



(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:

(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

15.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	For a single detached dwelling: Interior Lot – 450 square metres Corner Lot – 540 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 for the dwelling unit closest to the flankage lot line
(b) Minimum Lot Width	For a single detached dwelling: Interior Lot – 15 metres Corner Lot – 18 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	1.2 metres for the first storey or part thereof, plus 0.6 metres for each additional storey or part thereof
(f) Side Yard Width	
(g) Minimum Exterior Side Yard Width	3 metres
(h) Minimum Rear Yard Depth	7.5 metres
(i) Maximum Building Height	10.6 metres
(j) Maximum Lot Coverage	No requirement
(k) 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>