

SECTION 7 - RESIDENTIAL TYPE TWO ZONE (R2) REGULATIONS

7.1 GENERAL USE REGULATIONS

No person shall within the R2 zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

7.1.1 Permitted Uses

- a) single unit dwellings;
- b) only one home occupation per dwelling unit in accordance with the provisions of subsection 7.2.1 of this by-law;
- c) uses accessory to the foregoing use in accordance with subsection 5.19 of this by-law.

7.1.2 Permitted Buildings and Other Structures

- a) one (1) single unit dwelling on one (1) lot;
- b) accessory buildings and structures for the permitted uses.

7.1.3 Zone Provisions

- a) Minimum Lot Area 9,000 square feet
- b) Minimum Lot Frontage 75 feet
- c) Minimum Lot Depth 120 feet
- d) Maximum Lot Coverage 40 percent (includes accessory buildings)

- e) Minimum Yard Dimensions For Main Buildings
 (see subsection 5.19 for Accessory Building Requirements)
 - i) Minimum Front Yard Depth 30 feet
 - ii) Minimum Rear Yard Depth 25 feet
 - iii) Minimum Interior Side Yard Width the lesser of 10 feet or 15 percent of the lot frontage
 - iv) Minimum Exterior Side Yard Width 15 feet
- f) Maximum Height of Main Buildings 35 feet

7.2 SPECIFIC USE REGULATIONS

In addition to the general regulations outlined in subsection 7.1 of this by-law, the following additional regulations shall apply to certain specific uses permitted in subsection 7.1.1.

7.2.2 Regulations for Home Occupations

Home occupations as defined herein shall:

- i) be clearly secondary to the residential use of the property and have only members of the family permanently residing at the property engaged in the business;
- ii) have no external display or advertisement;
- iii) have no external storage of materials, containers or finished products;
- iv) not change the character of the dwelling;
- v) not create or become a public nuisance, particularly in regard to noise, traffic, loading or unloading, parking or additional refuse;
- vi) not use mechanical equipment, the operation of which would result in any undue noise, fumes, dust, or odour escaping to any adjoining premise;

- vii) not occupy more than 20 percent of the gross floor area of the dwelling unit and/or attached garage, including in the gross floor area any basement or attached garage, or 200 square feet whichever is the lesser;
- viii) have the location of all parts of a home occupation, other than the parking of commercial vehicles, confined within the dwelling unit and/or attached garage;
- ix) not be used to assemble or rally such persons for transportation to a work site;
- x) not include any on-site retail use as part of the home occupation;
- xi) not include any commercial vehicles, parked outdoors, in association with the home occupation;
- xii) include only an office or consulting room for a business or professional person or agent where no consulting is done on site, an office for a trade such as a house builder, painter, or electrician, an office for a charitable organization, a workroom for a caterer, dressmaker, tailor or artist, a mail order establishment, an electronic communication establishment and any other use similar in nature which conforms to the preceding criteria and which the Committee of Adjustment, upon application, permits.

7.3 EXCEPTIONS

Notwithstanding any other provisions of this by-law, the special regulations contained in this subsection (7.3) shall apply to the area or areas defined below:

7.3.1 DEFINED AREA R2-1 as shown on Schedule "A" of this by-law.

a) Permitted Uses

Uses permitted in subsection 7.1.1 of this by-law and a medical office contained within the main residential building.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 7.1.3 and 7.2 of this by-law.

7.3.2 DEFINED AREA R2-2 as shown on Schedule "A" of this by-law.

a) Permitted Uses

Uses permitted in subsection 7.1.1 of this by-law and a medical office contained within the main residential building.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 7.1.3 and 7.2 of this by-law.

7.3.3 DEFINED AREA R2-3 as shown on Schedule "A" of this by-law.

a) Permitted Uses

Uses permitted in subsection 7.1.1 of this by-law and uses accessory to the single unit dwelling and the medical office within the single unit dwelling on the neighbouring property.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements shall be in accordance with subsections 7.1.3, 7.2 and 5.19 of this by-law.

7.3.4 DEFINED AREA R2-4 as shown on Schedule "A" of this By-law.

a) Permitted Uses

One single unit dwelling and accessory uses.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 7.3.4 of this by-law shall be in accordance with subsections 7.1.3 and 7.2 except that there shall be no requirement to have frontage on a municipal road allowance.

