

SECTION 8 - LOW DENSITY URBAN RESIDENTIAL (R2) ZONE

8.1 PERMITTED RESIDENTIAL USES

- duplex dwelling
- linked dwelling comprised of two single family dwellings
- semi-detached dwelling
- single family dwelling

8.2 PERMITTED NON-RESIDENTIAL USES

- bed and breakfast residence
- day care, private home use if within a single family or linked dwelling
- home occupation use if within a single family or linked dwelling
- accessory buildings, structures and uses to any permitted use

8.3 ZONE REQUIREMENTS - RESIDENTIAL USES

In accordance with the requirements of Section 6 hereof.

8.4 ZONE REQUIREMENTS - NON-RESIDENTIAL USES

In accordance with the requirements of Section 5 hereof.

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8.5 SPECIAL PROVISIONS

**8.5.1 PART OF LOT 14, CONCESSION 2 (NG); 'R2-1'
(Map 3)**

Notwithstanding Section 8.1, 12 semi-detached dwellings and two single family dwellings shall be permitted. Further, notwithstanding Sections 6.1 (c) and (f), the said dwellings shall be subject to the following special provisions in addition to the relevant provisions presently set forth in the by-law:

FRONT YARD (MINIMUM) 4 metres

INTERIOR SIDE YARD (MINIMUM) 2 metres

**8.5.2 PART OF LOT 12, CONCESSION 9 (NG); 'R2-2'
(Map 5)**

Notwithstanding Section 6.4 (f), in the area designated 'R2-2' the westerly interior side yard shall be a minimum of 1.5 metres.

**8.5.3 LOTS 3, 4 AND 5, PLAN 103; 'R2-3'
(Map 3)**

Notwithstanding Section 6.2 (a), in that area designated 'R2-3' in Schedule 'A' hereto, 15.24 metres shall be the minimum lot frontage.

Further, notwithstanding the provisions of Section 6.2 (c), the minimum required front yard for Lots 3, 4 and 5 shall be 24.4 metres, 21.3 metres and 18.3 metres respectively.

Further, notwithstanding the provisions of Sections 2.195 and 5.12, a fence shall not be permitted in the front yard along the lot lines dividing Lots 3 and 4 and Lots 4 and 5.

**8.5.4 LOTS 13 AND 14, PLAN 185; 'R2-4'
(Map 3)**

Notwithstanding Sections 6.2 (a) and (h), the two lots furthest to the east in the area designated

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apply:

FRONT YARD (MINIMUM)	17.3 metres
SOUTHERLY INTERIOR SIDE YARD (MINIMUM)	1.7 metres

In addition, notwithstanding Sections 5.28 (b) and (h), all required parking spaces shall be permitted in the front yard.

8.5.8 PART OF LOT 10, CONCESSION 3 (NG); 'R2-8' (Map 2)

Notwithstanding Section 8.1, in the area designated 'R2-8' in Schedule 'A' hereto, "linked dwellings" shall be the only permitted residential use, subject to the following requirements:

LOT FRONTAGE (MINIMUM)	21 metres
except that in the case of a corner lot, the minimum lot frontage is	23 metres
LOT AREA (MINIMUM)	600 sq. m.
except that in the case of a corner lot, the minimum lot area is	700 sq. m.
FRONT YARD (MINIMUM)	6 metres
EXTERIOR SIDE YARD (MINIMUM)	4.2 metres
except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be	6 metres

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INTERIOR SIDE YARD (MINIMUM)	
on one side	1.2 metres
on the other side	0.6 metres
except that in the case of where a dwelling unit has a common wall with a dwelling unit of an adjacent lot, the minimum side yard is	0.0 metres
REAR YARD (MINIMUM)	8 metres
FLOOR AREA (MINIMUM)	90 sq. m.
LOT COVERAGE (MAXIMUM)	40%
HEIGHT (MAXIMUM)	11 metres

For the purpose of this by-law, "linked dwellings" shall mean two single family dwellings which are completely detached except that they are attached below grade by foundation walls, floor and/or footings.

8.5.9
(500-95-026)

PART OF LOT 17, CONCESSION 2 (NG) 'R2-9; R2-10'
(Map 3)

Notwithstanding Sections 6.3 (a) and (b), in the area designated 'R2-9' and 'R2-10' in Schedule 'A' hereto, the minimum lot frontage and area per unit shall be 10.5 metres and 325 sq. metres respectively. In the case of a corner lot, the minimum lot frontage for the exterior dwelling unit shall be 12.5 metres and the minimum lot area for the exterior dwelling unit shall be 360 sq. metres.

Further, notwithstanding Section 6.3 (e), in the area designated 'R2-10' in Schedule 'A' hereto, the minimum rear yard setback shall be 7 metres.

