

PART E-1 – R2S - SPECIAL RESIDENTIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all R2S zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures therein for any of the following purposes:

(a) Main Use

- (i) a single detached dwelling (3129-95)
- (ii) a semi-detached dwelling
- (iii) a duplex dwelling
- (iv) a triplex dwelling
- (v) a group home in a permitted single detached dwelling
- (vi) public use (2019-64)

(b) Accessory Uses, Buildings and Structures

- (i) any use, building or structure which is subordinate and customarily incidental to a main use
- (ii) a home occupation in a single detached dwelling or semi-detached dwelling unit
- (iii) an office for a professional person in a single detached dwelling or semi-detached dwelling unit (3129-95)

2. ZONE REQUIREMENTS

(1) Lot Frontage (minimum)

- (a) single detached dwelling: 15.0 metres
- (b) semi-detached dwelling: 18.0 metres

- (c) duplex dwelling: 18.0 metres
- (d) triplex dwelling: 22.5 metres (3129-95)
- (2) Front Lot Line (minimum)
 - (a) single detached dwelling: 13.5 metres
 - (b) semi-detached dwelling: 16.5 metres
 - (c) duplex dwelling: 16.5 metres
 - (d) triplex dwelling: 21.5 metres (3129-95)
- (3) Lot Area (minimum)
 - (a) single detached dwelling: 660 square metres
 - (b) semi-detached dwelling: 660 square metres
 - (c) duplex dwelling: 660 square metres
 - (d) triplex dwelling: 930 square metres (3129-95)
- (4) Front Yard Depth (minimum): 7.5 metres
- (5) Rear Yard Depth (minimum): 7.5 metres
- (6) Interior Side Yard Depth (minimum)
 - (a) single detached dwelling (3129-95)
 - (i) one side: 1.2 metres
 - (ii) other side: 3.5 metres except with an attached garage or carport then 1.2 metres
 - (b) semi-detached dwelling
 - (i) one side: 1.2 metres
 - (ii) other side: 3.5 metres except with an attached garage or carport then 1.2 metres
 - (c) duplex dwelling: 3.5 metres

- (7) outside Side Yard Depth (minimum): 4.5 metres
- (8) Lot Coverage (maximum): 35 percent
- (9) Density (maximum): within that area of a registered plan of subdivision zoned R2 S the density shall not exceed 15 dwelling units per net hectare
- (10) Building Height (maximum)
 - (a) single detached dwelling: 10.5 metres
 - (b) semi-detached dwelling: 10.5 metres
 - (c) duplex dwelling: 10.5 metres
 - (d) triplex dwelling: 12.0 metres
(3129-95)

- (11) Special Provisions – Semi-detached dwelling units

Notwithstanding Sections 2 (1) (b), 2 (2) (b), 2 (3) (b) and 2 (6)(b) of this Part E-1, the following shall apply to a semi detached dwelling:

- (i) minimum lot frontage per dwelling unit: 9.0 metres
- (ii) minimum front lot line per dwelling unit: 8.0 metres
- (iii) minimum lot area per dwelling unit: 330 square metres
- (iv) minimum interior side yard measured at a vertical common wall: 0.0 metres

- (12) Main Buildings

More than one (1) main building shall be permitted on a lot for a duplex dwelling or a triplex dwelling use provided each main building will be in conformity with all other requirements of this By-Law.
(3129-95)

3. MINIMUM PUBLIC UTILITIES

- (1) Any main building shall be serviced by and connected to:
 - (a) an adequate municipal water supply system; and
 - (b) an adequate municipal sanitary sewer system.

4. FOR ACCESSORY USES, BUILDINGS OR STRUCTURE PROVISIONS

See Part C, Section 7.

5. FOR HOME OCCUPATION PROVISIONS

See Part C, Section 8.

6. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS

See Part C, Section 10.

7. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

8. HOLDING "H" SYMBOL

(1) Notwithstanding the requirements of Subsection 1(1) of this Part E-1, within the area zoned R2S-H, no person shall erect or occupy any building or structure or use any building, structure or land for any purposes, other than the use that existed on the first day of November, 1991. The Holding "H" symbol shall be removed from the lands zoned R2S-H in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 provided that the following are addressed:

(a) that an adequate municipal water system and adequate municipal sanitary sewer system are available to service and connect to the main use on the lot or lots in question; and

(b) that a plan of subdivision is registered on lands zoned R2S-H in accordance with Planning Act, R.S.O. 1990.(2991-93)