

RESIDENTIAL 2 (R2) ZONE**(1) PERMITTED USES, except 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246). (2024-07-19)****R2**

Accessory Building	Lodging House
Apartment Building, maximum of 6 Dwelling Units (2024-07-19)	Park
Backyard Suite (2024-07-19)	Semi-Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units (2024-07-19)	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling (2024-07-19)
Duplex (2024-07-19)	Townhouse
Family Child Care Service (2024-03-15)	Townhouse Cluster, maximum of 6 Dwelling Units (2024-07-19)
Four-Plex (2024-07-19)	Triplex (2024-07-19)
Home Office	

(2) DISCRETIONARY USES, except 591-609 Southside Road (PID #s 44135, 47622, 44136, 15246). (2024-07-19)

Adult Day Centre	Parking Lot
Bed and Breakfast	Personal Care Home
Child Care Centre (2024-03-15)	Pocket Neighbourhood (2024-07-19)
Heritage Use	Public Utility
Home Occupation	

(3) PERMITTED USES 591-609 SOUTHSIDE ROAD (PID #S 44135, 47622, 44136, 15246)

Accessory Building	Single Detached Dwelling
--------------------	--------------------------

(4) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	12 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	9 metres (2024-07-19)
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS FOR SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	270 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres (2024-07-19)
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	510 metres square
(b)	Lot Frontage (minimum)	17 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres (2024-07-19)
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres

(7) ZONE STANDARDS FOR TOWNHOUSE

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 180 metres square |
| (b) | Lot Frontage (minimum) | 6 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yards (minimum) | 0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres |
| (f) | Rear Yard (minimum) | 6 metres |

(8) ZONE STANDARDS FOR TRIPLEX (2024-07-19)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 252 metres square |
| (b) | Lot Frontage (minimum) | 14 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yard (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |
| (g) | Landscaping (minimum) | 30% of Front Yard |

(9) ZONE STANDARDS FOR APARTMENT BUILDING

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 90 metres square Lot Area per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Landscaping (minimum) | 40% |



(10) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 124 metres square |
| (b) | Lot Frontage (minimum) | 5.5 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 8 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 4.5 metres |

(11) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)

- | | | |
|-----|---------------------------|---|
| (a) | Lot Area (minimum) | 324 metres square |
| (b) | Lot Frontage (minimum) | 18 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Landscaping (minimum) | 30% of Front Yard |

(12) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

- | | | |
|-----|---|-------------------------------------|
| (a) | Lot Area (minimum) | 180 metres square per Dwelling Unit |
| (b) | Lot Frontage (minimum) | 20 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Minimum Distance Between Townhouse Clusters | 1.2 metres |
| (e) | Side Yard (minimum) | 6 metres |
| (f) | Rear Yard (minimum) | 6 metres |
| (g) | Building Height (maximum) | 10 metres |
| (h) | Landscaping (minimum) | 30% |

(13) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	40%

(14) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a)	Lot Area (minimum)	246 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	3 metres
(f)	Rear Yard (minimum)	3 metres
(g)	Landscaping (minimum)	70%
(h)	Walkway Width (minimum)	1 metre

(15) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	18 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30%

(16) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

- (17) **ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)**
- (18) **ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

