

**SECTION 11 - RESIDENTIAL 2 (R2) ZONE**

**11.1** Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R2) zones.

**11.2 PERMITTED USES**

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home Occupations
- (c) Accessory Apartment Dwelling

**11.3 REGULATIONS FOR DWELLINGS**

Minimum Lot Frontage	15m 17m for a corner lot
Minimum Lot Area	510 sq. m.
Maximum Lot Coverage	40 percent
Minimum Front Yard	6m
Minimum Interior Side Yard	(i) 1.0m for a one-storey dwelling (ii) 1.5m for anything above a one-storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces an exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	8m
Maximum Height of Building	2.5 storeys
Minimum Floor Area for Dwelling	(i) 1 storey dwelling 95 sq.m (ii) 1.5 storey or split level 115.0 sq.m. (iii) 2 or 2.5 storey 135.0 sq.m

**EXCEPTIONS TO THE RESIDENTIAL 2 (R2) ZONE**

**R2-34 (129-1990) 657 Niagara River Parkway**

Nothing shall prevent the continued use of the lands indicated as R2-34 on Schedule "A" for a historical museum and uses, buildings and structures accessory thereto.

**R2-38 (129-1990) 240 Jarvis Street**

Nothing shall prevent the use of the lands indicated as R2-38 on Schedule "A" for professional offices, business offices and uses, buildings and structures accessory thereto.

**R2-39 (129-1990) 21 Wintemute Street**

Nothing shall prevent the continued use of the lands indicated as R2-39 on Schedule "A" for a funeral home and uses, buildings and structures accessory thereto.

**R2-43 (216-1991) Jennet Street, west side, north of Gilmore Road**

These lands are zoned "Residential 2 R2-43 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-43 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 12 metres.

**R2-44 (216-1991) Jennet Street, west side, north of Gilmore Road**

These lands are zoned "Residential 2 R2-44 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-44 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 11.7 metres.

**R2-45 (115-1991) 201 Phipps Street**

These lands are zoned "Residential 2 R2-45 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-45 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.2 (a) these lands may be used for one single detached dwelling or one duplex dwelling and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 11.3 the minimum interior side yard shall not be less than .12 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3 the minimum exterior side yard shall not be less than 4.8 metres.

**R2-46 (115-1991) Phipps Street, south side @ Central Avenue**

These lands are zoned "Residential 2 R2-46 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-46 Zone" except:

- (a) that notwithstanding the provisions of Subsection 5.151 (d) the lot line abutting the Central Avenue street line shall be considered as the front lot line, and;
- (b) that notwithstanding the requirements of Subsection 6.1 (b) an accessory building shall not be located closer to the southerly side lot line than .3 metres or closer to the westerly rear lot line than .6 metres.

**R2-47 (209-1991) 281 Central Avenue**

These lands are zoned "Residential 2 R2-47 Zone" and notwithstanding the requirements of Subsection 11.2 - Permitted Uses, these lands shall only be used as an emergency residential hostel for refugees with a maximum overnight occupancy load of eight (8) persons.

**R2-121 (158-1994) 566 Albany Street**

These lands are zoned "Residential 2 R2-121 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-121 Zone" except that notwithstanding the provisions of Subsection 11.3, the minimum westerly rear yard for the existing dwelling shall not be less than 5.2 metres.

**R2-122 (173-1994) Disher Street, north side, west of Ridge Road North**

These lands are zoned "Residential 2 R2-122 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-122 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot area shall not be less than 464.5 square metres.

**R2-123 (173-1994) Disher Street, north side, west of Ridge Road North**

These lands are zoned "Residential 2 R2-123 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-123 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 13.1 metres, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum lot area shall not be less than 499.3 square metres.

**R2-155 (145-1996) Erie Road, south side, east of Schooley Road**

These lands are zoned "Residential 2 R2-155 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-155 Zone" except that notwithstanding the requirements of Subsection 11.2, this property may continue to be used for the 41 existing cottage dwellings and not more than 2 additional cottage dwellings may be erected on the subject property to replace those destroyed by fire prior to July 25th, 1983; and that notwithstanding the requirements of Subsection 10.3, the 2 additional cottages may be rebuilt in the locations shown as A and B on Schedule A to By-law 145-1996.

