
		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)

##### 12.3.1.2.2 LOT AREA

Minimum **2 ha** (4.9 ac)

##### 12.3.1.2.3 LOT DEPTH

Minimum **100 m** (328.1 ft)

##### 12.3.1.2.4 FRONT YARD

Minimum Depth **35 m** (114.8 ft)

Mar 30/20

- 12.3.1.2.6 REAR YARD
- Minimum Depth **30 m** (98.4 ft)
- 12.3.1.2.6 INTERIOR SIDE YARD
- Minimum Depth **50 m** (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.

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)

12.3.4 **Location: Lot 3 and Part Lots 2 & 4, west of Elgin Street, Plan 134, Village of Embro, R2-4 (Key Map 45)**

- 12.3.4.1 Notwithstanding any provisions of By-Law Number 35-99 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:

*a home occupation*, in accordance with the provisions of Section 5.14 of this Zoning By-law;  
*a semi detached dwelling*.

(Added by By-Law 79-19)

12.3.4.2 Notwithstanding the provisions of this Zoning 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:

12.3.4.2.1 *LOT FRONTAGE, FOR A SEMI-DETACHED DWELLING*

Minimum, per *dwelling unit* **7.5 m** (24.6 ft)

12.3.4.2.2 That all the 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*.

(Added by By-Law 79-19)

12.3.5 **Location: Part Lot 22, Parts 1 & 3, 41R-9966, North Oxford, R2-5 (Key Map 67)**

12.3.5.1 Notwithstanding any provisions of By-Law Number 35-99 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 12.1 of this By-Law.

12.3.5.2 Notwithstanding any provisions of By-Law Number 35-99 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 in accordance with the following provisions:

12.3.5.2.1 *LOT FRONTAGE FOR A SEMI-DETACHED DWELLING*

Minimum per *dwelling unit* **11.2 m** (36.7 ft)

12.3.5.3 That all the 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 Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 27-21)

12.3.6 **Location: Part Lot 25, (N of Commissioner St) Plan 39 (Village of Embro) R2-6 (Key Map 49)**

12.3.6.1 Notwithstanding any provisions of By-Law Number 35-99 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 permitted* in Section 12. 1 of this By -Law.

August/21

(Added by By-Law 48-21)

12.3.4.2 Notwithstanding the provisions of this Zoning 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:

12.3.4.2.1 *LOT FRONTAGE, FOR A SEMI-DETACHED DWELLING*

Minimum, per *dwelling unit* **7.5 m** (24.6 ft)

12.3.4.2.2 That all the 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*.

(Added by By-Law 79-19)

12.3.5 **Location: Part Lot 22, Parts 1 & 3, 41R-9966, North Oxford, R2-5 (Key Map 67)**

12.3.5.1 Notwithstanding any provisions of By-Law Number 35-99 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 12.1 of this By-Law.

12.3.5.2 Notwithstanding any provisions of By-Law Number 35-99 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 in accordance with the following provisions:

12.3.5.2.1 *LOT FRONTAGE FOR A SEMI-DETACHED DWELLING*

Minimum per *dwelling unit* **11.2 m** (36.7 ft)

12.3.5.3 That all the 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 Bylaw, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 27-21)

12.3.6 **Location: Part Lot 25, (N of Commissioner St) Plan 39 (Village of Embro) R2-6 (Key Map 49)**

12.3.6.1 Notwithstanding any provisions of By-Law Number 35-99 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 permitted* in Section 12. 1 of this By -Law.

August/21

(Added by By-Law 48-21)

12.3.6.2 Notwithstanding any provisions of By -Law Number 35- 99 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 in accordance with the following provisions.

12.3.6.2.1 *LOT FRONTAGE FOR A SEMI-DETACHED DWELLING*

Minimum per dwelling unit **10 m ( 32. 8 ft)**

12.3.6.3 That all the 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.

(Added by By-Law 48-21)