
SECTION 6
RESIDENTIAL TYPE 2 ZONE (R2)

No person shall hereafter use any lands or erect, alter, enlarge or use any building or structure in a Residential Type 2 (R2) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

6.1 PERMITTED USES

- R1 uses in accordance with the provisions thereof;
- bed and breakfast;
- converted dwelling containing not more than two dwelling units;
- day nursery;
- duplex dwelling house;
- semi-detached dwelling house.

6.2 ZONE PROVISIONS
(a) SEMI-DETACHED DWELLING HOUSE

(i) Minimum Lot Area	614.72 m ²	6,617 ft. ²
(ii) Minimum Lot Frontage	19.99 m	65.6 ft.
(iii) Minimum Yard Dimensions		
- front (depth)	6.10 m	20 ft.
- rear (depth)	7.62 m	25 ft.
- exterior side (width)	3.66 m	12 ft.
- interior side (width)	1.22 m	4 ft.
(iv) Minimum Lot Depth	30.48 m	100 ft.
(v) Minimum Landscaped Open Space	30%	
(vi) Minimum Dwelling Unit Area	66.89 m ²	720 ft. ²
(vii) Maximum # of Dwelling Units/Lot	2	
(viii) Maximum Building Height	10.67 m	35 ft.
(ix) In the case of a semi-detached house which is or will be divided into separate conveyable entities, the required lot frontage and lot area will be exactly half of those required in the foregoing.		

(b) DUPLEX DWELLING HOUSE

(i)	Minimum Lot Area	464.50 m ²	5,000 ft. ²
(ii)	Minimum Lot Frontage	15.24 m	50 ft.
(iii)	Minimum Yard Dimensions		
	- front (depth)	6.10 m	20 ft.
	- rear (depth)	7.62 m	25 ft.
	- exterior side (width)	3.66 m	12 ft.
	- interior side (width)	1.22 m	4 ft.
(iv)	Minimum Lot Depth	30.48 m	100 ft.
(v)	Minimum Landscaped Open Space	30%	
(vi)	Minimum Dwelling Unit or	66.89 m ²	720 ft. ²
(vii)	Maximum # of Dwelling Units/Lot	2	
(viii)	Maximum Building Height	10.67 m	35 ft.

6.3 SPECIAL EXCEPTION ZONES**(a) R2-1**

(90-40)

Notwithstanding any provisions of this By-law to the contrary; the property which is located in the R2-1 Zone, known municipally as 358 Pembroke Street East and more particularly described as Lot 90, Part Lot 105, Registered Plan 18, may be developed in accordance with the following provisions:

- (i) An accessory office space located on the second floor. It is an accessory use to the professional office located in the first floor area of the building;
- (ii) No access point shall be permitted from Pembroke Street East.

(b) R2-2

(90-72)

Notwithstanding any provisions of this By-law to the contrary; the property which is located in the R2-2 Zone, known municipally as 19-21 Riverside Drive and more particularly described as Part of Lot 19, Concession 1, may be developed in accordance with the following provisions:

- (i) No person shall erect any building or structure, including additions or alterations to existing buildings or structures, but not including boat-docking facilities, unless such buildings or structures are floodproofed to a flood plain design elevation of 114.28 m (374.93 ft.) C.G.D.

That no building or structure be permitted on any lands below the 113.14 m (371.19 ft.) contour.

(91-04) (ii) The minimum lot area shall be 1,956 m² (21,047 ft.²).

(c) **R2-3**
(93-09)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-3 Zone, known municipally as 152 Reta Crescent, more particularly described as Part of Lot 33, Concession 2, being Part 2 on Reference Plan 49R-4851, may be developed in accordance with the following provisions:

(i) Minimum Front Yard (depth)	4.57 m	15.0 ft.
(ii) Minimum Rear Yard (depth)	1.5 m	5.0 ft.

