

SECTION 8 - VILLAGE RESIDENTIAL "R2" ZONE

8.1 GENERAL PROHIBITION

Within a Residential "R2" Zone, no person shall use any land, erect alter, enlarge, use or maintain any building or structure for any use other than as permitted in Subsection 2 of this Section and in accordance with the regulations contained or referred to in Subsections 3 and 4 of this Section.

No person shall erect or use any building or structure on any lot in a Village Residential "R2" Zone unless such lot is serviced by a municipal piped water supply and sanitary sewer system.

8.2 USES PERMITTED

Dwelling unit, Accessory
Bed and breakfast establishment
Home occupation
Single detached dwelling

8.3 ZONE REGULATIONS

8.3.1 *Single Detached Dwelling*

(a)	Minimum Lot Area	557 square metres
(b)	Minimum Lot Frontage	18 metres
(c)	Maximum Lot Coverage	35%
(d)	Minimum Required Yard	
	(i) Front	7.5 metres
	(ii) Interior Side	1.2 metres
	(iii) Exterior Side	4.5 metres
	(iv) Rear	7.5 metres
(e)	Maximum Height of Building	9 metres
(f)	Minimum Gross Floor Area	93 m ²

8.4 ZONE EXCEPTIONS

8.4.1 R2-1 Zone

Notwithstanding the provisions of By-law, lands within the “R2-1” Zone may be used to construct a garage and/or a non-habitable accessory structure, provided all required setbacks of the “R2” Zone are met and the main dwelling use is located no greater than 30 metres from the lot within the “R2-1” Zone.

8.4.2 R2-2 Zone

Notwithstanding the provisions of Section 8.3.1, for those lands zoned “R2-2”, the minimum frontage shall be 15 metres and the minimum lot area shall be 525 square metres.

8.4.3 R2-3 Zone

Notwithstanding the provisions of Section 8.3, the minimum required front yard shall be 6 metres and the minimum required rear yard shall be 15 metres for the lands zoned “R2-3”.

8.4.4 R2-4 Zone

Notwithstanding the provisions of Section 4.5, the lands zoned "R2-4" may be used in accordance with the provisions of Section 8.

8.4.5 R2-5 Zone

Notwithstanding the provisions of Section 8.3.1, for those lands zoned "R2-5", the minimum lot area shall be 525 square metres, the minimum lot frontage shall be 15.0 metres and the maximum lot coverage shall be 33%.

8.4.6 R2-6 Zone

Notwithstanding Sections 8.3, the following provisions shall apply to those lands Zoned “R2-6”:

Minimum Lot Area	608 square metres
Minimum Lot Frontage	16 metres
Maximum Lot Coverage	33%

8.4.7 R2-7 Zone

Notwithstanding any other provision of this By-law to the contrary, the following provisions shall apply to lands Zoned "R2-7";

Minimum Lot Frontage	15.00 metres
Exterior Side Yard	8.0 metres
Maximum Lot Coverage	35%
Minimum Ground Floor Area	
1 Storey	85 m ²
1.5 Storey	55 m ²
2 Storey	55 m ²
Maximum Height of Building	11 metres

8.4.8 R2-8 Zone

Notwithstanding the provisions of Sections 4.1.7 (c) and 8.3.1 the following provisions shall apply to those lands Zoned "R2-8":

Minimum Lot Area	665 sq. metres
Minimum Required Rear Yard for all Structures	5 metres

Notwithstanding any other provisions of this By-law to the contrary, no outside storage shall be permitted in the minimum required rear yard for all structures.

8.4.9 R2-9 Zone

Notwithstanding the setback provisions of Section 4.1.7 (c) the following provision shall apply to those lands Zoned "R2-9"

Minimum Required Rear Yard for all Structures	25 metres
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Notwithstanding any other provisions of this By-law to the contrary, no outside storage shall be permitted in the minimum required rear yard for all structures.

8.4.10 R2-10 Zone

Notwithstanding the provisions of Section 4.1.7 (c) and 8.4.1, for those lands zoned "R2-10", the minimum lot area shall be 600 square metres, the minimum rear yard shall be 9.5 metres, the maximum coverage shall be 40%, and the minimum rear yard for an accessory structure shall be 0.25 metres.

8.4.11 R2-11 Zone

Notwithstanding Section 8.4 Uses Permitted, the only permitted use on lands zoned "R2-11" shall be a Duplex Dwelling.

