

SECTION 15: RESIDENTIAL ZONES

ZONING BY-LAW

15.3 LOW DENSITY RESIDENTIAL – LARGE LOT (R2) ZONE

Explanatory Note: The R2 Zone applies to low density residential areas where lots are predominantly larger than those in the R1 Zone and often located on roads with a rural cross section. The intent of the R2 Zone is to permit a range of low density residential housing types to meet the needs of the residents of the city.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Low Density Residential – Large Lot (R2) Zone for any purpose other than one or more of the following uses or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

- 15.3.1

PERMITTED USES

Child Care Centre

Community Garden

Duplex Dwelling

Educational Establishment

Fourplex Dwelling

Lodging House

Residential Care Facility

Retirement Home

Semi-Detached Dwelling

Single Detached Dwelling

Street Townhouse Dwelling

Triplex Dwelling

Urban Farm

(By-law No. 25-155, August 06, 2025)

(By-law No. 25-229, December 10, 2025)
- 15.3.1.1

PROHIBITED USES

(By-law No. 25-229, December 10, 2025)

Educational Establishment consisting of a College or University
- 15.3.2

REGULATIONS

15.3.2.1

SINGLE DETACHED, DUPLEX DWELLING, TRIPLEX DWELLING, CHILD CARE CENTRE, EDUCATIONAL ESTABLISHMENT, LODGING HOUSE, RESIDENTIAL CARE FACILITY AND RETIREMENT HOME REGULATIONS

(By-law No. 25-229, December 10, 2025)

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

(By-law No. 25-155, August 06, 2025)

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|--|---|
| a) Minimum Lot Area | 630.0 square metres; |
| b) Minimum Lot Width | 18.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | i) 2.0 metres
ii) Notwithstanding Section 15.3.2.1 d) i), 6.0 metres for an Educational Establishment. |

(By-law No. 25-229, December 10, 2025)

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|---|---|
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Maximum Lot Coverage | 35% |
| i) Minimum Landscaped Area | i) 40%;
ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |

15.3.2.2 SEMI-DETACHED DWELLING REGULATIONS

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|---|----------------------|
| a) Minimum Lot Area for each Dwelling Unit | 315.0 square metres; |
| b) Minimum Lot Width for each Dwelling Unit | 9.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

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|---|---|
| d) Minimum Setback from a Side Lot Line | 2.0 metres, except for the side yard related to the common wall of the semi-detached dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |
| h) Minimum Landscaped Area | i) 35%;

ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply. |

15.3.2.3 STREET TOWNHOUSE DWELLING REGULATIONS

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| a) Minimum Lot Area for each Dwelling Unit | 180.0 square metres for each dwelling unit. |
| b) Minimum Unit Width for each Dwelling Unit | 6.0 metres; |
| c) Minimum Setback from the Front Lot Line | 4.0 metres; |
| d) Minimum Setback from a Side Lot Line | 1.2 metres except for the side yard related to the common wall of the street townhouse dwelling unit, in which case a minimum 0 metre side yard shall be permitted. |
| e) Minimum Setback from a Flankage Lot Line | 3.0 metres; |
| f) Minimum Setback from the Rear Lot Line | 7.5 metres; |
| g) Maximum Building Height | 10.5 metres; |

SECTION 15: RESIDENTIAL ZONES**ZONING BY-LAW**

- h) Landscaped Area In accordance with the requirements of Section 4.35 a) and b) of this By-law.

15.3.2.4 FOURPLEX DWELLING REGULATIONS

- a) Minimum Lot Area 630.0 square metres;
- b) Minimum Lot Width 18 metres;
- c) Minimum Setback from the Front Lot Line 4.0 metres;
- d) Minimum Setback from a Side Lot Line 2 metres;
- e) Minimum Setback from a Flankage Lot Line 3.0 metres;
- f) Minimum Setback from the Rear Lot Line 7.5 metres;
- g) Maximum Building Height 10.5 metres;
- h) Maximum Lot Coverage 35%;
- i) Minimum Landscaped Area
- i) 40%;
 - ii) Within the landscaped area, the requirements of Section 4.35 of this By-law shall apply.
- j) Visual Barrier
- i) A visual barrier shall be required along side lot lines and the rear lot line in accordance with the requirements of Section 4.19 of this By-law.
 - ii) Notwithstanding Section 15.3.2.4 j) i), rear yard parking shall comply with the requirements of Section 4.35 d).
- k) Amenity Area Amenity areas shall not be permitted in the side yard or on the roof-top of the dwelling.

SECTION 15: RESIDENTIAL ZONES

ZONING BY-LAW

I) Waste Storage

Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

(By-law No. 24-051, April 10, 2024)