

SECTION 9 RESIDENTIAL TYPE 2 (R2) ZONE

(1) **SCOPE**

The provisions of this Section shall apply in all Residential Type 2 (R2) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) **USES PERMITTED**

No person shall within any R2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R2 uses, namely:

- (a) an accessory uses;
- (b) a converted dwelling with a maximum of two (2) dwelling units;
- (c) a duplex dwelling;
- (d) an existing place of worship;
- (e) a home occupation;
- (f) a public use;
- (g) a semi-detached dwelling;
- (h) a single detached dwelling.

(3) **ZONE REQUIREMENTS**

No person shall within any R2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

(a)	LOT AREA (MINIMUM)	
	(i) Single Detached Dwelling	370 m ²
	(ii) Duplex or Converted Dwelling	560 m ²
	(iii) Semi-Detached Dwelling	650 m ²
	(iv) One-half of a semi-detached dwelling	310 m ²
(b)	LOT FRONTAGE (MINIMUM)	
	(i) Single Detached Dwelling	12.0 m
	(ii) Duplex or Converted Dwelling	15.0 m
	(iii) Semi-Detached Dwelling	20.0 m
	(iv) One-half of a semi-detached dwelling	9.5 m
(c)	FRONT YARD DEPTH (MINIMUM)	7.0 m
(d)	INTERIOR SIDE YARD WIDTH (MINIMUM)	
	provided that on a lot where there is no attached private garage or attached carport	

the minimum interior side yard shall be 3.0 m on one side and 1.2 m on the other side, except in case of a semi-detached dwelling where there is no attached garage and/or carport, the minimum side yard shall be 3.0 m.

(e)	EXTERIOR SIDE YARD WIDTH (MINIMUM)	7.0 m
(f)	REAR YARD DEPTH (MINIMUM)	7.5 m
(g)	LOT COVERAGE (MAXIMUM)	35%
(h)	LANDSCAPED OPEN SPACE (MINIMUM)	30%
(i)	HEIGHT (MAXIMUM)	8.5 m
(j)	DWELLING UNITS PER LOT (MAXIMUM) (unless otherwise permitted by by-law)	1 only
(k)	Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof.	

(4) SPECIAL PROVISIONS

(a) R2-1 (SERVICE SHOP)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-1 on Schedule "A" hereto, a service trade shall be a permitted use in addition to any use permitted in an R2 Zone.

(b) R2-2 (VETERINARIAN'S CLINIC)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-2 on Schedule "A" hereto, a veterinarian's clinic shall be a permitted use in addition to any use permitted in an R2 Zone.

(c) R2-3 (HOME OCCUPATION/ACCESSORY BUILDING)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-3 on Schedule "A" hereto, a home occupation may be located within an accessory building in addition to any use permitted in an R2 Zone.

(d) R2-4 (INSURANCE AND FINANCIAL SERVICES OFFICE)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-4 on Schedule "A" hereto, a business office for an insurance and financial services business restricted to the second storey of the existing building shall be a permitted use in addition to any use permitted in an R2 Zone.

(e) R2-5 (LAWN BOWLING CLUB)

Notwithstanding any provisions of Subsection 9(2) of this By-Law, within any area designated R2-5 on Schedule "A" hereto, the buildings and structures existing on the date of passing of this By-Law may be used for a recreational use including a lawn bowling club, in addition to any use permitted in an R2 Zone.

(f) R2-6 (249 JOHN STREET SOUTH)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-6 on Schedule "A" hereto, a convenience store, a laundromat, and home improvement store shall be permitted uses in addition to any use permitted in an R2 Zone. A home improvement store shall be located within any existing building and shall have a maximum gross floor area of 280 square metres.

(g) R2-7 (NURSING HOME)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-7 on Schedule "A" hereto, a nursing home shall be a permitted use in addition to any use permitted in an R2 Zone.

(h) R2-8 (CONVENIENCE STORE AND AN ICE MANUFACTURING PLANT AND DISTRIBUTION DEPOT)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-8 on Schedule "A" hereto, a convenience store, an ice manufacturing plant, and an ice distribution depot shall be permitted uses in addition to any use permitted in an R2 Zone.

