

7.6 Residential Type 2 Zone (R2)

7.6.1. Permitted Uses

Amended by
Bylaw No.
25-91

The following uses are permitted in a R2 Zone:

- .1 Single-detached dwellings.
- .2 Semi-detached dwellings.
- .3 Duplex dwellings.
- .4 Converted dwellings containing a maximum of two dwelling units.
- .5 Bed and breakfast establishments.
- .6 Day nurseries.
- .7 Home occupations.
- .8 Mini-group homes.
- .9 Accessory uses, buildings and structures.
- .10 Uses permitted in Section 6.1.

7.6.2. Regulations

Any use, building or structure in a R2 Zone shall be established in accordance with the following:

Amended by
Bylaws No.
25-91, 155-92
and 34-93

- .1 Single-Detached, Semi-Detached, Duplex and Converted Dwellings.
 - .1 Lot Area (minimum)

.1 Single-detached	270.0 m ²
.2 Semi-detached	275.0 m ² /unit
.3 Duplex	550.0 m ²
.4 Converted dwelling	360.0 m ²
 - .2 Lot Width (minimum)

.1 Single detached	9.0 m
.2 Semi-detached	9.0 m/unit
.3 Duplex	15.0 m
.4 Converted dwelling	9.0 m
 - .3 Lot Coverage (maximum) 40%
 - .4 Building Height (maximum) 10.0 m
 - .5 Front Yard (minimum) 6.0 m or the
Established Front
Building Line,
whichever is the
lesser
 - .6 Rear Yard (minimum) 7.5 m

- .7 Side Yard (minimum)
 - .1 Interior
 - .1 Single detached 1.0 m
 - .2 Semi-detached 3.0 m on each side
 - .3 Duplex 3.0 m on one side and 1.0 m on the other
 - .4 Converted dwelling 1.0 m
 - .2 Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m.
 - .3 Exterior 3.0 m
 - .4 Common Walls In accordance with Section 6.20.
- .8 Gross Floor Area (minimum)
 - .1 Single-detached 70.0 m²/unit
 - .2 All other residential uses 55.0 m²/unit
- .9 Parking in accordance with Section 6.18
- .10 Setback from Rail Lines in accordance with Section 6.30
- .11 The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:
 - .1 50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or
 - .2 110.0m², whichever is the lesser.
- .2 Bed and Breakfast Establishments
 - .1 In accordance with Section 6.16.
- .3 Day Nurseries
 - .1 In accordance with Section 6.8.
- .4 Home Occupations

.1 In accordance with Section 6.17.

.5 Mini-Group Homes

.1 In accordance with Section 6.15.

.6 Accessory Uses, Buildings and Structures

.1 In accordance with Section 6.3.

.7 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

7.6.3.

Exceptions

The following Zones apply to specific lands within a R2 Zone.

.1 15 Puleston (R2-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R2-1 Zone may be used for all of the uses permitted in the R2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot Area (Minimum)

.1 Duplex	535 m ²
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That all the provisions of the R2 Zone in Section 7.6.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
146-98

.2 344/346 Nelson Street (R2-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R2-2 Zone may be used for all of the uses permitted in the R2 Zone, plus the following:

.1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-2 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

.1 In accordance with Section 6.15

- .2 Two off-street parking spaces may be located within the required minimum front yard, and two off-street parking spaces may be located within an attached garage.

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
181-2006

.3 12 Hampton Street (R2-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R2-3 Zone may be used for all of the uses permitted in the R2 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-3 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1 Lot Width (minimum)

.1 Semi-detached 8.70 m/unit

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
41-2011

.4 57 Garden Avenue (R2-4)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-4 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Any building or structure which contains a dwelling unit shall be setback from the railway right-of-way a minimum of 27.5 metres.

That all remaining provisions of the R2-4 Zone in Section 7.6.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
96-2011

.5 137 Campbell Street (R2-5)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R2-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 Lot Width (minimum)

.1	Semi-detached	7.9 m/unit
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That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
87-2013

.6 819 Colborne Street (R2-6)

Notwithstanding any provision of this bylaw to the contrary, no person shall within any R2-6 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|--|--------------------|
| .1 | Minimum Lot Area | 427 m ² |
| .2 | Minimum Separation Distance
Between an Accessory Structure
and a Main Building | 1.1m |

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
113-2017

.7 76 North Park Street (R2-7)

Notwithstanding any provision of this bylaw to the contrary, no person shall within any R2-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|---|-------------|
| .1 | Building Height (minimum) | 1 ½ Storeys |
| .2 | Lot Coverage (maximum) | |
| .1 | One semi-detached dwelling unit on an
Individual lot (northerly unit). | 45% |

That all the provisions of the R2 Zone in Section 7.6.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
114-2017

.8 Southside of Grey Street, east of James Avenue (R2-8)

Notwithstanding any provision of this By-law to the contrary, any lot within any R2-8 Zone may be used for only the following uses:

- | | |
|----|---------------------------|
| .1 | Single-detached dwellings |
| .2 | Semi-detached dwellings |

- .3 Bed and breakfast establishments
- .4 Day nurseries
- .5 Home occupations
- .6 Mini-group homes
- .7 Accessory uses, buildings, and structures
- .8 Uses permitted in Section 6.1

Notwithstanding any provision of this By-law to the contrary, no person shall within any R2-8 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Area (minimum)
 - 1. Semi-detached dwelling 250.0 m²/unit
- .2 Lot Coverage (maximum)
 - 1. Single-detached dwelling 55%
 - 2. Semi-detached dwelling 55%
- .3 Rear yard (minimum) 7.0m
- .4 Interior side yard (minimum)
 - 1. Single-detached dwelling 1.2m on one side and 0.6m on the other (0.6m side yard must be adjacent to a 1.2m side yard)
 - 2. Semi-detached dwelling 3.0m on each side unless there is an integral garage, then 1.0m on each side
- .5 Cooling and Utility equipment May not be located in a side yard with a setback of less than 1.2m.

That all remaining provisions of the R2 Zone in Section 7.6.2. to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.