

Residential One & Two Units (R2) Zone



The purpose of the Residential One and Two Unit (R2) Zone is to maintain sewer serviced low density neighbourhoods, consisting primarily of one or two unit dwellings, while encouraging the efficient use of land and public infrastructure within Growth Centres.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES		NON-RESIDENTIAL USES
Existing Residential Uses	Semi-Detached Dwellings	Places of Worship up to 2,000 sq ft. footprint
One Unit Dwellings	Two Unit Dwellings	

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-Based Businesses – Level 1	Section 14.4
Home-Based Businesses – Level 2	Section 14.4; only permitted on properties with access to designated collector roads
Urban Chickens	Section 14.3

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Community Facilities up to 2,000 sq ft. building footprint	See additional requirements
Existing Agricultural Uses	Subject to the requirements of the Agricultural (A1) Zone

Zone Requirements:

REQUIREMENT	1 & 2 UNIT DWELLINGS	SEMI-DETACHED DWELLINGS	NON-RESIDENTIAL USES
Minimum Lot Area:			
(i) Central Sewer	4,000 square feet	2,000 square feet/unit	4,000 square feet
(ii) On-site Sewer	30,000 square feet	30,000 square feet/unit	30,000 square feet
Minimum Lot Frontage:			
(i) Central Sewer	40 feet	20 feet/unit	40 feet
(ii) On-site Sewer	60 feet	30 feet/unit	60 feet
Minimum Front/Flankage Setback: (main and accessory structure)	20 feet	20 feet	20 feet
Minimum Side Setback:			
(i) Main Building	4 feet	4 feet	20 feet
(ii) Common Wall	N/A	0 feet	NA
(iii) Accessory structure	4 feet	4 feet	4 feet
Minimum Rear Setback:			
(i) Main Building	20 feet	20 feet	20 feet
(ii) Accessory structure	4 feet	4 feet	4 feet
Maximum Building Height:			
(i) Main Building	35 feet	35 feet	35 feet
(ii) Accessory structure	20 feet	20 feet	20 feet

Additional Requirement:

Community Facilities

A community facility shall be permitted in the Residential One Unit (R1) Zone subject to the following additional requirements:

- (a) Parking areas shall not be located less than four (4) feet from a side or rear lot line and shall be fenced; and
- (b) A parking space shall be provided and maintained for every 300 square feet of gross floor area.

Uses Considered by Development Agreement:

As provided for in the Municipal Planning Strategy, the following uses shall be considered by Development Agreement within the Residential One and Two Unit (R2) Zone:

- (a) Uses compatible with the purpose of the Residential One and Two Unit (R2) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.1.8 of the Municipal Planning Strategy; and
- (b) Uses considered by Development Agreement in all zones listed in section 14.7.