

**SECTION 12: RESIDENTIAL 2A (R2A) ZONE**

**12.1** Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R2A) zones.

**12.2 PERMITTED USES**

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home Occupations
- (c) Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43
- (d) Short-Term Rental, Owner Occupied

**12.3 REGULATIONS FOR DWELLINGS**

Minimum Lot Frontage	12m 15m on a corner lot
Minimum Lot Area	375 sq.m
Maximum Lot Coverage	50 percent
Minimum Front Yard	6m to garage 3m to other parts of dwelling
Minimum Interior Side Yard	1.2m however, on an interior lot where no attached garage or attached carport is provided, the minimum side yard on one side shall be 3 metres
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	6m
Maximum Height	i) 2.5 storeys ii) 10.5 m

**EXCEPTIONS TO THE RESIDENTIAL 2A (R2A) ZONE**

**R2A-182 (127-1997) Clarkson Crescent**  
Deleted by Amending By-law No. 95-2019

**R2A-186 (127-1997) Clarkson Crescent**

Deleted by Amending By-law 95-2019.

**R2A-187 (127-1997) Clarkson Crescent**

Deleted by Amending By-law No. 95-2019.

**R2A-234 (192-2000, 118-2002) Celebration Drive, Buttonwood Drive, Lakebreeze Court, west of Bardol Avenue**

These lands are zoned “Residential 2A R2A-234 Zone” and all of the provisions that relate to lands zoned “Residential 2A R2A Zone” by this by-law shall apply to those lands zoned “Residential 2A R2A-234 Zone”, except:

- (a) that notwithstanding the provisions of Subsection 12.3 - Regulations for Dwellings, the following regulations shall apply;
- I. minimum lot frontage .....11.5 m
  - II. minimum lot area .....279.5 sq. m
  - III. maximum lot coverage incl. accessory
  - IV. buildings and structures .....39.5%
  - V. minimum front yard .....2.5 m
  - VI. minimum interior side yard .....1.5 m
  - VII. minimum exterior side yard .....3 m
  - VIII. minimum rear yard .....2 m
  - IX. maximum building height .....10.7 m
  - X. minimum outdoor privacy area .....30 sq. m
  - XI. minimum off-street parking requirements ..... 2 spaces/unit
  - XII. minimum floor area
    - 1 storey dwelling .....60.0 sq. m
    - 1½ storey or split level dwelling .....75.0 sq. m
    - 2 or 2½ storey dwelling .....80.0 sq. m
  - XIII. minimum setback for unenclosed porches, steps or decks ..... 1 m
  - XIV. minimum setback for an attached garage where the overhead garage door faces a public or private street line .....5.8 m
- (b) that notwithstanding the provisions of Subsection 6.1 (b) and 6.1 (c), the following regulations shall apply;
- I. minimum setback from a side or rear lot line for an accessory building .....0.6 m
  - II. accessory buildings and structures are not permitted in front yards
  - III. building height for an accessory building .....3.5 m
  - IV. -minimum setback from a detached garage where the overhead door faces a public street is 5.8m

-minimum setback for detached garage where the overhead door faces a private laneway is 2.0m, provided that an additional parking space is available on the lot.

- V. tandem parking shall be permitted to a maximum depth of 1 tandem parking space.
- (c) that notwithstanding the provisions of Subsection 6.40 (c) unenclosed porches, steps and decks may project into a required yard a maximum of 1 metre
  - (d) Porch means a roofed, unenclosed structure attached to a building with or without steps consisting of a platform of not greater than .5 metres above grade intended as an outdoor privacy area;
  - (e) Deck means an unenclosed structure that may be attached to a building with or without steps consisting of a platform not greater than .5 metres above grade intended as an outdoor privacy area.

**R2A-348(H) (56-06)**

Deleted, See By-law 127-06

**R2A-357 (127-06) Crystal Ridge Landing, Northeast Corner of Thunder Bay Road and Ridge Road South**

These lands are zoned Residential 2 R2A-357 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Residential 2A R2A Zone by this by-law shall apply to those lands zoned Residential 2A R2A-357 Zone on the attached Schedule A and subject to the following special provision:

- a) All dwelling units shall have attached garages
- b) The minimum front yard setback shall be 4 metres to the dwelling unit and 6 metres to the garage

**R2A-383 (186-07) Harbourtown at Erie Beach**

These lands are zoned Residential 2A R2A-383 Zone and all of the provisions of By-law 129-90 is amended that relate to lands zoned Residential 2A R2A Zone by this By-law shall apply to those lands zoned Residential 2A R2A-383 Zone on Schedule A subject to the Special Provisions set out in exception R2A-234 Zone and the following special provisions:

- a) The minimum interior side yard shall not be less than .9 metres

**R2A-384 (186-07) Harbourtown at Erie Beach**

These lands are zoned Residential 2A R2A-384 Zone and all the provisions of By-law 129-90 is amended that relate to lands zoned Residential 2A R2A Zone by this By-law shall apply to those lands zoned Residential 2A R2A-384 Zone on Schedule A subject to the special provisions set out in exception R2A-234 Zone and the following special provisions:

- a) The minimum interior side yard shall not be less than .9 metres
- b) The minimum exterior side yard shall not be less than 2.75 metres
- c) The minimum setback for porches shall not be less than .6 metres.

**R2A-524 (71-2015) NS Young Avenue, East of Nicolas Road**

These lands are zoned “Residential 2A (R2A-524) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-524) Zone” on the attached Appendix “1” shall be subject to the following special provisions:

a) Notwithstanding the requirements of Section 12.3 Regulations for Dwellings, the minimum lot frontage shall be not less than 10.67 metres.

