

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*:

*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 Dwelling House	Semi-Detached Dwelling House	Duplex 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>		
<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		
<b>Lot Depth</b>			
Minimum	28.0 m		

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TABLE 7.2 – ZONE PROVISIONS			
Zone Provision	Single-Detached Dwelling House	Semi-Detached Dwelling House	Duplex Dwelling House
<b>Front Yard Depth</b>  Minimum	6.0 m		
<b>Rear Yard Depth</b>  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>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein		

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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
- <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"

(Amended by By-Law 9525-22)

(Deleted and Replaced by By-Law 9688-24)

**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</i> Minimum	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.

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#### 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 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

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.

RESIDENTIAL ZONE 2 (R2)7.3.2.2.2 Semi-Detached Dwelling Housei) *Lot Frontage:*

Minimum	8.0 metres
<i>Corner Lot</i> Minimum	11.0 metres.

ii) *Lot Area:*

Minimum	230 square metres
<i>Corner Lot</i> Minimum	315 square metres

iii) *Front Yard Depth:*

Minimum	4.5 metres
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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
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## 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 Housei) *Front Yard Depth:*

Minimum	4.5 metres
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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
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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*.

7.3.3.2.2 Semi-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 7.2.2 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 1.2 metres on the other side

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- ii) where a garage is attached to or within 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

## 7.3.4.2.4 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)**

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- 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)**

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- 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*.

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- 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*.

RESIDENTIAL ZONE 2 (R2)**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.

**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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RESIDENTIAL ZONE 2 (R2)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:*

Minimum	3.0 metres
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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
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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
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ii) for a *semi-detached dwelling house*:

Minimum	8.0 metres
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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.

RESIDENTIAL ZONE 2 (R2)**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:

*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
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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*.

(Amended by By-Law 8847-13)

**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 |
|----|-----------------------------------|------------------------------------------------------------|

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- |     |                                                                  |                                                            |
|-----|------------------------------------------------------------------|------------------------------------------------------------|
| ii) | where a garage is attached to or 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

## 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:

*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  |

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## iv) Parking:

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.

(Amended by By-Law 8847-13)

**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:

*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.

(Amended by By-Law 8847-13)

**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:

RESIDENTIAL ZONE 2 (R2)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:

*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.

(Amended by By-Law 8847-13)

**7.3.17     R2-17     NORWICH AVENUE, NORTH OF JOHN 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 *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

RESIDENTIAL ZONE 2 (R2)

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

7.3.17.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-17 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with 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 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 8836-13)

**7.3.18 R2-18 BRANT STREET AND VINCENT STREET (KEY MAP 46)**

7.3.18.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-18 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 duplex dwelling house;*  
*a street row dwelling house;*  
*a home occupation in a permitted dwelling house;*  
*a bed and breakfast establishment.*

7.3.18.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-18 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.18.2.1 *Interior Side Yard Width of a Street Row Dwelling House:*

Minimum 1.5 metres

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*.

RESIDENTIAL ZONE 2 (R2)

- 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
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- 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
---------	-------

RESIDENTIAL ZONE 2 (R2)

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 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)

RESIDENTIAL ZONE 2 (R2)**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)

**7.3.21      R2-21      DELATRE STREET      (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 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-22 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;

7.3.22.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.22.2.1 *Lot Depth:*

Minimum	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-Law 9060-16)

RESIDENTIAL ZONE 2 (R2)**7.3.22      R2-22                      41 BEXLEY STREET                      (KEY MAP 44)**

7.3.22.1      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-22 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 secondary *dwelling unit* within an *accessory building* existing on the subject property as of July 14, 2016.

7.3.22.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.22.3      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 9070-16)

**7.3.23      R2-23      SOUTHEAST CORNER OF OXFORD 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 *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;

7.3.23.2      Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.23.2.1      *Lot Depth:*

Minimum	22.8 m
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7.3.23.2.2      *Front Yard Depth:*

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)

