

# R2 Residential - Two Family

**PURPOSE:** To provide for single family and two-family dwellings

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Care Facility (Group)
Dwelling (Duplex/Semi)	Government Services
Dwelling (Single Detached)	Home-Based Business
Home Office	Row Housing
Park	Parking Facility
Utilities	Secondary Suite

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

**MINIMUM PARCEL SIZE:**

Parcel Width	Parcel Depth
11.0 m (36.1 ft) with lane	33.5 m (109.9 ft) lane
12.5 m (41.0 ft) corner parcel with lane	36.0 m (118.1 ft) without lane
15.2 m (49.9 ft) without lane	

**MAXIMUM DENSITY:** One (1) Principal Dwelling and one (1) Secondary Suite per parcel or one (1) Dwelling, Duplex per parcel.

**MAXIMUM BUILDING HEIGHT:** 10.0 m (32.3 ft).

**MINIMUM SETBACKS:**

Front Yard	Side Yard	Rear Yard
7.5 m (24.6 ft)	1.2 m (3.9 ft)	7.5 m (24.6 ft) with lane
		10.5 m (34.4 ft) without lane

**MINIMUM FLOOR AREA:**

Single Storey Dwellings	74.3 m <sup>2</sup> (799.7 ft <sup>2</sup> )
Multi-Storey Dwellings	55.7 m <sup>2</sup> (599.5 ft <sup>2</sup> )
Manufactured Dwellings	46.5 m <sup>2</sup> (500.5 ft <sup>2</sup> )

**EXCEPTIONS:**

- a) Offices and Child Care Facilities shall be Discretionary Uses on Lot 14 Block 27 Plan 6445 V
- b) Parcel widths for Semi-Detached or Attached Dwellings shall be a minimum of 6.0 m (19.7 ft) per interior unit and 7.5 m (24.6 ft) per end unit.