

R2 – ONE AND TWO FAMILY RESIDENTIAL

5.12 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted uses

Principal Uses

Single *family dwelling*

Two *family dwelling*

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.12.2 Site Development Regulations

Minimum *Lot Area*

Single *family dwelling* 500 m² (5,382 ft²)

Single *family dwelling* with *secondary suite* 600 m² (6,458 ft²)

Two *family dwelling* 700 m² (7,535 ft²)

Minimum *Frontage*

Single *family dwelling* 15 m (49.2 ft)

Single *family dwelling* with *secondary suite* 15 m (49.2 ft)

Two *family dwelling* 20 m (65.6 ft)

Maximum *Coverage*

40%

Minimum *Setbacks*:

Front yard 7.5 m (24.6 ft)

Rear yard 9 m (29.5 ft)

Side yard 1.5 m (4.9 ft)

Maximum *Floor Area Ratio*

0.5

Maximum Height, *Principal Building*

10 m (32.8 ft)

Maximum Number of *Principal Building Storeys*

2.5

Maximum number of residential units per *lot*

2

5.12.3 Conditions of Use

(a) Notwithstanding the provisions of 5.12.2:

(i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.

(ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.

(b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).

- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot: bed and breakfast OR secondary suite OR supportive housing.*
- (d) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.
- (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m² in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.