## RESIDENTIAL ZONE 2 (R2)

**7.3.24      R2-24      HATCH STREET      (KEY MAP 62)**

- |            |                                                                                                                                                                                                                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.3.24.1   | Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-24 Zone <i>use any lot, or erect, alter</i> or use any <i>building or structure</i> for any purpose except for the following:<br><br>all <i>uses permitted</i> in Section 7.1 of this By-law;      |
| 7.3.24.2   | Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-24 Zone <i>use any lot, or erect, alter</i> or use any <i>building or structure</i> except in accordance with the following provisions:                                                            |
| 7.3.24.2.1 | Provisions for <i>Accessory Structures</i> :                                                                                                                                                                                                                                                    |
| 7.3.24.2.2 | <i>Permitted Size of all structures</i><br><br>Maximum <span style="float: right;">82 m<sup>2</sup></span><br><br>(Added by By-Law 9064-16)                                                                                                                                                     |
| 7.3.24.2.3 | <i>Permitted Lot Coverage of all structures</i><br><br>Maximum <span style="float: right;">16%</span>                                                                                                                                                                                           |
| 7.3.24.2.4 | <i>Interior Side Setback (east side)</i><br><br>Minimum <span style="float: right;">0.2 m</span>                                                                                                                                                                                                |
| 7.3.24.2.5 | <i>Rear Yard Setback</i><br><br>Minimum <span style="float: right;">0.7 m</span>                                                                                                                                                                                                                |
| 7.3.24.2.6 | Setback of Permitted Projections of eaves and gutters of all <i>structures</i> into the <i>rear yard</i> and easterly <i>interior side yard</i><br><br>Minimum <span style="float: right;">nil</span>                                                                                           |
| 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.<br><br>(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*.

RESIDENTIAL ZONE 2 (R2)

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 17 m

7.3.25.2.2 *Interior Side Yard Width:*

Minimum 0.7 m

7.3.25.2.3 Permitted Size for an *Accessory Structure:*

Maximum 105 m<sup>2</sup>

7.3.25.2.4 Number of Units in a *Converted Dwelling:*

Maximum 3

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)

RESIDENTIAL ZONE 2 (R2)**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 <i>dwelling unit</i> with only 1 wall attached to an adjoining wall	7.5 m
-----------------------------------------------------------------------------------------	-------

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:

RESIDENTIAL ZONE 2 (R2)7.3.28.2.1 Single-Detached Dwelling Housei) *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 Semi-Detached Dwelling Housei) *Lot Frontage:*

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)

RESIDENTIAL ZONE 2 (R2)**7.3.30      R2-30                      78 FREDERICK STREET                      (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 *semi-detached 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 *semi-detached dwelling house*.

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)

RESIDENTIAL ZONE 2 (R2)**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 ROAD 17      (KEY MAP 5 & 6)**

7.3.34.1      Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-34 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.

7.3.34.2      Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-34 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.34.2.1      *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:

Minimum	4.5 m
---------	-------

except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

7.3.34.2.2      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-Law 9319-19)

## RESIDENTIAL ZONE 2 (R2)

**7.3.35 R2-35 54 Pebble Beach Court (Key Map 70)**

7.3.35.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-35 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

- a single-detached dwelling house
- a home occupation in a permitted dwelling house
- a converted dwelling house
- a bed and breakfast establishment

7.3.35.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R2-35 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

#### 7.3.35.2.1 Lot Area

Minimum 520 m<sup>2</sup>

#### 7.3.35.2.2 Lot Frontage

Minimum	16 m
---------	------

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)
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7.3.36.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-36 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;

7.3.36.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-36 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

#### 7.3.36.2.1 Lot Frontage

Minimum	5.5 m
---------	-------

#### 7.3.36.2.2 Location of Residential Use(s)

Notwithstanding any provision of this By-law, any residential use permitted in Section 7.1 shall be located a minimum of 7.5 m and a maximum of 30 m from the westerly interior property line.

RESIDENTIAL ZONE 2 (R2)

- 7.3.36.3 That all the provisions of the R2 Zone in Section 7.2 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 9439-21)

7.3.37 **R2-37 729 HOUNSFIELD STREET (KEY MAP 63)**

- 7.3.37.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-37 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*a duplex dwelling house*  
*a home occupation*

- 7.3.37.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-37 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

(Added by By-Law 9531-22)

7.3.37.2.1 **Lot Frontage, Area and Depth**

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)

7.3.38 **R2-38 SOUTH OF OXFORD ROAD 17 (KEY MAP 7 & 8)**

- 7.3.38.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-38 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 additional residential unit*, subject to Section 5.2.8.

- 7.3.38.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-38 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

RESIDENTIAL ZONE 2 (R2)

- 7.3.38.2.1 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

- 7.3.38.2.2 *Lot Depth*

Minimum 25 m

- 7.3.38.2.3 *Lot Coverage*

Maximum 51%  
Inclusive of all buildings and accessory structures

- 7.3.38.2.4 *Interior Side Yard*

Minimum 1.2 m on one side, and 0.6 m on the other, provided there is a minimum of 1.8 m between *dwelling*s on two adjacent lots, and provided that any permitted encroachments (eaves, gutters, overhangs) are at least 0.3 m from any lot line

- 7.3.38.2.5 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9.1- Table 2 of this By-Law, on lands zoned R2-38, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard.