8.4.12 R2-12 Zone

Notwithstanding Section 8.2 Uses Permitted, the permitted uses on lands Zoned "R2-12" shall be a single detached dwelling or duplex dwelling.

Notwithstanding the provisions of section 4.1.7 (c) the following provision shall apply to those lands Zoned "R2-12" where the Zone abuts lands zoned "R2-9":

Minimum Rear Yard for all Structures	25 metres
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Notwithstanding any other provisions of this By-law to the contrary, no outside storage shall be permitted in the minimum rear yard for all structures.

8.4.13 R2-13 Zone

Notwithstanding the provisions contained in Section 8.4.1 (a) and (b) of this By-law, the following provisions shall apply to lands zoned "R2-13"

Minimum Lot Area	890 square metres
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Minimum Lot Frontage	16.5 metres
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8.4.14 R2-14 Zone

Notwithstanding any other provisions of this By-law to the contrary, a home occupation use, specifically a craft shop, shall be a permitted use on the lands zoned as "R2-14". The home occupation use shall be limited to the existing garage, which consists of approximately 31.3 square metres. In addition, the minimum required exterior side yard requirement for the lands zoned as "R2-14" shall be 2.43 metres.

8.4.15 R2-15 Zone

Notwithstanding any other provisions of this By-law to the contrary, two single detached dwellings may be located on those lands zoned "R2-15".

8.4.16 R2-16 Zone

8.4.16.1 Nothing in Section 8.3 shall prevent the erection of a single detached dwelling on any lot on those lands zoned as "R2-16" provided that such lot was under separate ownership prior to May 7, 1974 and the owner of such lot does not own any abutting land and provided further that the following requirements are complied with:

(a)	Minimum Lot Frontage	15 metres
(b)	Minimum Lot Area	464 square metres
(c)	Minimum Front Yard	4.5 metres
(d)	Minimum Rear Yard	4.5 metres
(e)	Minimum Interior Side Yard	1 metre
(f)	Minimum Gross Floor Area	83.5 square metres
(g)	Maximum Lot Coverage	30%

8.4.16.2 This zone category shall have the same permitted uses as the regular "R2" Zone except as follows. No new dwelling unit is permitted on a vacant lot. No Bed and Breakfast establishment is permitted. A dwelling unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. In the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.

8.4.16.3 Within the area affected by the above exception and where the "H" Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses and regulations apply. Accessory and non habitable detached buildings including garages and sheds may be permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch and unenclosed deck may be permitted. A home occupation is permitted. The renovation or replacement of the habitable area of an existing dwelling unit may be permitted provided that the number of bedrooms has not increased and that the dwelling fixture units as calculated through the Ontario Building Code does not exceed 20. No replacement or addition of the habitable area of a dwelling shall result in a maximum gross floor area of more than 200 metres squared and where the dwelling currently exceeds 200 metres squared it may be replaced to its current gross floor area. Any habitable addition or replacement will, in the absence of a permanent municipal water supply, require a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or

similar bacterial disinfection system.

8.4.17 R2-17 Zone

Notwithstanding the provisions of Sections 8.2 and 8.3, those lands zoned “R2-17” may, in addition, be used for the purposes of a contractors yard.

8.4.18 R2-18 Zone

Notwithstanding the provisions of the R2 Zone, the following provisions apply to lands zoned R2-18:

a) General Prohibitions

Within a Village Residential "R2-18" Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in Subsection 2 of this Section and also in accordance with the regulations contained or referred to in Subsections 2 and 3 of this Section.

(b) Uses Permitted

- Single detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Triplex dwelling
- Townhouse dwelling
- Low-rise or apartment dwelling
- Public park or private recreation area

(c) Zone Regulations

<i>Minimum lot area for single detached dwelling unit</i>	370 square metres
<i>Minimum lot area requirement for semi-detached, townhouses</i>	Determined by multiplying the number of units by 220 square metres
<i>Minimum lot area for duplex, triplex, low rise apartment dwelling</i>	Determined by multiplying number of units by 185 square metres.

<i>Minimum Yards</i>	1 Storey Building	2 Storey Building	3 or More Storeys
Front Yard	3 metres	5 metres	8 metres
Rear Yard	3 metres	5 metres	8 metres
Interior Side Yard	1.22 metres	1.8 metres	5 metres
Exterior Side Yard	3 metres	5 metres	5 metres

Minimum Floor Area Per Dwelling Unit 85 square metres

Maximum Building Height 11 metres

Buffering

Where any multiple dwelling is located adjacent to a single dwelling unit, a 1 metre planting strip shall be required.