(i) R2-9 (SERVICE SHOP AND AUTOMOBILE SALES AND SERVICE ESTABLISHMENT)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-9 on Schedule "A" hereto, a service shop and automobile sales and service establishment shall be permitted uses. Those uses normally permitted in the R2 Zone shall not be permitted in conjunction with the commercial uses permitted above.

(j) R2-10 (CONVENIENCE STORE)

Notwithstanding Section 9(2), "Permitted Uses", and any other provision of this By-Law to the contrary, within any area zoned R2-10 on Schedule "A" hereto, a commercial building with a gross floor area not exceeding 464 square metres (5000 square feet) shall be permitted with permitted uses restricted to convenience stores, offices, and

personal service establishments. All plans for said development shall be approved by the Catfish Creek Conservation Authority prior to final approval by the Town.

(k) R2-11 (QUADRUPLEXES – ELM AND OAK STREETS)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-11 on Schedule "A" hereto shall be subject to the following regulations:

(i) Lot Area (Minimum)	1,136 m ²
(ii) Lot Frontage (Minimum)	20 m ²
(iii) Front Yard Depth (Minimum)	4.8 m
(iv) Interior Side Yard Width (Minimum)	2.7 m
(v) Exterior Side Yard Width (Minimum)	4.3 m
(vi) Rear Yard Depth (Minimum)	11.3 m
(vii) Lot Coverage (Maximum)	40%
(viii) Landscaped Open Space (Minimum)	30%
(ix) Height (Maximum)	8 m
(x) Parking may occur within the exterior side yard but must be back of the main building lot line of the front yard. Five parking spaces shall be provided.	

(l) R2-12 (FRONT YARD DEPTH REDUCTION)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-12 on Schedule "A" hereto, the following special provision shall apply:

Front Yard Depth (Minimum)	6.15 m
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(m) R2-13 (EXTERIOR SIDE YARD REDUCTION)

Within any area designated R2-13 on Schedule "A" hereto, the provisions of the R2 Zone shall apply, except that:

- (i) notwithstanding Sub-article 9(3)(e) of this By-Law, the minimum exterior side yard width shall be 4.8 metres.

(n) R2-14 (EXTERIOR SIDE YARD REDUCTION)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-14 on Schedule "A" hereto, the following special provision shall apply:

Exterior Side Yard Width (Minimum)	4.5 m
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(o) R2-15 (MINIMUM ELEVATION)

Notwithstanding the provisions of Section 9 of this By-Law to the contrary, within lands zoned R2-15 on Schedule "A" hereto, approval must be obtained from the Conservation Authority as to the minimum elevation to all habitable rooms.

(p) R2-16 (VAN GURP SUBDIVISION)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-16 on Schedule "A" hereto shall have a maximum lot coverage of 40% and a minimum rear yard setback of 6.0m. All other provisions of the zoning by-law shall apply.

(q) R2-17 (FOREST STREET QUADRUPLEX)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R2-17 on Schedule "A" hereto, in addition to those uses permitted in the R2 Zone, a quadruplex dwelling shall be an additional permitted use and the provisions of the R2 Zone shall apply, except that:

- (i) Lot Area (Minimum) 780 m²
- (ii) Lot Frontage (Minimum) 20.0 m
- (iii) A maximum of four dwelling units shall be permitted for a quadruplex dwelling on a lot.

(r) R2-T-05-2014 (TEMPORARY GARDEN SUITE)

- (i) Notwithstanding any provisions of this By-Law, a garden suite shall be a permitted use in addition to any one of the uses permitted in an R2 Zone on the lands designated as R2-T-05-2014 on Schedule "A" hereto.
- (ii) This additional temporary (garden suite) use shall be permitted for a maximum of ten years from the date of passing of this By-Law, unless the period is extended by Council pursuant to Section 39(3) of the *Planning Act*, R.S.O. 1990.