



(204-2010)(253-2021)

SECTION 15.6 RESIDENTIAL SEMI-DETACHED C – R2C ZONE

The lands zoned R2C on Schedule A to this by-law:

15.6.1 shall only be used for the following purposes:

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

15.6.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	For a single detached dwelling: Interior Lot: 270 square metres; Corner Lot: 360 square metres; For a 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 per dwelling unit closest to the flankage lot line
(b) Minimum Lot Width	For a single detached dwelling: Interior Lot: 9 metres; Corner Lot: 12 metres; For a semi-detached dwelling: 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
(c) Minimum Lot Depth	30 metres
(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	Single detached Dwelling: <ul style="list-style-type: none"> A side yard, other than a side yard abutting a street, a public park or walkway, or a lot not in the R2C zone, may be reduced to 0 metres;

	<ul style="list-style-type: none"> • The minimum distance between detached buildings shall not be less than 1.8 metres; • In no event shall the total width of both side yards on any lot be less than 2.1 metres; • The minimum width of a side yard abutting a public park or walkway, or a lot not in the R2C zone, shall be 1.2 metres for the 1st storey or part thereof, plus 0.6 metres for each additional storey or part thereof. <p>Semi-detached Dwelling:</p> <ul style="list-style-type: none"> • 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	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