

**SECTION 12B: RESIDENTIAL 2B (R2B) ZONE**

**12B.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 (R2B) zones.

**12B.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, Dedicated
- (e) Short-Term Rental, Owner Occupied

**12B.3 REGULATIONS FOR DWELLINGS ON LOTS WITH LESS THAN 15 METRES OF FRONTAGE**

Minimum Lot Frontage	10m
Minimum Lot Area	260 sq.m
Maximum Lot Coverage	1 storey - 50 percent Anything greater than 1 storey –40 percent
Minimum Front Yard	6m to garage 3m to other parts of dwelling
Minimum Interior Side Yard	1 storey – 1.2 m Anything greater than 1 storey – 1.5 m  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	1 storey - 5m Anything greater than 1 storey – 7 m
Maximum Height	i) 1.5 storey ii) 7.5 m

**12B.4 REGULATIONS FOR DWELLINGS ON LOTS 15 METRES OR MORE OF FRONTAGE**

The regulations of Section 11.3 shall apply with respect to single detached dwellings on lots with 15 m or more of frontage

**EXCEPTIONS TO THE RESIDENTIAL 2B (R2B) ZONE**

**R2B-714 (144-2021) - 316 Ridgeway Road**

These lands are zoned "Residential 2B (R2B-714) Zone" and all of the provisions that relate to lands zoned "Residential 2B (R2B) Zone" by this by-law shall apply to those lands zoned " Residential 2B (R2B-714) Zone", subject to the following special provisions:

- a) Notwithstanding the permitted uses set out in Section 12B-Residential 2B (R2B) Zone, these lands are permitted to continue operating the existing use(welding/fabrication shop).
- b) The retail uses as listed under Section 19-LocalCommercial (C1) Zone, 19.2 Permitted Uses, are permitted as follows:
  - Convenience retail stores
  - Personal service shops
  - Day nurseries
  - Florists· Pharmacies
  - Professional or Business Offices
  - Video Outlet Sales and Rental Shops
  - Bake Shops
  - Spa Services
  - Dwelling Units
  - Uses, buildings and structures accessory to a permitted use, excluding open storage."

**R2B-772 (44-2023) 316 Ridgeway Road**These lands are zoned "Residential 2B (R2B-772) Zone", and all of the provisions that relate to lands zoned "Residential 2B (R2B) Zone" by this by-law shall apply to those lands zoned "Residential 2B (R2B-772) Zone" subject to the following special provision:

- a) Notwithstanding the list of permitted uses in Subsection 12B.2, the lands may also be used for the following uses:
  - U-Brew-Your-Own Establishment
  - Convenience retail stores
  - Personal service shops
  - Day nurseries
  - Florists

- Pharmacies
  - Professional or Business Offices
  - Video Outlet Sales and Rental Shops
  - Bake Shops
  - Spa Services
  - Dwelling Units
  - Uses, buildings and structures accessory to a permitted use, excluding open storage.
- b) Notwithstanding the requirements of Subsection 6.21 (b) – Landscaping and Planting Strips – Width, planting strips shall have a minimum width of no less than:
- 0.9 m between the asphalt area and along the east property line;
  - None along the north and south property line”