**R2-158 (159-1996) Hill Estates Subdivision, Phase 1**

These lands are zoned "Residential 2 R2-158 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-158 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum floor area for a 2 or 2½ storey dwelling shall not be less than 111.48 square metres.

**R2-159 (159-1996) Hill Estates Subdivision, Phase 2**

These lands are zoned "Residential 2 R2-159 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by that by-law shall apply to those lands zoned "Residential 2 R2-159 Zone" except that notwithstanding the provisions of Subsection 11.3, the minimum floor area for a 2 or 2½ storey dwelling shall not be less than 111.48 square metres.

**R2-161 (199-1996) Park Street, west side, north of Farr Avenue**

These lands are zoned “Residential 2 R2-161 Zone”, and the development on this property shall comply with all of the provisions in Section 11 - R2 Zone - Residential 2 except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 7.6 metres.”

**R2-177 (81-1997) 3623 Dominion Road**

These lands are zoned “Residential 2 R2-177 Zone” and all of the provisions that relate to lands zoned “Residential 2 R2 Zone” by this by-law shall apply to those lands zoned “Residential 2 R2-177 Zone” except:

- (a) that in addition to the permitted uses set out in Subsection 11.2 (Permitted Uses), these lands may also be used for a Bed & Breakfast Establishment. A Bed & Breakfast Establishment shall mean a single detached residential dwelling wherein not more than three (3) rooms are rented to persons for a single night or for less than one (1) week at a time by the owner or head leasee of the dwelling and where breakfast is served to the guests, but the Bed & Breakfast Establishment does not include any type of institutional dwelling or restaurant in a residential area;
- (b) that in addition to the parking requirements in Subsection 6.20 for a single detached residential dwelling, one (1) parking space per guest room must be provided on site and notwithstanding any other provisions herein, on-site tandem parking shall be permitted.

**R2-188 (187-1997) West Main Street, south side, east of Ott Road**

REPEALED BY BY-LAW 193-06

**R2-198(H) (102-1998) Smalls Road, north side, west of Lakewood Avenue**

REPEALED BY BY-LAW 197-05

**R2-208(H) (28-1999) Dominion Road, south side, west of Kraft Road**

REPEALED BY BY-LAW 165-03

**R2-214 (182-1999) 689 Edgemere Road**

These lands are zoned “Residential 2 R2-214 Zone” and all of the provisions that relate to lands zoned “Residential 2 R2 Zone” by this By-law shall apply to those lands zoned “Residential 2 R2-214 Zone”, except:

- (a) that notwithstanding the requirements of Subsection 6.3(b), these lands may be used for the construction of dwelling above a private garage, and;
- (b) that notwithstanding the requirements of Subsection 10.3(h)(iii), the minimum floor area for a two storey dwelling shall not be less than 119.3 square metres.

**R2-235 (192-2000, AMENDED BY 118-2002, 88-04) Lakeshore Road, south side, west of Bardol Avenue**

These lands are zoned "Residential 2 R2-235 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-235 Zone", except:

- (a) that notwithstanding the provisions of Subsection 11.3, the minimum rear yard shall not be less than 15 metres from the 100 year floodline for Lake Erie of 177.2 metres referenced to the Geodetic Survey of Canada datum.
- (b) In addition to the requirements of subsection (a) no building or structure shall be permitted to locate or encroach to a lesser elevation than 177.74 metres as referenced in the Geodetic Survey of Canada datum. Unenclosed attached decks, and in-ground pools maybe permitted below the 177.74 metre elevation.

***(added by By-law 88-04 on May 25, 2004)***

**R2-250 (143-2001) Lincoln Road East, south side, east of Derby Road**

These lands are zoned "Residential 2 R2-250 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this By-law shall apply to those lands zoned "Residential 2 R2-250 Zone", except that notwithstanding the provisions of Subsection 11.3(b) the subject parcel shall have a lot area of not less than 409 square metres

**R2-261 (129-1990, 55-08) 381 Ridgeway Road**

Nothing shall prevent the continued use of the lands indicated as R2-261 on Schedule "A" for the rental of holiday cottages and uses, buildings and structures accessory thereto, and;

That notwithstanding the requirements of Subsection 11.3, the minimum southerly side yard setback shall not be less than 0.93 metres.

