

SECTION 6A - RESIDENTIAL ZONE 2 (R2) REGULATIONS

6A.1 GENERAL USE REGULATIONS

6A.1.1 Permitted Uses

No land, building or structures shall be used or erected in the Residential Zone 2 (R2) except for the following purposes:

- a) single family residential uses;
- b) only one household occupation per dwelling unit (Refer to subsection 5.29 for specific regulations);
- c) accessory uses;
- d) group home dwellings in accordance with the provisions of subsection 5.47 of this By-law.

6A.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Residential Zone 2 (R2) except for the following purposes:

- a) one single family detached dwelling on one lot serviced by a public water supply and a public sanitary sewage system;
- b) accessory buildings and structures for the permitted uses;
- c) one group home dwelling on one lot serviced by a public water supply and public sanitary sewage system.

6A.1.3 Minimum Lot Area

- a) minimum lot area 557 sq. metres (5,995.7'sq.)

6A.1.4 Minimum Lot Frontage

- a) minimum lot frontage 15 metres (49.21')

6A.1.5 Maximum Lot Coverage 35 percent

6A.1.6 Minimum Landscaped Open Space 30 percent

6A.1.7 Maximum Building Height 10 metres dwellings (32.80')

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| 6A.1.8 | <u>Maximum Floor Area</u> | 130 sq. metres <u>(1,399.4'sq.)</u> |
| 6A.1.9 | <u>Minimum Front Yard Depth</u> | 7.6 metres <u>(24.93')</u> |
| 6A.1.10 | <u>Minimum Side Yard Width</u> | |
| | a) where a private garage or carport is attached to the main building | 1.5 metres <u>(4.92')</u> |
| | b) where no private garage or carport is attached to the main building | 1.5 metres <u>(4.92')</u> on one side of the main building and a minimum of 3.0 metres <u>(9.84')</u> on the other side of the main building. |
| | c) on a corner lot, the side yard abutting a street | 4.5 metres <u>(14.76')</u> , and the side yard on the opposite side of the main building shall be a minimum of 3.0 metres <u>(9.84')</u> where no private garage or carport is attached to the main building and 1.5 metres <u>(4.92')</u> where a private garage or carport is attached to the main building |
| 6A.1.11 | Minimum Rear Yard Depth | 9.0 metres <u>(29.53')</u> |
| 6A.2 | <u>SPECIFIC USE REGULATION</u> (None until amended) | |
| 6A.3 | <u>EXCEPTIONS</u> (None until amended) | |
| 6A.3.1 | <u>Defined Area R2-1</u> as shown on Schedule "A", Map 3 of this By-Law. | |
| | a) <u>Permitted Uses</u> | |
| | All uses permitted in the Residential Zone 2 (R2) Zone. | |
| | b) <u>Permitted Building and Structures</u> | |
| | i) Buildings and structures for the uses permitted in subsection 6A.3.1 a) of this By-law; | |
| | ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.1 a) of this By-law. | |

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive, of this By-law, with the exception of the following:

- i) The provisions of subsection 6A.1.8 of this By-law shall not apply to lands zoned R2-1;
- ii) Minimum Front Yard Depth for Dwelling Unit Portion of Main Building 5.4 metres (18');
- iii) Minimum Front Yard Depth for Attached Garage or Attached Carport Portion of Main Building 7.6 metres (24.93');
- iv) Minimum Front Yard Depth for Detached Garage or Detached Carport 7.6 metres (24.93')

6A.3.2 Defined Area R2-2 as shown on Schedule “A”, Map 3 of this By-Law.

a) Permitted Uses

All uses permitted in the Residential Zone 2 (R2) Zone.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 6A.3.2 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.2 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive, of this By-law, with the exception of the following:

- i) The provisions of subsection 6A.1.8 of this By-law shall not apply to lands zoned R2-2;
- ii) Maximum Building Height 1 storey
- iii) Minimum Front Yard Depth for Dwelling Unit Portion of Main Building 5.4 metres (18');

- iv) Minimum Front Yard Depth
for Attached Garage or Attached
Carport Portion of Main Building 7.6 metres (24.93');
- v) Minimum Front Yard Depth
for Detached Garage or
Detached Carport 7.6 metres (24.93').

6A.3.3 Defined Area R2-3 as shown on Schedule “A”, Map 3, of this By-Law.

a) Permitted Uses

All uses permitted in the Residential Zone 2 (R2) Zone.

b) Permitted Building and Structures

- i) Buildings and structures for the uses permitted in subsection 6A.3.3 a) of this By-law;
- ii) Accessory buildings and structures for the uses permitted in subsection 6A.3.3 a) of this By-law.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 6A.1.3 to 6A.2, inclusive, of this By-law, with the exception of the following:

- i) Subsection 6A.1.8 of this By-law shall not apply to lands zoned R2-3;
- ii) Minimum Rear Yard Depth 7.6 metres (24.93').