**R2A-532 (87-2015) Part of Lot 253 and Lot 254, Plan 511, South Side of Idylewyld Street**

These lands are zoned “Residential 2A (R2A-531) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A(R2A-532) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the Zone Regulations for Dwellings in Section 12.3, single detached dwellings shall be subject to the following special provisions:
  - i) Minimum lot frontage – 10.67 metres
  - ii) Minimum lot area – 265 square metres
  - iii) Maximum lot coverage – 67%”

**R2A-563 (82-2016) Black Creek Signature**

These lands are zoned “Residential 2A R2A-563 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A R2A-563 Zone” and shall be subject to the following provisions:

- a) Notwithstanding the zone Regulations for Dwellings in Section 12.3, single detached dwellings shall be subject to the following provision:
  - I. Maximum height of a building – 2.5 storeys, 9 metres

**R2A-616 (35-2018) Spears Garden Phase 2**

These lands are zoned “Residential 2A (R2A-616) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-616) Zone” shown as Part 1 on the attached Appendix “1” and shall be subject to the following provisions:

- i) Minimum rear yard setback – 7.5 metres

**R2A-638 (95-2019) JETMAR Subdivision**

These lands are zoned “Residential 2A (R2A-638) Zone” and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-638) Zone” and shall be subject to the following provisions:

- a) Minimum lot frontage (corner lots) – 14.0 m
- b) Maximum lot coverage – 62%
- c) Minimum exterior side yard setback – 1.5 m, except that an attached garage or attached carport which faces the exterior side lot line shall be located no closer than 6.0 m to the exterior side lot line
- d) Minimum setback to daylight triangle – 1.5 m
- e) Minimum front yard setback to covered or uncovered porch between 0.5 m and 1.5 m above grade – 0.5 m
- f) Minimum exterior side yard setback to covered or uncovered porch between 0.5 m and 1.5 m above grade - 1.0 m
- g) Minimum rear yard setback to covered or uncovered porch between 0.5 m and 1.5 m above grade – 2.5 m
- h) Minimum setback of ornamental structures from exterior side lot line – 0.75 m
- i) Minimum setback of ornamental structures from interior side lot line – 0.6 m

**R2A-639 (95-2019) JETMAR Subdivision**

These lands are zoned “Residential 2A (R2A-639) Zone” and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-639) Zone” and shall be subject to the following provisions:

- a) Maximum lot coverage – 62%
- b) Maximum height – 2.0 storeys / 9.0 m
- c) Minimum front yard setback to covered or uncovered porch between 0.5 m and 1.5 m above grade – 0.5 m

- d) Minimum setback of ornamental structures from interior side lot line – 0.6 m

**R2A-648 (36-2020) Peace Bridge Village Phase 2 Subdivision (Part 3, Part 4 & Part 5)**

These lands are zoned “Residential 2A (R2A-648) Zone”, and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-648) Zone”, subject to the following provisions:

- a) Minimum lot area – 360.00 sq.m

**R2A-740 (20-2022) 323 Central Avenue**

These lands are zoned “Residential 2A (R2A-740) Zone”, and all of the provisions that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-740) Zone”, subject to the following special provisions:

- a) Minimum Lot Frontage - 9.14 m
- b) A closed construction, board fence is required on the northern lot line along the full extent of the dwelling on the subject property.

**R2A-759 (12-2023) 0-10268 Louisa Street, Peace Bridge Village Phase 4 Subdivision (Part 1)**

These lands are zoned “Residential 2A (R2A-759) Zone”, and all of the provisions that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-759) Zone” subject to the following special provision:

- a) That notwithstanding the requirements of Subsection 12.3, the minimum lot area for single detached dwellings shall not be less than 325.00 sq m.”

**R2A-768 (24-2023) 549 Ridge Road North (Part 2)**

These lands are zoned “Residential 2A (R2A-768) Zone” and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A(R2A-768) Zone” subject to the following special provision:

- a) That notwithstanding Subsection 6.1 Accessory Uses (d) the total lot coverage of all accessory buildings on a lot shall not exceed 12% of the lot area.”

**R2A-775 (61-2023) 229 Cherryhill Boulevard South**

These lands are zoned “Residential 2A (R2A-775) Zone”, and all of the provisions that relate to lands zoned “Residential 2A (R2A)Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-775) Zone” subject to the following special provision:

a) Notwithstanding the “Regulations for Dwellings” in Section 12.3, dwellings shall be subject to the following special provisions:

- i.) Maximum Height i) 1.5 storeys  
ii) 8 metres”

**R2A-781 (92-2023) 3624 Hazel Street (Part 1)**

These lands are zoned “Residential 2A (R2A-781) Zone”, and all of the provisions of By-law No. 129-90, as amended, that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-781) Zone” subject to the following special provisions:

- i. Minimum Front Yard Setback (Lot 6) – 21.3 m
- ii. Minimum Setback Between Driveway and East Lot Line (Lot 6) – 4.4 m
- iii. Minimum Rear Yard Setback – 10.0 m”

**R2A-800 (67-2024) 576 Ridge Road North**

These lands are zoned “Residential 2A (R2A-800) Zone”, and all of the provisions that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A (R2A-800) Zone” subject to the following special provisions:

a) Notwithstanding the Regulations in Section 12.3, single-detached dwellings shall be subject to the following special provision:

- i. Minimum lot area 357.0 sq m

**R2A-800(H) (67-2024) 576 Ridge Road North**

These lands are zoned “Residential 2A Holding (R2A-800(H)) Zone,” and all of the provisions that relate to lands zoned “Residential 2A (R2A) Zone” by this by-law shall apply to those lands zoned “Residential 2A Holding (R2A-800(H)) Zone” subject to the following special provisions:

a) Notwithstanding the Regulations in Section 12.3, single-detached dwellings shall be subject to the following special provision:

- i. Minimum lot area 357.0 sq m”