**R2-264 (37-1991) 151 Schooley Road**

These lands are zoned "Residential 2 R2-264 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-264 Zone" by this by-law except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 13.7 metres.

**R2-265 (37-1991) 167 Schooley Road**

These lands are zoned "Residential 2 R2-265 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-265 Zone" by this by-law except that notwithstanding the requirements of Subsection 11.3, the minimum southerly side yard for the dwelling existing on the property at the date of passing of this by-law shall not be less than 1.18 metres.

**R2-267 (101-1991) Eastwood Avenue, west side, south of Glenspring Road**

These lands are zoned "Residential 2 R2-267 Zone" and all the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-267 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.3, the minimum lot area shall not be less than 418 square metres, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum front yard shall not be less than 4.1 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than 6.7 metres.

**R2-268 (101-1991) Eastwood Avenue, west side, south of Glenspring Road**

These lands are zoned "Residential 2 R2-268 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-268 Zone" except that notwithstanding the provisions of Subsection 11.3, the minimum lot area shall not be less than 418 square metres.

**R2-269 (43-1992) 333 Lakewood Avenue**

These lands are zoned "Residential 2 R2-269 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-269 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.2 - Permitted Uses, these lands shall only be used for one single detached dwelling and one semi-detached dwelling and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum front yard for the single detached dwelling shall not be less than 2.92 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum southerly interior side yard for the single detached dwelling shall not be less than .86 metres and the minimum northerly interior side yard for the semi-detached dwelling shall not be less than .74 metres, and;
- (d) that notwithstanding the provisions of Subsection 11.3, the minimum rear yard for the semi-detached dwelling shall not be less than 1.44 metres, and;
- (e) that notwithstanding the provisions of Subsection 11.3, the minimum floor area for the semi-detached dwelling shall not be less than 36.8 square metres per dwelling unit, and;
- (f) that notwithstanding the provisions of Subsection 6.20 (a) - Residential, a minimum of one parking space per dwelling unit must be provided on site, and;
- (g) that notwithstanding the requirements of Subsection 6.20 (i) - Parking Area Location on a Lot, all parking spaces shall not be closer than 6.1 metres to any street line.

**R2-270 (42-1992) 343 Schooley Road**

These lands are zoned "Residential 2 R2-270 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-270 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.2 - Permitted Uses, these lands shall only be used for the conversion of three seasonal dwellings to three single detached dwellings, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the maximum lot coverage of all buildings on the lot shall not exceed 32%, and;
- (c) that notwithstanding the requirement of Subsection 11.3, the minimum front yard shall not be less than 3.77 metres, and;
- (d) that notwithstanding the requirements of Subsection 11.3, the minimum northerly interior side yard shall not be less than 2.43 metres and the minimum southerly interior side yard shall not be less than .85 metres, and;
- (e) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than .6 metres, and;
- (f) that notwithstanding the requirements of Subsection 11.3, the minimum floor area per dwelling shall not be less than 63.1 square metres, and;
- (g) that notwithstanding the requirements of Subsection 6.2 (a) - Residential, a minimum of one parking space per dwelling unit must be provided on site, and;
- (h) that notwithstanding the requirements of Subsection 6.20 (i) - Parking Area Location on a Lot, all parking spaces shall not be closer than 6.1 metres to any street line.

**R2-271 (200-1991) 4120 Birchwood Road**

These lands are zoned "Residential 2 R2-271 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by that by-law shall apply to those lands zoned "Residential 2 R2-271 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.2 - Permitted Uses, these lands shall only be used for one, one-family detached dwelling, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 14 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum lot area shall not be less than 237.3 square metres, and;
- (d) that notwithstanding the requirements of Subsection 11.3, the maximum lot coverage shall not exceed 35.5%, and;
- (e) that notwithstanding the requirements of Subsection 11.3, the minimum front yard shall not be less than 3.6 metres, and;
- (f) that notwithstanding the requirements of Subsection 11.3, the minimum interior side yard shall not be less than 1 metre, and;
- (g) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than 4.26 metres, and;

- (h) that notwithstanding the requirements of Subsection 11.3, the minimum floor area shall not be less than 83.5 square metres, and;
- (i) that notwithstanding the requirements of Subsection 6.2 (i) - Parking Area Location on a Lot, no parking space or part thereof shall be closer than 2.7 metres to the street line.

