



(204-2010)(253-2021)

SECTION 15.2 RESIDENTIAL SEMI-DETACHED A(1) – R2A(1) ZONE

The lands zoned R2A(1) on Schedule A to this by-law:

15.2.1 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

15.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	For a single detached dwelling: 557 square metres For a semi-detached dwelling: 715 square metres
(b) Minimum Lot Width	For a single detached dwelling: 16.5 metres For a semi-detached dwelling: 21 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	7.6 metres
(e) Minimum Interior Side Yard Width	For a single detached dwelling: 1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey For a semi-detached dwelling: 3 metres
(f) Minimum Exterior Side Yard Width	For a single detached dwelling: 4.5 metres For a semi-detached dwelling: 3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	7.6 metres

(i) Maximum Lot Coverage	<p>For a single detached dwelling: 35%</p> <p>For a semi-detached dwelling: 33.3%</p>
(j) Minimum Landscaped Open Space	<p>For a 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</p> <p>For a semi-detached 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</p>
(k) Semi-detached dwelling on corner lots	<p>Where semi-detached dwellings are situated on corner lots and where one or both dwellings front on the flankage road allowance, the following shall apply:</p> <ul style="list-style-type: none"> • Minimum Rear Yard Depth and Interior Side Yard Width: 7.6 metres except where there is an attached garage or carport, the minimum requirement shall be 3 metres. • Minimum Exterior Side Yard Width: 4.5 metres