

Section 6 Townsite Residential Density 2 (R2) Zone

No person shall use any land or erect, alter or use any building or structure in the Townsite Residential Density 2 (R2) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

6.1 Permitted Uses

- Boarding House
- Crisis Housing
- Dwelling – Apartment Building
- Dwelling – Converted
- Dwelling – Double Duplex
- Dwelling – Row or Townhouse
- Dwelling – Triplex
- Group Home
- Rooming House
- Tourist Home

6.2 Zone Requirements

(a) Boarding House, Room House and Tourist Home Requirements

Minimum Lot Area.....	460 m ² (4,951.4 ft ²) plus 46 m ² (495.14 ft ²) for every guest room above 10
Minimum Lot Frontage	30 m (98.43 ft)
Maximum Number of Dwelling Units per Lot.....	1

Main Buildings

Maximum Lot Coverage	40%
Maximum Height	3 storeys or 10.5 m (34.45 ft), whichever is lesser

Minimum Yard Requirements

Front Yard	7.5 m (24.61 ft)
Exterior Side Yard	7 m (22.97 ft)
Interior Side Yard	3 m (9.84 ft)
Rear Yard	10.5 m (34.45 ft)

Accessory Buildings and Structures

Maximum Lot Coverage	10%
Maximum Height	In accordance with Section 3.2(g)
Minimum Yard Requirements	In accordance with Sections 3.2(c) and (f)

(b) Crisis Housing and Group Home Requirements

Minimum Lot Area.....	460 m ² (4,951.4 ft ²)
Minimum Lot Frontage	30 m (98.43 ft)



Main Buildings	
Maximum Lot Coverage	40%
Maximum Height	3 storeys or 10.5 m (34.45 ft), whichever is lesser
Minimum Yard Requirements	
Front Yard	7.5 m (24.61 ft)
Exterior Side Yard	7 m (22.97 ft)
Interior Side Yard	3 m (9.84 ft)
Rear Yard	10.5 m (34.45 ft)
Accessory Buildings and Structures	
Maximum Lot Coverage	10%
Maximum Height	In accordance with Section 3.2(g)
Minimum Yard Requirements	In accordance with Sections 3.2(c) and (f)

(c) Apartment Building Dwelling Requirements

Minimum Lot Area	230 m ² (2,475.7 ft ²) plus 93 m ² (1,000.04ft ²) for every dwelling unit above 4
Minimum Lot Frontage	30 m (98.43 ft)

Main Buildings	
Maximum Lot Coverage	40%
Maximum Height	3 storeys or 10.5 m (34.45 ft), whichever is lesser
Minimum Yard Requirements	
Front Yard	7.5 m (24.61 ft)
Exterior Side Yard	7 m (22.97 ft)
Interior Side Yard	4.5 m (14.76 ft)
Rear Yard	10.5 m (34.45 ft)
Accessory Buildings and Structures	
Maximum Lot Coverage	10%
Maximum Height	In accordance with Section 3.2(g)
Minimum Yard Requirements	In accordance with Sections 3.2(c) and (f)

(d) Converted Dwelling Requirements

Minimum Lot Area	460 m ² (4,951.4 ft ²)
Minimum Lot Frontage	15 m (49.21 ft)
Maximum Number of Dwelling Units per Lot.....	3

Main Buildings	
Maximum Lot Coverage	40%
Maximum Height	2 storeys or 7.5 m (24.61 ft), whichever is lesser
Minimum Yard Requirements	
Front Yard	6 m (19.69 ft)
Exterior Side Yard	5 m (16.4 ft)



Interior Side Yard Minimum 1 m (3.28 ft)
 The combined total of the interior side yard setbacks for interior lots shall not be less than 4 m (13.12 ft)
 Rear Yard 10.5 m (34.45 ft)

Accessory Buildings and Structures
 Maximum Lot Coverage 10%
 Maximum Height In accordance with Section 3.2(g)
 Minimum Yard Requirements In accordance with Sections 3.2(c) and (f)

(e) Double Duplex Dwelling Requirements

Minimum Lot Area 920 m² (9,902.8 ft²)
 Minimum Lot Frontage 30 m (98.43 ft)
 Maximum Number of Dwelling Units per Lot 4

Main Buildings
 Maximum Lot Coverage 40%
 Maximum Height 2 storeys or 7.5 m (24.61 ft), whichever is lesser
 Minimum Yard Requirements
 Front Yard 7.5 m (24.61 ft)
 Exterior Side Yard 7 m (22.97 ft)
 Interior Side Yard 3 m (9.84 ft)
 Rear Yard 10.5 m (34.45 ft)

Accessory Buildings and Structures
 Maximum Lot Coverage 10%
 Maximum Height In accordance with Section 3.2(g)
 Minimum Yard Requirements In accordance with Sections 3.2(c) and (f)

