

## 7.2 RESIDENTIAL DISTRICT - R2

The General Purpose of this District is to permit development of primarily single family dwellings, with the possibility for some duplex or fourplex development at the discretion of the Development Authority.

### 1. Permitted Uses

- (a) One family dwellings
- (b) Minor home occupations
- (c) Buildings and uses accessory to permitted uses

### 2. Discretionary Uses

- (a) Apartments
- (b) Day homes
- (c) Duplexes
- (d) Fourplexes
- (e) Major home occupations
- (f) Parks and playgrounds
- (g) Places of worship
- (h) Public or quasi-public buildings and uses required to serve the immediate area
- (i) Public utilities required to serve the immediate area
- (j) Row housing
- (k) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (l) Buildings and uses accessory to discretionary uses

### 3. Regulations

- (a) Relating to One Family Dwellings
  - (i) Minimum lot area - 464.5 sq. m (5000 sq. ft.)
  - (ii) Minimum front yard - 6.1 m (20.0 ft.)
  - (iii) Minimum rear yard - 7.6 m (24.9 ft.)
  - (iv) Minimum side yard - 10% of lot width, or, at the discretion of the Development Authority, a minimum of 1.5 m (4.9 ft.) on all lots over 15.25 m (50 ft.) in lot width and not less than 10% of the lot width on all lots 15.25 m (50 ft.) or less in lot width; except that in laneless subdivisions, one side yard shall be a

minimum of 3.0 m (9.8 ft.)  
- Corner lot - 4.5 m (14.8 ft.) adjacent to road

- (v) Maximum building height – 10.1 m (33.1 ft.) or two (2) storeys, whichever is the lesser
- (vi) Minimum floor area
  - 92.9 sq. m (1000 sq. ft.) for 1 storey
  - 111.5 sq. m (1200 sq. ft.) for 1½ storey
  - 130.0 sq. m (1400 sq. ft.) for 2 storeys or bi-level

(b) Relating to Duplexes

- (i) Minimum lot area:
  - a. "Up and down" units - 576 sq. m (6200 sq. ft.), provided the combined floor area does not exceed 186 sq. m (2002 sq. ft.)
  - b. "Side by side" or "Semi detached" units – 668 sq. m (7190 sq. ft.) or 743 sq. m (7998 sq. ft.) if a corner lot
- (ii) Minimum yards - same as for one family dwellings
- (iii) Minimum floor area – 55.5 sq. m (597 sq. ft.) per dwelling unit

(c) Relating to Fourplexes, Row housing, and Apartments

- (i) Maximum density:
  - a. Fourplex 350 persons per ha (142 persons per ac.)
  - b. Apartment 350 persons per ha (142 persons per ac.)
  - c. Row housing 175 persons per ha (71 persons per ac.)

Persons per acre is to be calculated according to the following table:

- a. 0 bedrooms 1 person per dwelling unit
- b. 1 bedroom 1.75 persons per dwelling unit
- c. 2 bedrooms 3 persons per dwelling unit
- d. 3 or more bedrooms 4 persons per dwelling unit

- (ii) Minimum lot size:
  - a. Fourplex 743 sq. m (7998 sq. ft.) per building
  - b. Apartment 929 sq. m (10,000 sq. ft.) per building
  - c. Row housing 232 sq. m (2497 sq. ft.) per interior dwelling unit, plus 325 sq. m (3498 sq. ft.) per corner or end dwelling unit
- All other uses at the discretion of the Development Authority

- (iii) Minimum yards
  - a. Fourplex – same as for one family dwellings
  - b. Apartment
    - i. Front
      - A. 6.1 m (20.0 ft.) for a building 9.1 m (29.9 ft.) or less in height;
      - B. 9.1 m (29.9 ft.) for a building between 9.1 m (29.9 ft.) and 12.2 m (40 ft.) in height;
      - C. 10.7 m (35.1 ft.) for a building more than 12.2 m (40 ft.) in height.
    - ii. Side

A minimum side yard shall be provided on each side of the building of not less than 15% of the width of the lot or 4.5 m (14.8 ft.), whichever is the lesser, except in the following case:

      - A. for a building more than 9.1 m (29.9 ft.) in height, the minimum required side yard shall be 20% of the width of the lot or 6.1 m (20.0 ft.), whichever is the lesser.
    - iii. Rear - 7.6 m (24.9 ft.).
  - c. Row Housing – all yards 6.1 m (20.0 ft.)

(iv) Maximum lot coverage - 35%, unless otherwise approved by the Development Authority.

(v) Maximum building height

- a. Fourplex – same as for one family dwellings
- b. Apartments – 3 storeys, or 12.5 m (41 ft.), whichever is the lesser
- c. Row housing – same as for one family dwelling

(vi) Additional Regulations for Apartments

Apartment developments shall be subject to such additional regulations and requirements relating to site design, access, landscaping, and other considerations that the Development Authority, in its sole discretion, deems reasonable. In setting these regulations and requirements, the Development Authority shall have due consideration to the adjacent land uses and the amenities of the area in which the development is proposed.

(vii) Special Requirements

- a. Where two or more buildings are on one lot, there shall be a minimum separation distance of 6.1 m (20.0 ft.) between the walls of the two buildings.

- b. Each dwelling unit within a row housing development shall have one yard which serves as an outdoor living area for the occupants. This yard shall have a minimum depth of 7.6 m (24.9 ft.) and a minimum width of 9.1 m (29.9 ft.). Within this outdoor living area there shall be a privacy zone of a minimum of 4.5 m (14.8 ft.) which is contained by a fence at least 1.5 m (4.9 ft.) in height.
- c. No walkway in a development shall be located within 4.5 m (14.8 ft.) of a window to a habitable room.
- d. In the case of two or more grouped buildings, the relationship of the buildings to each other and the total relationship to the site, in particular, in respect to such matters as appearance, provision of adequate light, privacy, and landscaping shall be fully shown in the site plans for the whole development and shall be to the satisfaction of the Development Authority.
- e. All residential developments in this District shall provide amenity areas for recreational and landscaping purposes. The minimum required amenity area is to be calculated according to the following table:

No. of Bedrooms	Area (sq. m (sq. ft.))
0	14.0 (151)
1	19.0 (205)
2	54.0 (581)
3	93.0 (1001)
4 or more	120.0 (1292)

Outdoor living areas may be calculated as part of the required amenity area for any development.

- f. For apartments or row housing developments containing more than 40 dwelling units with 2 or more bedrooms, a playground area shall be provided on the basis of 6.1 m (20.0 ft.) per bedroom, master bedroom excluded.
  - A. This play area shall be provided with landscaping, fencing, surface treatment, and play equipment to the satisfaction of the Development Authority.
  - B. This play area will be included as part of the required amenity area for the development.
- g. A storage compound satisfactory to the Development Authority shall be provided for large trucks, recreational vehicles and similar equipment. There shall be no outdoor storage of furniture or similar equipment.

- (d) Relating to All Other Uses - as required by the Development Authority
- (e) Maximum lot coverage:
  - (i) Principal building - 28% or, if a garage is attached, a maximum of 40%
  - (ii) Accessory buildings - 12%
  - (iii) Total - 40%
- (f) Parking space requirements – 2 spaces per dwelling unit
- (g) Notwithstanding any other provision of this Bylaw to the contrary, existing dwellings located within 300 m (984 ft.) of the Clyde sewage lagoon will not be allowed to expand or to rebuild if destroyed by fire.