**R2-272 (236-1991) Erie Road, south side, east of Schooley Road**

These lands referred to as Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 are zoned "Residential 2 R2-272 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-272 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage for:
  - Part 1 shall not be less than 10.8 metres;
  - Part 6 shall not be less than 9.4 metres;
  - Part 7 & 9 shall not be less than 10.3 metres;
  - Part 8 shall not be less than 9.9 metres;
  - Part 10 shall not be less than 12.4 metres;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum lot area for:
  - Part 9 shall not be less than 299.4 sq. metres;
  - Part 10 shall not be less than 384.4 sq. metres
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum side yard on one side where no attached garage or attached carport is provided for:
  - Part 1 & 3 shall not be less than 2.1 metres;
  - Part 2 shall not be less than 2.4 metres;
  - Part 6 shall not be less than 1.8 metres;
- (d) that notwithstanding the requirements of Subsection 11.3, the minimum westerly side yard setback for:
  - Part 7 shall not be less than .3 metres;
  - Part 8 shall not be less than 1.8 metres;
  - Part 9 shall not be less than .9 metres;the minimum easterly side yard setback for
  - Part 7 shall not be less than .9 metres;
  - Part 8 shall not be less than .6 metres;
  - Part 9 shall not be less than 2.1 metres;
- (e) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard for:
  - Part 1 shall not be less than 5.5 metres;
  - Part 2 shall not be less than 3.2 metres;
  - Part 3 shall not be less than 2.7 metres;
  - Part 4 shall not be less than 3.5 metres;
  - Part 5 shall not be less than 5.7 metres;
  - Part 9 shall not be less than 6.7 metres;
  - Part 10 shall not be less than 5.1 metres;

- Part 11 shall not be less than 2.74 metres;

(f) that notwithstanding the requirements of Subsection 11.3, the minimum floor area for a one storey dwelling for:  
Part 1, 2, 3, 9 & 10 shall not be less than 62 square metres;  
Part 6 & 7 shall not be less than 78 square metres;
- (g) that notwithstanding the requirements of Subsection 6.1 (b) for Parts 4 & 5, the existing detached garage shall be permitted to remain in its existing location in the front yard.
- (h) that notwithstanding the requirements of Subsection 6.5 for Part 9 & 10, these lots shall not be required to have frontage on a public highway.
- (i) that notwithstanding the requirements of Subsection 5.151, the northerly lot line of Parts 9 & 10 shall be deemed to be the front lot line.

**R2-300 (58-06) - West Main Street, north side, west of Stevensville Road**

These lands are zoned "Residential 2 R2-300 Zone" and all of the provisions of By-law 129-90 as amended that relate to land zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-300 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.3, minimum lot frontage shall not be less than 18 metres.
- (b) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-300 Zone".

**R2-301 (58-06) West Main Street, north side, west of Stevensville Road**

These lands are zoned as "Residential 2 R2-301 Zone" and all the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-301 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 18 metres;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than 3.048 metres;
- (c) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-301 Zone".

**R2-302 (58-06) West Main Street, north side, west of Stevensville Road**

These lands are zoned "Residential 2 R2-302 Zone" and all the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-302 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 18 metres
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum front yard shall not be less than 4.267 metres to the front wall of the residence or a garage wall with no overhead door facing the street.
- (c) That notwithstanding the requirements of 11.3 the minimum rear yard shall not be less than 3.048 metres.
- (d) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-302 Zone".
- (e) that notwithstanding the provisions of Subsection 6.40(c) unenclosed porches and steps, covered or uncovered may project into the front yard a maximum distance of .61 metres provided that the porch or steps are not more than .61 metres above grade.