8.5.10
(500-95-028)

PART OF LOT 10, CONCESSION 3 (NG) 'R2-11'
(Map 2)

Notwithstanding Section 8.1, in the area designated

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ZONE	R2-14		R2-14 (WS)	
	S	SD	S	SD
PERMITTED USE ¹	S	SD	S	SD
ZONE REQUIREMENT				
LOT FRONTAGE PER UNIT (MINIMUM) M.	9.0 ^{2, 5}	7.0 ^{3,15}	12.0 ⁴	9.0 ⁵
LOT AREA PER UNIT (MINIMUM) SQ.M.	270 ⁶	210 ⁷	280 ⁸	210 ⁹
FRONT YARD (MINIMUM) M.				
TO GARAGE	5.7 ¹⁰	5.7 ¹⁰	5.7 ¹⁰	5.7 ¹⁰
TO DWELLING	4.5 ^{10,16}	4.5 ^{10, 16}	4.0 ^{10,17}	4.0 ^{10,17}
EXTERIOR SIDE YARD (MINIMUM) M.	2.4 ^{10, 11, 12}	2.4 ^{10, 11,12}	2.4 ^{10, 11, 12}	2.4 ^{10,11, 12}
REAR YARD (MINIMUM) M.	7.5	7.5	6.0	6.0
INTERIOR SIDE YARD (MINIMUM) M.	0.6 & 1.2	1.2 ¹³	0.6 & 1.2	1.2 ¹³
NUMBER OF DWELLINGS PER LOT (MAXIMUM)	1 ¹⁴	1 ¹⁴	1 ¹⁴	1 ¹⁴

¹ Permitted Use - S = Single Family Dwelling
SD = Semi Detached Dwelling

² Except that in the case of a corner lot the minimum lot frontage shall be 10.2 metres.

³ Except that in the case of a corner lot the minimum lot frontage shall be 8.2 metres.

⁴ Except that in the case of a corner lot the minimum lot frontage shall be 13.2 metres.

⁵ Except that in the case of a corner lot the minimum lot frontage shall be 10.2 metres.

⁶ Except that in the case of a corner lot the minimum lot area shall be 306 square metres.

⁷ Except that in the case of a corner lot the

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minimum lot area shall be 245 square metres.

⁸ Except that in the case of a corner lot the minimum lot area shall be 310 square metres.

⁹ Except that in the case of a corner lot the minimum lot area shall be 239 square metres.

¹⁰ The minimum setback for any building or structure to a sight triangle shall be 0.6 metres.

¹¹ The minimum exterior side yard setback shall be 3.0 metres if the exterior side yard abuts a road having a width of 23 metres or greater.

¹² Except where a driveway, providing access to an attached garage or carport, is located in the exterior side yard, the minimum exterior side yard for the garage or carport shall be 5.7 metres.

¹³ Provided that between attached dwelling units the minimum shall be nil.

¹⁴ Except that, pre-registration dwelling units not exceeding 20% of the total number of dwelling units which are to be built on proposed lots which have been draft plan of subdivision approved, are permitted.

¹⁵ Where a dwelling unit is constructed on a lot with a frontage of less than 12.0 metres, the maximum driveway width and interior garage width for each dwelling unit shall not exceed 53% of the lot frontage.

¹⁶ No garage shall project more than:
- 2.5 metres forward of the ground floor main wall of the dwelling, or an Unenclosed Porch or covered entry feature adjacent to the private garage; and,
- 3.0 metres forward from the second floor main wall over the private garage; and,
- 4.5 metres forward from the second floor front wall not located above the private

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garage.

- ¹⁷ Where there is no sidewalk crossing the front yard, the minimum front yard setback may be reduced to 3.0 metres, provided the minimum rear yard setback is 7.0 metres.
- b) Notwithstanding Section 2.230, in areas zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, in the case of a corner lot in a residential zone where a sight triangle forms part of the street, the portion of the sight triangle forming part of the lot line shall not be deemed to be a front lot line or a side lot line for purposes of calculating Minimum Front or Minimum Exterior Side Yards. For purposes of such calculations, the Exterior Side Lot Line and Front Lot Line shall be deemed to be the continued projection of the Exterior Side Lot Line and Front Lot Line so that they would intersect at a point.
- c) Notwithstanding Sections 5.28(a) in the areas zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, a Standard Parking Space shall have a minimum dimension of 2.75 metres x 5.7 metres.
- d) Notwithstanding Sections 5.28(b), in the areas zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, a minimum of two parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading to a garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing an exterior side lot line. Every lot shall provide a garage.
- e) Notwithstanding Section 5.28(i), as it applies to the minimum distance between a driveway and the intersection of street lines, in areas zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, driveways shall be located no closer than 0.6 metres from any required sight triangle and 0.9 metres from the interior

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side lot line. Notwithstanding the above, if the driveway of a semi-detached or townhouse dwelling unit is to be shared with a driveway of an abutting semi-detached or townhouse dwelling unit, the setback between the driveway and the lot line shall be nil.

