

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) Accessory Apartment Dwelling

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

These lands are zoned “Residential 2A R2A-182 Zone” and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Residential 2A R2A Zone” by that by-law shall apply to those lands zoned “Residential 2A R2A-182 Zone”, except:

- (a) that notwithstanding the requirements of Subsection 12.3 (a) the minimum lot frontage shall not be less than 9.1 metres;
- (b) that notwithstanding the requirements of Subsection 12.3 (b) the minimum lot area shall not be less than 278 square metres;
- (c) that notwithstanding the requirements of Subsection 12.3 (c) the maximum lot coverage shall not be greater than 40%;

- (d) that notwithstanding the requirements of Subsection 12.3 (e) the minimum interior side yard shall not be less than 1.2 metres except where an attached garage with no rooms above may be erected at a distance of not less than .6 metres from an interior side lot line;
- (e) that notwithstanding the requirements of Subsection 12.3 (f) the minimum exterior side yard setback shall not be less than 4.5 metres;
- (f) that notwithstanding the requirements of Subsection 12.3 (g) the minimum rear yard shall not be less than 7.6 metres;
- (g) that notwithstanding the requirements of Subsection 12.3 (h) the minimum floor area shall not be less than 95 square metres;
- (h) that the minimum ground floor area shall not be less than 60 square metres;
- (i) that the minimum separation distance between single detached dwellings shall not be less 2.4 metres;
- (j) that all single detached dwellings shall be constructed with an attached garage;
- (k) that notwithstanding the requirements of Subsection 6.40 (a), ornamental structures such as sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows or other ornamental structures may project into a front yard, rear yard or exterior side yard a maximum distance of .75 metres and into an interior side yard a maximum distance of not more than 50% of the required interior side yard setback;
- (l) that notwithstanding the requirements of Subsection 6.40 (c) unenclosed porches, balconies, steps and patios, covered or uncovered may project into any front yard, rear yard or exterior side yard a maximum distance 1.5 metres provided that in a case of porches, steps or patios, such uses are not more than 1.3 metres above grade. Patios may project into any required rear yard provided they are not more than .7 metres above grade.

R2A-186 (127-1997) Clarkson Crescent

These lands are zoned “Residential 2A R2A-186 Zone” and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Residential 2A R2A Zone” by that by-law shall apply to those lands zoned “Residential 2A R2A-186 Zone”, except:

- (a) that notwithstanding the requirements of Subsection 12.3 (a) the minimum lot frontage for an interior lot shall not be less than 10.6 metres, and the minimum lot frontage for a corner lot shall not be less than 12.1 metres;
- (b) that notwithstanding the requirements of Subsection 12.3 (b) the minimum lot area shall not be less than 325 square metres;
- (c) that notwithstanding the requirements of Subsection 12.3 (c) the maximum lot coverage shall not be greater than 40%;
- (d) that notwithstanding the requirements of Subsection 12.3 (e) the minimum interior side yard shall not be less than 1.2 metres except where an attached garage with no rooms above may be erected at a distance of not less than .6 metres from an interior side lot line;
- (e) that notwithstanding the requirements of Subsection 12.3 (f) the minimum exterior side yard setback shall not be less than 4.5 metres;
- (f) that notwithstanding the requirements of Subsection 12.3 (g) the minimum rear yard shall not be less than 7.6 metres;

- (g) that notwithstanding the requirements of Subsection 12.3 (h) the minimum floor area shall not be less than 95 square metres;
- (h) that the minimum ground floor area shall not be less than 60 square metres;
- (i) that the minimum separation distance between single detached dwellings shall not be less than 2.4 metres;
- (j) that all single detached dwellings shall be constructed with an attached garage;
- (k) that notwithstanding the requirements of Subsection 6.40 (a), ornamental structures such as sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows or other ornamental structures may project into a front yard, rear yard or exterior side yard a maximum distance of .75 metres and into an interior side yard a maximum distance of not more than 50% of the required interior side yard setback;
- (l) that notwithstanding the requirements of Subsection 6.40 (c) unenclosed porches, balconies, steps and patios, covered or uncovered may project into any front yard, rear yard or exterior side yard a maximum distance 1.5 metres provided that in a case of porches, steps or patios, such uses are not more than 1.3 metres above grade. Patios may project into any required rear yard provided they are not more than .7 metres above grade.

R2A-187 (127-1997) Clarkson Crescent

These lands are zoned “Residential 2A R2A-187 Zone” and all of the provisions of By-law 129-90 as amended that relate to lands zoned “Residential 2A R2A Zone” by that by-law shall apply to those lands zoned “Residential 2A R2A-187 Zone”, except:

- (a) that notwithstanding the requirements of Subsection 12.3 (a) the minimum lot frontage shall not be less than 12.1 metres;
- (b) that notwithstanding the requirements of Subsection 12.3 (b) the minimum lot area shall not be less than 371 square metres;
- (c) that notwithstanding the requirements of Subsection 12.3 (c) the maximum lot coverage shall not be greater than 40%;
- (d) that notwithstanding the requirements of Subsection 12.3 (e) the minimum interior side yard shall not be less than 1.2 metres except where an attached garage with no rooms above may be erected at a distance of not less than .6 metres from an interior side lot line;
- (e) that notwithstanding the requirements of Subsection 12.3 (f) the minimum exterior side yard setback shall not be less than 4.5 metres;
- (f) that notwithstanding the requirements of Subsection 12.3 (g) the minimum rear yard shall not be less than 7.6 metres;
- (g) that notwithstanding the requirements of Subsection 12.3 (h) the minimum floor area shall not be less than 95 square metres;
- (h) that the minimum ground floor area shall not be less than 60 square metres;
- (i) that the minimum separation distance between single detached dwellings shall not be less than 2.4 metres;
- (j) that all single detached dwellings shall be constructed with an attached garage;
- (k) that notwithstanding the requirements of Subsection 6.40 (a), ornamental structures such as sills, belt courses, chimneys, cornices, eaves, gutters, parapets, pilasters, bay windows or other

ornamental structures may project into a front yard, rear yard or exterior side yard a maximum distance of .75 metres and into an interior side yard a maximum distance of not more than 50% of the required interior side yard setback;

- (l) that notwithstanding the requirements of Subsection 6.40 (c) unenclosed porches, balconies, steps and patios, covered or uncovered may project into any front yard, rear yard or exterior side yard a maximum distance 1.5 metres provided that in a case of porches, steps or patios, such uses are not more than 1.3 metres above grade. Patios may project into any required rear yard provided they are not more than .7 metres above grade.

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-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