(f) Row or Townhouse Dwelling Requirements (where only one row or townhouse dwelling unit occupies a lot)

Minimum Lot Area 230 m² (2,475.7 ft²)
 Minimum Lot Frontage 8 m (26.25 ft)
 Maximum Number of Dwelling Units per Lot 1

Main Buildings
 Maximum Lot Coverage 40%
 Maximum Height 3 storeys or 10.5 m (24.61 ft), whichever is lesser
 Minimum Yard Requirements
 Front Yard 6 m (19.69 ft)
 Exterior Side Yard 5.5 m (18.04 ft)
 Interior Side Yard 3 m (9.84 ft), or 0 m (0 ft) where attached to another row or townhouse
 Rear Yard 8 m (26.2 ft)



Accessory Buildings and Structures
 Maximum Lot Coverage10%
 Maximum Height In accordance with Section 3.2(g)
 Minimum Yard Requirements In accordance with
 Sections 3.2(c) and (f)

(g) Row or Townhouse Dwelling Requirements (where two or more row or townhouse dwelling units occupy a lot)

Minimum Lot Area230 m² (2,475.7 ft²) per dwelling unit
 Minimum Lot Frontage 8 m (26.25 ft) per dwelling unit

Main Buildings
 Maximum Lot Coverage40%
 Maximum Height 3 storeys or
 10.5 m (24.61 ft), whichever is lesser
 Minimum Yard Requirements
 Front Yard 6m (19.69 ft)
 Exterior Side Yard 5.5 m (18.04 ft)
 Interior Side Yard 3 m (9.84 ft)
 Rear Yard 8 m (26.2 ft)

Accessory Buildings and Structures
 Maximum Lot Coverage10%
 Maximum Height In accordance with Section 3.2(g)
 Minimum Yard Requirements In accordance with
 Sections 3.2(c) and (f)

(h) Triplex Dwelling Requirements

Minimum Lot Area690 m² (7,427.1 ft²)
 Minimum Lot Frontage 24 m (78.74 ft)
 Maximum Number of Dwelling Units per Lot.....3

Main Buildings
 Maximum Lot Coverage40%
 Maximum Height 3 storeys or
 10.5 m (34.45 ft), whichever is lesser
 Minimum Yard Requirements
 Front Yard 7.5 m (24.61 ft)
 Exterior Side Yard 7 m (22.97 ft)
 Interior Side Yard 3 m (9.84 ft)
 Rear Yard 10.5 m (34.45 ft)

Accessory Buildings and Structures
 Maximum Lot Coverage10%
 Maximum Height In accordance with Section 3.2(g)
 Minimum Yard Requirements In accordance with
 Sections 3.2(c) and (f)



6.3 Additional Provisions

- (a) **Uses** in Townsite Residential Density 2 (R2) Zone shall be serviced by **full municipal services**.
- (b) **Accessory uses, buildings and structures, home based businesses, dwelling unit floor areas**, parking, street frontage, special setbacks and other general provisions shall be in accordance with Section 3 of this By-Law.

6.4 Site Specific Provisions

(a) **R2-1 Zone: 6 Discovery Road**

Notwithstanding any other provisions of this By-Law to the contrary, the following zone exemptions shall apply to lands zoned R2-1:

- (i) Parking lots and **parking areas** shall be permitted in any required **rear yard** and **interior side yard**;
- (ii) The maximum number of **dwelling units** shall be sixteen (16);
- (iii) The minimum **front yard** requirement shall be 3 m (9.84 ft); and
- (iv) An accounting office, dental office, physician's office, lawyer's office, optometrist's office, consultant's office, surveyor's office and chiropractor's office are permitted as **accessory uses**.

(b) **R2-2 Zone: 9 Howey Bay Road**

Notwithstanding any other provisions of this By-Law to the contrary, a **parking area** is permitted in any part of the **front yard** in the R2-2 zone.

(c) **R2-3 Zone: 2 Howey Bay Road and 9 Howey Bay Road**

Notwithstanding any other provisions of this By-Law to the contrary, on those lands zoned R2-3, the minimum **floor area** shall be 19 m² (204.51 ft²) for bachelor suites and 39 m² (419.79 ft²) for one bedroom suites, and the minimum number of parking spaces shall be eight (8).

~~(d) Notwithstanding any other provisions of this By Law to the contrary, on lands zoned R2-4, the following shall apply:~~

- ~~(i) A multiple dwelling consisting of no more than three (3) **dwelling units** shall be permitted;~~
- ~~(ii) The minimum **side yard** adjacent to the easterly **lot line** shall be 1.5 m (4.92 ft);~~
- ~~(iii) The minimum **front yard** shall be 1.6 m (5.25 ft);~~
- ~~(iv) The minimum **lot frontage** shall be 19 m (62.34 ft); and~~
- ~~(v) The minimum **lot area** shall be 588 m² (6,329.18 ft²).~~

