



(201-2010)(253-2021)

SECTION 15.5 RESIDENTIAL EXTENDED ONE ZONE – R2B(1) ZONE

The lands zoned R2B(1) on Schedule A to this by-law:

15.5.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) a duplex dwelling
	(4) a triplex dwelling
	(5) a double duplex building
	(6) a multiple residential dwelling containing no more than 4 dwelling units
	(7) a lodging house
	(8) Supportive Housing Residence Type 1
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

15.5.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	Single detached Dwelling: interior lot: 450 square metres; corner lot: 550 square metres; Semi-detached Dwelling: interior lot: 540 square metres per lot and 270 square metres per dwelling unit; corner lot: 630 square metres per lot and 360 square metres for the dwelling unit closest to the flankage lot line; Duplex Dwelling: interior lot: 450 square metres; corner lot: 550 square metres;
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	Triplex Dwelling: interior lot: 660 square metres; corner lot: 750 square metres; Double Duplex or Multiple residential Dwelling: interior lot: 925 square metres; corner lot: 1040 square metres;
(b) Minimum Lot Width	Single detached Dwelling: interior lot: 15 metres; corner lot: 18 metres; Semi-detached Dwelling: interior lot: 18 metres per lot and 9 metres per dwelling unit; corner lot: 21 metres and 12 metres for the dwelling unit closest to the flankage lot line; Duplex Dwelling: interior lot: 15 metres; corner lot: 18 metres; Triplex Dwelling: interior lot: 18 metres; corner lot: 21 metres; Double Duplex or Multiple residential Dwelling: interior lot: 20 metres; corner lot: 22 metres;
(c) Minimum Lot Depth	30 metres

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(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	No requirement
(j) Minimum Landscaped Open Space	<ul style="list-style-type: none"> • Single Detached Dwelling: 60% of the minimum front yard area of an interior lot and 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line • Other Dwelling: 50% of the minimum front yard area of an interior lot and 60% of the

	minimum front yard area of a corner lot, and 40% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line
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