

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

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|---|---|
| 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)

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|--------------------------------|-----------------------------------|
| 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)

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|--------------------|--------------------------|
| Accessory Building | Single Detached Dwelling |
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(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)

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|-----|---------------------------|---|
| (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

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|-----|---------------------------|---|
| (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)

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|-----|---------------------------|---|
| (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

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|-----|---------------------------|---|
| (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)

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|-----|---------------------------|---|
| (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)

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|-----|---------------------------|---|
| (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.**

