



(204-2010)(253-2021)

## SECTION 15.1 RESIDENTIAL SEMI-DETACHED A – R2A ZONE

**The lands zoned R2A on Schedule A to this by-law:**

15.1.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
	(1) a single detached dwelling
	(2) a semi-detached dwelling
	(3) Supportive Housing Residence Type 1
<b>(b) <u>Non-Residential</u></b>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

15.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	<b>For a single detached dwelling:</b> Interior Lot – 450 square metres Corner Lot – 540 square metres <b>For a semi-detached dwelling:</b> 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
<b>(b) Minimum Lot Width</b>	<b>For a single detached dwelling:</b> Interior Lot – 15 metres Corner Lot – 18 metres <b>For a semi-detached dwelling:</b> Interior Lot – 18 metres per lot and 9 metres per dwelling unit Corner Lot – 21 metres per lot and 12 metres for the dwelling unit closest to the flankage lot line
<b>(c) Minimum Lot Depth</b>	30 metres

<b>(d)</b>	<b>Minimum Front Yard Depth</b>	6 metres
<b>(e)</b>	<b>Minimum Interior</b>	1.2 metres for the first storey or part thereof, plus 0.6
<b>(f)</b>	<b>Side Yard Width</b>	metres for each additional storey or part thereof
<b>(g)</b>	<b>Minimum Exterior Side Yard Width</b>	3 metres
<b>(h)</b>	<b>Minimum Rear Yard Depth</b>	7.5 metres
<b>(i)</b>	<b>Maximum Building Height</b>	10.6 metres
<b>(j)</b>	<b>Maximum Lot Coverage</b>	No requirement
<b>(k)</b>	<b>Minimum Landscaped Open Space</b>	<p><b>For a single detached dwelling:</b>  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</p> <p><b>For a semi-detached dwelling:</b>  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</p>