7.3.5 DEFINED AREA R2-5 as shown on Schedule "A" of this By-law.

a) Permitted Uses

The uses permitted in subsection 7.1.1 of this by-law.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 7.3.5 of this by-law shall be in accordance with subsections 7.1.3 and 7.2 of this by-law, except for the following:

i)	Minimum Lot Area	7,140 square feet
ii)	Minimum Lot Frontage	60 feet
iii)	Minimum Lot Depth	119 feet

7.3.6 DEFINED AREA R2-6 as shown on Schedule "A" of this By-law.

a) Permitted Uses

The uses permitted in subsection 7.1.1 of this by-law.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 7.3.6 of this by-law shall be in accordance with subsections 7.1.3 and 7.2 of this by-law, except for the following:

- i) Minimum Lot Area 8,500 square feet
- ii) Minimum Lot Frontage 60 feet
- iii) Minimum Front Yard Depth 25 feet
- iv) Minimum Interior Side Yard Width 6 feet

d) Alternative Permitted Encroachments in Required Yards Provision

Notwithstanding subsection 5.9 of this By-law, for those lands zoned R2-6, every part of any yard required by this by-law shall be open and unobstructed by any structure, other than a fence or hedge, provided however that those structures listed in the following table shall be permitted to project into the required yards indicated for the distances specified:

	Structure	Required Yard in Which Projection is Permitted	Amount of Encroachment Allowed
a)	Sills, belt courses, cornices, eaves, gutters, chimneys, or pilasters	Interior side yards All other yards	two (2) feet three (3) feet
b)	Fire escapes and exterior staircases	Rear yards	ten (10) feet
c)	Window bay and awnings	Interior side yards All other yards	two (2) feet three (3) feet
d)	Balconies/Patios	Front and rear yards	eight (8) feet
e)	Roofed unenclosed porches	Front and rear yards Exterior side yards	eight (8) feet five (5) feet

f)	Furnace and air conditioning units	Rear and exterior side yards	five (5) feet
g)	Television towers but not satellite dishes	Rear and exterior side yards	three (3) feet
h)	Cantilevers	Front and rear yards	two (2) feet
i)	Steps	Interior side yards	two (2) feet
		All other yards	eight (8) feet

7.3.7 DEFINED AREA R2-7 as shown on Schedule "A" of this By-law.

a) Permitted Uses

The uses permitted in subsection 7.1.1 of this by-law.

b) Permitted Buildings and Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

All lot and building requirements for the buildings and structures permitted in subsection 7.3.7 of this by-law shall be in accordance with subsections 7.1.3 and 7.2 of this by-law, except for the following:

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|------|----------------------------------|---|
| i) | Minimum Lot Area | 6,000 square feet |
| ii) | Minimum Lot Frontage | 50 feet |
| iii) | Minimum Front Yard Depth | 25 feet |
| iv) | Minimum Interior Side Yard Width | 4 feet, plus 2 feet for each additional storey above the first storey |

d) Alternative Permitted Encroachments in Required Yards Provision

Notwithstanding subsection 5.9 of this By-law, for those lands zoned R2-7, every part of any yard required by this by-law shall be open and unobstructed by any structure, other than a fence or hedge, provided however that those structures listed in the following table shall be permitted to project into the required yards indicated for the distances specified:

	Structure	Required Yard in Which Projection is Permitted	Amount of Encroachment Allowed
a)	Sills, belt courses, cornices, eaves, gutters, chimneys, or pilasters	Interior side yards All other yards	two (2) feet three (3) feet
b)	Fire escapes and exterior staircases	Rear yards	ten (10) feet
c)	Window bay and awnings	Interior side yards All other yards	two (2) feet three (3) feet
d)	Balconies/Patios	Front and rear yards	eight (8) feet
e)	Roofed unenclosed porches	Front and rear yards Exterior side yards	eight (8) feet five (5) feet
f)	Furnace and air conditioning units	Rear and exterior side yards	five (5) feet
g)	Television towers but not satellite dishes	Rear and exterior side yards	three (3) feet
h)	Cantilevers	Front and rear yards	two (2) feet
i)	Steps	Interior side yards All other yards	two (2) feet eight (8) feet