- 7.3.38.2.6 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R2-38, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

- 7.3.38.3 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 9588-23)

RESIDENTIAL ZONE 2 (R2)**7.3.39      R2-39                  SOUTH OF OXFORD ROAD 17                                          (KEY MAP 9)**

7.3.39.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-39 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.

7.3.39.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-39 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.39.2.1      *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum	4.5 m
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Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

7.3.39.2.2      Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R2-39, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

(Added by By-Law 9603-23)

7.3.39.3      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 9603-23)

**7.3.40      R2-40                  KARN ROAD                                          (KEY MAPS 108 & 109)**

7.3.40.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-40 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.

7.3.40.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-40 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.40.2.1      *Lot Area*

Minimum	274 m <sup>2</sup>
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7.3.40.2.2      *Lot Coverage*

Maximum for <i>dwelling house</i>	46% of the <i>lot area</i>
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RESIDENTIAL ZONE 2 (R2)

- Maximum for all *main buildings* and  
*accessory buildings* 51% of the *lot area*
- 7.3.40.2.3 *Front Yard Depth*
- Minimum 4.5 m
- except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.
- 7.3.40.2.4 *Exterior Side Yard Width*
- Minimum 4 m
- 7.3.40.2.5 *Interior Side Yard Width*
- Minimum
- i) where there is no attached garage 3.0 m on one side and 0.6 m on the other side
- ii) where a garage is attached to or within the *main building* 1.2 m on one side and 0.6 m on the other side
- Special Provision Regarding Subclause ii)
- In all cases, the minimum distance between adjacent dwellings shall be 1.8 m. and the minimum *interior side yard width* on one side shall not be less than 1.2 m.
- 7.3.40.2.6 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 m and the minimum setback between the eave or gutter and the interior *lot line* shall be 0.15 m.
- 7.3.40.2.7 *Height*
- Maximum 12.5 m
- 7.3.40.2.8 Distance from Environmental Protection Zones
- Section 5.1.14 of this By-law shall not apply to lands zoned R2-40.
- 7.3.40.2.9 Driveway Standards, Distance from Intersection
- Minimum for City Roads 7.5 m
- 7.3.40.3 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 9639-23)  
(Deleted and Replaced by By-Law 9378-25)

RESIDENTIAL ZONE 2 (R2)**7.3.41      R2-41 695 Hayball Street      (Key Map 47)**

7.3.41.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-41 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;

7.3.41.2      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-41 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.41.2.1      *Lot Frontage*

Minimum      12 m

7.3.41.2.2      *Lot Area*

Minimum      370 m<sup>2</sup>

7.3.41.3      That all the provisions of the R2 Zone in Section 7.2 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 9644-23)

**7.3.42      R2-42      South of Oxford Road 17      (Key Map 9)**

7.3.42.1      Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-42 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.

7.3.42.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-42 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.42.2.1      *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum      4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

7.3.42.2.2      *Rear Yard Depth*

Minimum      7 m

RESIDENTIAL ZONE 2 (R2)

## 7.3.42.2.3 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R2-42, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

7.3.42.3 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 9679-24)

7.3.43 **R2-43                      745188 OXFORD ROAD 17                      (KEY MAP 5)**

7.3.43.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-43 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses *permitted* in Section 7.2 of this By-law.

7.3.43.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-43 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.43.2.1 HOLDING PROVISION

Where the symbol “H” appears on a zoning map following the zone symbol R2-43, no *buildings or structures* shall be *erected or altered*, save and except *existing buildings and structures* unless this By-law has been amended to remove the “H” symbol.

7.3.43.2.1.1 Criteria for the Removal of the Holding Provision

- i) Prior to the removal of the “H” symbol, the plan of subdivision relating to these lands (SB21-12-8) must be completed and registered with the Land Registry Office to the satisfaction of Oxford County.

7.3.43.3 That all of 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 9697-24)

RESIDENTIAL ZONE 2 (R2)**7.3.44      R2-44                  62 FREDERICK STREET                                                  (KEY MAP 16)**

7.3.44.1      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-44 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.

7.3.44.2      Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R2-44 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

7.3.44.2.1      *Lot Frontage*

Minimum per semi-detached unit                                                  8.3 m

7.3.44.2.2      *Yards Where Parking Areas Are Permitted for Dwellings With ARUs  
Residential units with individual private driveways*

Maximum of a front yard or exterior                                                  65.6%  
side yard used for parking

7.3.44.3      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 9759-25)