(d) **R2-4**
(94-01)

Notwithstanding any provisions of this By-law to the contrary, the property which is situated in the R2-4 Zone, municipally located on the east side of Steel Street and the north side of Mary Street and more particularly described as Lots 151 to 155 and Part of Lots 103 and 104, Plan 185, may be developed in accordance with the following provisions:

- (i) Permitted provisions for semi-detached dwelling houses shall be as follows:
- Minimum Lot Area for south part of Lot 155 and north part of Lot 151 shall be 305.9 m² (3,289.2 ft.²);
 - Minimum Lot Area for north part of Lot 155 and south part of Lot 151 shall be 254.3 m² (2,734.4 ft.²);
 - Minimum Lot Area for Lots 152 to 154 shall be 280.1 m² (3,011.8 ft.²);
 - Minimum Lot Area for western part of Part Lots 103 and 104 shall be 210.1 m² (2,259.1 ft.²);
 - Minimum Lot Frontage for south part of Lot 155 and north part of Lot 151 shall be 10.98 m (360 ft.);
 - Minimum Lot Frontage for western part of Part of Lots 103 and 104 shall be 6.1 m (20 ft.);
 - Minimum Rear Yard Depth and Interior Side Yard Width for eastern part of Part of Lots 103 and 104 shall be 3.55 m (11.6 ft.).
- (ii) A five-foot wide concrete sidewalk will be required to bound Lots 151 to 155 and Part of Lots 103 and 104. Therefore a sidewalk will be required along the north side of Stuart Street, the east side of Steel Street and the south side of Mary Street. Sidewalk to be constructed prior to occupancy of any of the units or in conjunction with the Committee of Adjustment's decision, whichever is most applicable.

(e) **R2-5**
(94-21)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-5 Zone, known municipally as 621-623 Pembroke Street West and more

particularly described as Part Lot 48, Part of Block C, Plans 144 and 9, may be developed in accordance with the following provisions:

- (i) Permitted uses shall include a single-detached dwelling house, a semi-detached dwelling house, a duplex dwelling house, a converted dwelling house not containing more than two dwelling units or a building not containing more than three dwelling units.
- (ii) A buffer shall be erected to create a visual barrier between the parking area and adjacent residents.
- (iii) There shall be only one access for the property. Present front yard shall be seeded and landscaped.
- (iv) Parking area shall not be located in the front yard.

(f) R2-6
(96-36)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-6 Zone, known municipally as 249 Victoria Street and more particularly described as Part Lot 35, Concession 2, Plan 101, Moffat Homestead, may be developed in accordance with the following provisions:

- (i) Permitted uses: a single-detached dwelling house, a semi-detached dwelling house, a duplex dwelling house or a converted dwelling house not containing more than two dwelling units and a communication business located in the basement not exceeding an area of 56.11 m² (604 ft.²)
- (ii) Permitted setbacks shall be as follows:

- Minimum Lot Frontage (fronting right-of-way located at southern end of property)	4.87 m	16 ft.
- Minimum Western Interior Side Yard (width)	0.55 m	1.80 ft.
- Minimum Eastern Interior Side Yard (width)	0 m	0 ft.
- Minimum Rear Yard (depth)	5.6 m	18.38 ft.
- Interior Side Yard for Brick & Frame Garage (width)	0.88 m and 0 m	2.88 ft. 0 ft.

(g) R2-7
(97-18)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-7 Zone, known municipally as 262 Metcalfe Street and more particularly described as Part of Lot 201, Plan 72, may be developed in accordance with the following provisions:

- (i) Permitted uses: a single-detached dwelling house, and a converted dwelling house containing not more than three dwelling units.
- (ii) Permitted setbacks shall be as follows:

- Minimum Front Yard (depth)	1.34 m	4.40 ft.
- Minimum Eastern Interior Side Yard (width)	0.79 m	2.58 ft
- Minimum Western Interior Side Yard (width)	0.503 m	1.65 ft.
- Minimum Front Yard Depth of Covered Step	0.274 m	0.90 ft.
Minimum Landscaped Open Space	22%	

- (iii) Internal access to the rear yard and the front yard, which may in the form of a corridor, shall be provided for all three dwelling units.
- (iv) Three parking spaces shall be required and shall be permitted in the required front yard.