- f) Notwithstanding Sections 5.35, in the areas zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, where local street lines intersect, a 5 metre sight triangle shall be required to be maintained in accordance with the provisions of Section 5.35(b).
- g) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Balconies, Unenclosed Porches and Steps, Decks, Handicap Ramps and Elevators in the required front yard and exterior side yard areas in areas zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, such encroachments may be permitted to encroach 1.5 metres into any required front yard or exterior side yard with an additional encroachment for steps, provided they are not located any closer than 0.9 metres to the front lot line or exterior side lot line. All other yard encroachments as provided in Section 5.45(a) within By-law Number 500, as amended, continue to apply.
- h) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots or blocks within lands zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the side and rear yards only. Such fences are exempt from the minimum yard provisions of the by-law. Any fence within the side or rear yard that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.

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- ii) Fences are permitted in the front yard area provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
- iii) Notwithstanding ii) above, where the front yard abuts a side yard or a rear yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.
- iv) Notwithstanding i) and ii) above, where a lot or block zoned commercial or institutional abuts a lot or block zoned residential, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.
- i) Notwithstanding Section 5.34(b) insofar as it affects the lands zoned 'R2-14' and 'R2-14(WS)' on Schedule 'A' hereto, only wall or roof mounted satellite receiving dishes shall be permitted. Wall mounted satellite receiving dishes shall only be permitted on the rear or interior side walls of the dwelling.

8.5.15
(500-97-071)
(500-97-078)

PART OF LOT 11, BLOCK 27, PLAN 69

'R2-15'
(Map 7)

Notwithstanding Section 8.1, the only permitted residential use shall be a single dwelling or semi-detached dwelling.

Notwithstanding Section 6.2(a), a minimum frontage of 9.99 metres for each semi-detached dwelling unit shall be permitted.

And further, notwithstanding Sections 6.1(c) and 6.2(c), the minimum front yard setback shall be 10 metres.

8.5.16
(500-2001-0015)

LOT 9, 10, 11, 15, 16 & 17, Plan 65M-3269

'R2-16'
(Map 2)

SECTION 8 - LOW DENSITY URBAN RESIDENTIAL (R2) ZONE (cont.)

Notwithstanding Section 5.28(b), on lands described as Lots 9, 10, 11, 15, 16, & 17, Plan 65M-3269 and indicated on Schedule 'A' attached hereto, the minimum number of required spaces for semi-detached or linked dwellings is two, one of which may be in a driveway private to the unit and in the front yard.

8.5.17 PART OF LOT 7, CONCESSION 3 (NG) 'R2-17'
 (500-2002-0014) **(Map 2)**

Notwithstanding the provisions of Sections 6.1(j), 6.2(i), 6.3(i), 6.4(i) and 5.28(a), in the area designated 'R2-17' in Schedule 'A' hereto, the following provisions shall apply.

- i. The maximum height of dwelling shall be 9.5 metres.
- ii. The minimum width of a required parking space provided in the driveway shall be 2.5 metres; and
- iii. An attached garage shall not project more than:
 - 2.5 metres forward from the ground floor main wall of the dwelling, or an enclosed porch or covered entry feature adjacent to the private garage; and
 - 4.5 metres forward from the second floor front wall not located above the private garage.

8.5.18 PART OF LOTS 9 AND 10, CONCESSION 3 (NG) 'R2-18'
 (500-2004-0005) **(Map 2)**

a) Notwithstanding Sections 2.19 and 6.3 (c), (d), (f), (h) and (i) insofar as it affects the lands zoned 'R2-18' on Schedule 'A' hereto, the following zone requirements shall apply:

Front Yard (Minimum) M.	
To Garage	6.0 ^{(i) (ii)}
To Dwelling	5.5 ^{(i) (ii)}
Exterior Side Yard (Minimum) M.	5 ^{(i) (iii)}

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Interior Side Yard (Minimum) M.	2.5 ^(iv)
Lot Coverage (Maximum)	
Bungalow	40%
Multi-storey	35%
Height of Building (Maximum) M.	11 ^(v)

