

SECTION 11 - R2 - RESIDENTIAL SECOND DENSITY ZONE

11.1 Within a R2 - Residential Second Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

11.2 PERMITTED USES

- i) a single detached dwelling,
- ii) a semi-detached dwelling,
- iii) a duplex dwelling,
- iv) a converted dwelling,
- v) a boarding or rooming house,
- vi) a public park,
- vii) an accessory building or use to the above uses,
- viii) a Type 'A' and Type 'B' home occupation, according to the provisions of Section 5.29 of this By-law,
- ix) a Type 'A' home industry, according to the provisions of Section 5.30 of this By-law.

11.3 ZONE REGULATIONS

a) For a Single Detached Dwelling

According to the provisions of the Residential First Density Zone of this by-law.

b) For a Semi-Detached Dwelling, A Duplex Dwelling, A Boarding or Rooming House and a Converted Dwelling

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| i) | Lot Area (Minimum) | |
| | - public water and sanitary sewers | 800 sq. metres (8,611.4 sq. ft.) |
| | - public water and private sewage disposal system | 1,600 sq. metres (17,222.8 sq. ft.) |
| | - private water and sewage disposal system | 6,000 sq. metres (64,585.6 sq. ft.) |
| ii) | Lot Frontage (Minimum) | |
| | - public water and sanitary sewers | 21 metres (68.9 ft.) |
| | - public water and private sewage disposal system | 45 metres (147.6 ft.) |
| | - private water and sewage disposal system | 60 metres (196.8 ft.) |
| iii) | Front Yard (Minimum) | 10 metres (32.8 ft.) |
| iv) | Rear Yard (Minimum) | 10 metres (32.8 ft.) |
| v) | Interior Side Yard (Minimum) | 3 metres (9.8 ft.) |
| vi) | Exterior Side Yard (Minimum) | 10 metres (32.8 ft.) |
| vii) | Gross Floor Area (Minimum) | 180 sq. metres (1,937.6 sq. ft.) |
| viii) | Lot Coverage (Maximum) | 30 percent |
| ix) | Building Height (Maximum) | 11 metres (36.1 ft.) |

- x) Off-street parking shall be provided in accordance with Section 5.31.

c) **For a Converted Dwelling and a Boarding or Rooming House**

- i) The minimum gross floor area of a one bedroom dwelling unit shall be 42 sq. metres (452.1 sq. ft.) plus an additional 13 sq. metres (139.9 sq. ft.) for each additional bedroom.
- ii) The minimum lot area per dwelling unit shall be 1400 sq. metres (15,070.0 sq. ft.) (for a converted dwelling).
- iii) No addition or enlargement shall be made to the external walls or roof of the dwelling.
- iv) No external stairway other than an open fire escape shall be provided.
- v) Such dwelling shall be certified by the Chief Building Official to be structurally suitable for such conversion.
- vi) The 3 metre strip immediately adjacent to any lot line shall be landscaped.
- vii) Off-street parking shall be provided in accordance with Section 5.31.
- viii) The sewage disposal system shall be inspected and approved by the appropriate authority.

d) **For Accessory Buildings Not Attached To The Principal Building**

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| i) | Rear Yard (Minimum) | 2.5 metres (8.2 ft.) |
| ii) | Interior Side Yard (Minimum) | 2.5 metres (8.2 ft.) |
| iii) | Exterior Side Yard (Minimum) | 7.5 metres (24.6 ft.) |
| iv) | Building Height (Maximum) | 4.5 metres (14.8 ft.) |

11.4 GENERAL PROVISIONS

All special provisions of Section 5 "General Provisions" shall apply , where applicable, to any land, lot, building, structure or use within the R2 - Residential Second Density Zone.

11.5 SPECIAL R2 - RESIDENTIAL SECOND DENSITY ZONES