(h) **R2-8**

(99-34) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-8 Zone, municipally known as 347 Pembroke Street East and more particularly described as Plan 13, E. Part of Lot 5, W. Part of Lot 6 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 6.1 - "Residential Type 2 - R2" uses with the addition of a care home for up to ten (10) seniors.
- (ii) Parking shall be in accordance with the Parking Provisions for a Care Home as in Section 3.22(a) of the Comprehensive Zoning By-law 97-38. This amendment shall permit stacked or obstructed parking to meet the requirements of the Zoning By-law.
- (iii) Setbacks shall be in accordance with Section 5.2 for a single-detached dwelling house. The setbacks for the frame garage shall be as follows:
 - a) Interior Side Yard Width of Frame Garage - 0.65 ft.
 - b) Rear Yard Depth of Frame Garage - 0.00 ft.

(i) **R2-9**

(99-54) Notwithstanding any provisions of this By-law to the contrary, the property which is (2000-22) located in the R2-9 Zone, municipally located along Perth Street and more particularly described as Plan 185, Pt. Lots 7 and 8, Plan 27, Block R, Pt. Lot 9 may be developed in accordance with the following provisions:

- (i) Permitted Uses: A single detached dwelling house.
- (ii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) of the Comprehensive Zoning By-law 97-38 for a single detached dwelling house.
- (iii) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.
- (iv) Lot area frontage and setbacks shall be in accordance with Section 5.2 Zone

Provisions for a single detached dwelling house with relief being granted for the following areas:

- (a) Lot Area - 4,160 sq. ft.
- (b) Lot Frontage - 48.25 ft.

(j) **R2-10**

(2000-39) Notwithstanding any provisions of this By-law to the contrary, the property which is municipally known as **567 Isabella Street** and more particularly described as Plan 9, Part of Lot 91, may be developed in accordance with the following provisions:

- (i) Permitted Uses: A single-detached dwelling house.
- (ii) Parking shall be in accordance with the Parking Provision in Section 3.22 (a) of the Comprehensive Zoning By-law 97-38 for a single detached dwelling house.
- (iii) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.
- (iv) Lot area frontage and setbacks shall be in accordance with Section 5.2 Zone Provisions for a single-detached dwelling house with relief being granted for the following areas:
 - (a) Front Yard Depth - 6.42 ft.
 - (b) Interior Side Yard Width - 0.00 ft.
 - (c) Concrete Step - May be set back 1.5 feet from the front lot line and shall not exceed a maximum width of 10 feet provided step is not more than 4 feet above grade.
- (v) Access to parking areas for Commercial uses shall not pass through this property.

(k) **R2-11**

(2000-55) Notwithstanding any provisions of this By-law to the contrary, the property which is municipally known as **498 - 500 Mary Street** and more particularly described as Plan 27, Block F, Lot 6, may be developed in accordance with the following provisions:

- (i) Permitted Uses: Two single-detached dwelling houses.
- (ii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) of the Comprehensive Zoning By-law 97-38 for single detached dwelling houses.
- (iii) In accordance with the Accessory Uses Provisions in Section 3.1 of the Comprehensive Zoning By-law 97-38.

- (iv) Lot area, frontage and setbacks shall be in accordance with Section 5.2 Zone Provisions for a single-detached dwelling house with relief being granted for the following areas:

498 Mary Street

- (a) Front Yard Depth - 7.15 ft.

500 Mary Street

- (a) Front Yard Depth - 19.77 ft.
(b) Exterior Side Yard Width - 1.4 ft.

(l) **R2-12**

- (2002-24) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the "R2-12" Zone, municipally known as **1025 Pembroke Street East** and more particularly described as Concession 2, Part of Lot 25, Parts 1 and 2 on 49R-10197 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 6.1 - "Residential Type 2 - R2" uses which include a semi-detached dwelling house.
- (ii) Lot Frontage, Lot Area and Setbacks shall be in accordance with Section 6.2 of the Comprehensive Zoning By-law with the exception of the following:
- Lot Frontage 44.0 ft.
- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 of the Comprehensive Zoning By-law 97-38.
- (iv) Accessory Uses shall be in accordance to Section 3.1 of the Comprehensive Zoning By-law 97-38.

(m) **R2-13 483 Maple Avenue**
(2004-17)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-13 zone, municipally known as 483 Maple Avenue and more particularly described as Plan 72 Part Lot 220 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 6.1 – Residential Type 2 – R2” uses.
- (ii) Lot Area, lot frontage and setbacks shall be in accordance with Section 6.2 or 5.2,

depending on the use, with relief being granted for the following areas:

Lot Area	approx. 4,880.00 sq. ft.
Lot Frontage	38.85 ft.
Exterior Side Yard Width	2.85 ft.
Front Yard Depth	8.71 ft.
Interior Side Yard Width	2.0 ft.

- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 (a) of the Comprehensive Zoning By-law 97-38; a second driveway may need to be constructed off of Irving Street to meet the parking requirements of the Zoning By-law.

(n) **R2-14 112 Hunter Street**

(2005-60) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-14 Zone, municipally known as **112 Hunter Street** and more particularly described as Plan 91, Lot 399 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 6.1 – A relief home along with all other permitted “R2” uses.
- (ii) Definitions: Section 46 (a) – Shall be added to include the following definition: A relief home shall mean a building where relief or support is given to individuals with an intellectual disability who currently reside at another location.
- (iii) Parking shall be in accordance with the Parking Provisions as in Section 3.22 (a) and (b) of the Comprehensive Zoning By-law 97-38.
- (iv) Section 3.22 (i) shall be amended to allow a 25.5-foot wide driveway at this location.

(o) **R2-15 152 Cecelia Street**

(2006-03) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-15 Zone, known municipally as **152 Cecelia Street** and more particularly described as Plan 13, Part of Lot 34, may be developed in accordance with the following provisions:

- (a) Permitted Uses: In accordance with Section 6.1 of the Comprehensive Zoning By-law.
- (b) Setbacks shall be in accordance with Section 5.1 for a single detached dwelling house with relief being granted for the following areas:

	<u>Required</u>	<u>Shown</u>
Front Yard Depth	20 ft.	5.5 ft.
Interior Side Yard (south side)	4 ft.	1 ft.

(p) **R2-16 377 Isabella Street**

(2006-06) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-16 zone, municipally known as **377 Isabella Street** and more particularly described as Plan 9, Lot 67, Lot 2A, Pt. may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 6.1 - Residential Type 2 – R2” uses.
- (ii) Lot Area, lot frontage and setbacks shall be in accordance with Section 6.2 or 5.2, depending on the use, with relief being granted for the following areas:

Lot Area	approx. 2,995.75 sq. ft.
Lot Frontage	25 ft.
Interior Side Yard Width	1.65 ft. (west side)
Front Yard Depth	8.03 ft.
Interior Side Yard Width	0.47 ft. (east side)
Open Verandah	approx. 8 feet in width by 22 feet in length

(q) **R2-17-s 402 Doran Street**

(2007-67) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-17-s zone, municipally known as 402 Doran Street and more particularly described as Plan 30, Block 16 Part Lot 1 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 6.1 – “Residential Type 2 – R2” shall be limited to a single-detached dwelling house.
- (ii) Lot Area, lot frontage and setbacks shall be in accordance with Section 5.2, with relief being granted for the following areas:

Lot Area	approximately 3,928.32 sq. ft.
Lot Depth	63.36 ft.
Front Yard Depth	2.19 ft.
Interior Side Yard Width	0.47 ft. (east side)

- (iii) Any additions to the building shall be flood-proofed to a minimum design elevation of 114.2 metres. No lower level openings are permitted below 114.2 metres. Elevation survey will be required prior to issuance of a building permit.

(r) R2-18-s 404 Doran Street

(2008-28) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R2-18-s zone, municipally known as **404 Doran Street** and more particularly described as Plan 30, Block 16 Part Lot 1 may be developed in accordance with the following provisions:

- (iii) Permitted Uses: Section 6.1 - Residential Type 2 – R2” - shall be limited to a single-detached dwelling house.
- (iv) Lot Area, lot frontage and setbacks shall be in accordance with Section 5.2, with relief being granted for the following areas:

Lot Area	approx. 4,386.4 sq. ft.
Lot Depth	63.36 ft.
Front Yard Depth	3.55 ft.
Interior Side Yard Width	2.71 ft. (north side)
Rear Yard Depth	15 ft.
Front Yard Depth of Accessory Building	14 ft.
Lot Coverage of Accessory Building	11%
Existing Steps	0.0 ft. from front lot line

- (iii) Any additions to the building shall be flood-proofed to a minimum design elevation of 114.2 metres. No lower level openings are permitted below 114.2 metres. Elevation survey will be required prior to issuance of a building permit.