- (i) The minimum setback for the main wall of a dwelling to the hypotenuse of a sight triangle which forms part of the property line shall be 3.5 metres.
 - (ii) No garage shall project more than 2.5 metres forward from either the ground or second floor main wall of the dwelling.
 - (iii) Except where a driveway, providing access to an attached garage, is located in the exterior side yard, the minimum exterior side yard for the garage shall be 6 metres.
 - (iv) Where there is an attached garage on a lot, the minimum interior side yard shall be 1.2 metres plus 0.5 metres for each additional or partial storey above the second. Notwithstanding, the minimum yard between two attached dwelling units shall be 1.0 metre plus 0.5 metres for each additional or partial storey above the second, except where an easement allows mutual right of access over land between a pair of linked homes and where there are no windows or openings in the walls facing each other, the minimum interior side between the two dwelling units for that portion of the building above grade, may be 0.6 metres if the minimum distance between the two units is 1.2 metres.
 - (v) Except for lots situated adjacent to Woodbine Avenue and/or situated adjacent to a reserve or block next to Woodbine Avenue, the maximum number of stories for the dwellings shall be two (2) and further, basement height above grade is restricted to a maximum of 1.0 metre.
- b) Notwithstanding Section 5.28(b), a minimum of two parking spaces per dwelling unit shall be provided. Parking shall be allowed in a garage and in a driveway, private to the unit, leading

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to a garage which may be located in the front yard or in the exterior side yard in the case where a garage is accessed by a driveway crossing the exterior side lot line. Every lot shall provide a garage.

- c) Notwithstanding Section 5.28(i), the maximum width of a driveway shall be 6 metres.
- d) Notwithstanding Section 5.45 (a) as it applies to yard encroachments for Unenclosed Porches and Steps in the required front and exterior side yard areas, Unenclosed Porches are permitted to encroach 2.5 metres into any required front yard or exterior side yard with an additional 0.5 metre encroachment permitted for steps. All other yard encroachments as provided in Section 5.45 (a) within By-law Number 500, as amended, continue to apply.
- e) Notwithstanding the provisions of Section 5.12, the erection of fences on residential lots shall be subject to the following:
 - i) Fences not exceeding 2 metres in height are permitted in the rear yard as well as within the back half of the interior side yard. Such fences are exempt from minimum yard requirements. Any fence within the above noted yards that exceeds 2 metres in height must be erected in compliance with the minimum yard requirements for the appropriate zone.
 - ii) Fences are permitted in the front and exterior side yards as well as the front half of the interior side yard provided such fence does not exceed 0.9 metres in height. Such fences are exempt from the minimum yard requirements of the by-law.
 - iii) Notwithstanding ii) above, where the front yard abuts the rear yard or back half of the interior side yard of an abutting residential lot, fences not exceeding 2 metres in height are permitted.
 - iv) Notwithstanding i) and ii) above, where a lot abuts a commercial or institutional

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zone, a fence may be erected in the commercial or institutional zone to a height not exceeding 3.0 metres.

8.5.19 **PART OF LOT 32, PLAN 305** **'R2-19'**
(500-2005-0007) **N/S WOODLAND DRIVE** **(Map 2)**

Notwithstanding Sections 8.1 and 8.2, with respect to lands zoned 'R2-19' in Schedule 'A' hereto, only the following uses shall be permitted:

- Duplex dwelling
- Single Family Dwelling

Furthermore, notwithstanding Sections 5.1 (d), 5.28 (b), 5.28 (i), 6.4 (a) and 6.4 (f), the following provisions shall apply to lands shown in heavy outline and designated 'R2-19' in Schedule 'A' attached hereto:

- (i) the minimum easterly exterior side yard setback for the existing detached accessory building shall be 5.1 metres;
- (ii) a maximum of 4 parking spaces shall be permitted in the front yard;
- (iii) the minimum distance between a driveway on Woodland Drive and the intersection of street lines of Woodland Drive and The Queensway South, shall be 7 metres;
- (iv) the minimum lot frontage shall be 15.8 metres; and,
- (v) the minimum westerly interior side yard setback for the existing dwelling shall be 1.71 metres.

8.5.20 **PART OF LOT 22, REGISTERED PLAN 130,** **'R2-20'**
(500-2011-0005) **PART 3, 65R-17666** **(Map 3)**
44 Cooks Bay Drive, Keswick

Notwithstanding Section 8.1 Permitted Residential Uses and Section 8.2 Permitted Non-Residential Uses,

SECTION 8 - LOW DENSITY URBAN RESIDENTIAL (R2) ZONE (cont.)

on land shown in heavy outline and designated 'R2-20' in Schedule 'A' attached hereto, only the following uses shall be permitted:

- duplex dwelling
- single family dwelling
- accessory buildings, structures and uses to any permitted use

Furthermore, notwithstanding Sections 5.28 (i) and 6.4 (f), the following provisions shall apply to lands shown in heavy outline and designated 'R2-20' in Schedule 'A' attached hereto:

- (a) the maximum width of the driveway shall be 9.15 metres; and
- (b) the minimum northerly interior side yard setback for the existing dwelling shall be 1.9 metres.