**R2-303 (58-06) - West Main Street, north side, west of Stevensville Road**

These lands are zoned "Residential 2 R2-303 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-303 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3 the minimum lot frontage shall not be less than 67 metres.
- (b) that notwithstanding any of the requirements of Subsection 11.3 the minimum front yard shall not be less than 4.267 metres to the front wall of the residence or garage wall with no overhead door facing the street.
- (c) that notwithstanding the requirements of Subsection 11.3 the minimum rear yard shall not be less than 3.048 metre.
- (d) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-303 Zone".
- (e) that notwithstanding the provisions of Subsection 6.40(c) unenclosed porches and steps, covered or uncovered may project into the front yard a maximum distance of .61 metres provided that the porch or steps are not more than .61 metres above grade.

**R2-315(H) (90-2003) Promenade Way, east side, west of Ridgeway Road**

These lands are zoned Residential 2 Holding R2(H)-315 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 Holding R2(H)-315 Zone on Schedule A. Once the Holding has been removed, after the owner has entered into a development agreement to the satisfaction of the Town and the Niagara Peninsula Conservation Authority, these lands shall comply with all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone except:

(a) that notwithstanding the requirements of Subsection 11.3 - Regulations, the following regulations shall apply to the single detached dwellings:

- Minimum Lot Frontage 6m
- Minimum Lot Area 348.00 sq.m
- Maximum Lot Coverage 40%
- Minimum Front Yard 4.6 m
- Minimum Interior Side Yard
  - (i) zero lot line on one side with 3m on the opposite side or
  - (ii) 1.2m on each side abutting an interior lot line
- Minimum Interior Side Yard for Detached Garages Nil
- Minimum Exterior Side Yard 4.6 m
- Minimum Rear Yard 7.5 m
- Minimum Floor Area
  - 1 storey dwelling 60.00 sq. m
  - 1½ storey or split level dwelling 75.00 sq. m
  - 2 or 2½ storey dwelling 80.00 sq. m
- Maximum Height 9m measured from the average grade level to the midpoint between the eaves and the ridge, but in no case shall the ultimate height measured from average grade level to the peak of the highest roof be greater than 12m.
- Minimum Distance between Detached Garages 6.1 m
- Minimum Rear Yard for Detached Garages 1.5 m
- Maximum Building Height for Detached Garages 5.0 m
- Minimum Exterior Side Yard for Detached Garages 4.6 m

(a) that notwithstanding the requirements of Subsection 6.40 (c), unenclosed porches, balconies, steps and patios covered or uncovered, may project into any front yard or rear yard a maximum distance of 1.5 metres provided that in the case of porches, steps or patios, such uses are not more than 1.3

metres above ground. Uncovered decks or patios may project into any rear yard provided they are not more than 0.6 metres above grade.

**R2-318 (222-03) Disher Street, North Side, east of Park Street**

These lands are zoned Residential 2 R2-318 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2-318 Zone on Schedule A, except that notwithstanding the requirements of Subsection 11.3 – Minimum Lot Area, the minimum lot area shall not be less than 464 square metres.

**R2-323 (89-04) Village Creek Estates, West Main Street**

The lands are zoned Residential 2 R2-323 and all the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2-323 on the attached Schedule A except that their minimum rear yard setback for a dwelling shall be 30 metres.

**R2-349 (56-06) – DELETED (SEE BY-LAW 127-06)**

**R2-358 (127-06) Crystal Ridge Landing, Northeast corner of Thunder Bay Road and Ridge Road South**

These lands are zoned Residential 2 R2-358 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2-358 Zone on the attached Schedule A and subject to the following special provision:

- a) All dwelling units shall have attached garages
- b) The minimum front yard setback shall be 4 metres to the dwelling unit and 6 metres to the garage.

**R2-360(H) (130-06) W/S OF SPEARS ROAD AND NORTH OF GARRISON ROAD**

These lands are zoned Residential 2 Holding R2-360 (H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 Holding R2-360 (H) Zone on the attached Schedule A and subject to the following special provision:

- a) An interim stormwater management facility shall also be permitted

**R2-388 (55-08) 385 Ridgeway Road**

These lands are zoned Residential 2 (R2-388) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 (R2) Zone by this

by-law shall apply to those lands zoned Residential 2 (R2-388) Zone on the attached Schedule A except that the minimum northerly interior side yard shall not be less than 0.50 metres.