

8.6. Medium Density Residential District – R2

No person shall within any R2 – Medium Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

8.6.1 Purpose

To provide for residential development in the form of single-detached, semi-detached, duplex or multi-unit dwellings as well as community related uses.

8.6.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Dwelling, Single-Detached, RTM, Manufactured, Modular	Bed & Breakfast
Dwellings, Semi-Detached, Townhouse, Duplex	Community Facilities & Clubs
Municipal Facility or Protective Services	Cultural Institutions & Museums
Parks & Playgrounds	Health Service Facility & Hospitals
Educational Facility	Homebased Business
Residential Care Home	Medical, Dental, Optical Clinics & Labs
Daycare Centres	Rooming House
	Secondary Suite
	Places of Worship
	Parking Lot

8.6.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwelling, Single-Detached, RTM, Manufactured, Modular	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	460 m ²	90 m ²	50%	10.0 m
Dwellings, Semi-Detached Townhouse, Duplex	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	500 m ²	90 m ²	50%	10.0 m
Other Uses	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	460 m ²	90 m ²	50%	10.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums						

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
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8.7. Small Lot Residential District – R2A

No person shall within any R2A – Small Lot Residential District use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

8.7.1 Purpose

To provide for small lot residential development in the form of single-detached and semi-detached dwellings as well as community related uses.

8.7.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Dwelling, Single-Detached, RTM, Manufactured, Modular	Bed & Breakfast
Dwellings, Semi-Detached, Townhouse, Duplex	Homebased Business
Residential Care Home	Daycare Centres
Municipal Facility or Protective Services	Rooming House
Parks & Playgrounds	Secondary Suite
	Parking Lot

8.7.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwelling, Single-Detached, RTM, Manufactured, Modular	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	300 m ²	75 m ²	50%	9.0 m
Dwellings, Semi-Detached Townhouse, Duplex	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	600 m ²	60 m ² (per unit)	50%	9.0 m
Other Uses	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	400 m ²	75 m ²	50%	9.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums						

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
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