Sewage Treatment Plant Set Back

No residential dwellings shall be located within 150 metres of the expanded and upgraded Port McNicoll Sewage Treatment Plant.

Environmental Setback

Notwithstanding any other provision of this by-law, the setback for defining the line between the Environmental Protection "EP-2" Zone and the Village Residential "R2-18(H)" Zone shall be established at 15 metres from the shoreline for the area presently zoned in the Environmental Protection "EP-2" Zone located on Hogg Bay to the west of the "Special Study Holding Area D-1 Zone". In certain instances where the top of the existing railway embankment is less than 15 metres, the top of the existing railway embankment shall be used as the setback from the shoreline.

Open Space

In each development phase respecting those lands zoned in the "R2-18" Zone, a minimum of 5% of the land area shall be provided for public or private recreational use.

8.4.19 R2-19 Zone

Notwithstanding subsection 8.3 for those lands zoned “R2-19” the following provisions shall apply:

(a)	Minimum Lot Area	695 square metres
(b)	Minimum Lot Frontage	15 metres
(c)	Minimum Yards	
	(i) Front Yard	8 metres
	(ii) Rear Yard	8 metres
	(iii) Interior Side Yard	1.2 metres
	(iv) Exterior Side Yard	8 metres
(d)	Maximum Lot Coverage	35%
(e)	Maximum Building Height	9 metres

8.4.20 R2-20 Zone

Notwithstanding Section 8.2, the only permitted use on lands zoned “R2-22” shall be a semi-detached dwelling.

8.4.21 R2-21 Zone

Notwithstanding the General Provisions of Subsections 4.5.1 “Frontage on a Public Street” and 8.1 “General Prohibition” regarding servicing by municipal piped water supply and sanitary sewer system, on lands zoned “R2-21” an existing single detached dwelling may be used in accordance with the provisions of Section 8 Village Residential “R2”.

8.4.22 R2-22 Zone

Notwithstanding the provisions of subsection 8.3, for those lands zoned “R2-22”, the following provisions shall apply:

(a)	Minimum Lot Area	370 square metres
(b)	Minimum Lot Frontage	12 metres
(c)	Minimum Yards	
	(i) Front Yard	6 metres
	(ii) Rear Yard	8 metres
	(iii) Interior Side Yard	1.22 metres
	(iv) Exterior Side Yard	5 metres
(d)	Maximum Lot coverage	30%
(e)	Maximum Height of Building	9 metres

8.4.23 R2-23 Zone

Notwithstanding the Zone Regulations of subsection 8.3.1 “Village Residential, Zone Exceptions, Single Detached Dwelling” the following regulations apply:

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|----|-----------------------|-------------------|
| a) | Minimum Lot Area | 438 square metres |
| b) | Minimum Lot Frontage | 12.19 metres |
| c) | Maximum Lot Coverage | 35% |
| d) | Minimum Required Yard | |
| | i) Front | 4.5 metres |
| | ii) Interior Side | 1.0 metres |
| | iii) Rear | 7.5 metres |

8.4.24 R2-24 Zone

In addition to the Zone Provisions of Subsection 8.3; notwithstanding the General Provision, Frontage on an Improved Street of Subsection 4.5.1; and, the Zone Provision, Minimum Lot Frontage of Subsection 8.3.1(b) of this By-law, for those lands zoned “R2-24”, frontage on a public street is not required; the minimum lot frontage shall be 17.6 metres; and, not more than one single detached dwelling shall be permitted within the zone.

8.4.25 R2-25 Zone

Notwithstanding the Zone Provisions of Subsections 8.3.1 (b) “Village Residential “R2” Zone, Zone Regulations, Single Detached Dwelling, the minimum lot frontage shall be 15 metres and notwithstanding subsection 8.3.1 (d) as it relates to the rear yard, the minimum rear yard shall be 30 metres.

8.4.26 R2-26 Zone

- 8.4.26.1 This zone category shall have the same permitted uses and zone provisions as the regular “R2” Zone except as follows. No new dwelling unit is permitted on a vacant lot. No Bed and Breakfast establishment is permitted. A dwelling unit shall be serviced by a tertiary treatment sewage system meeting the requirements of the Ontario Building Code. In the absence of a permanent municipal water supply, a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system is required.

8.4.26.2 Within the area affected by the above exception and where the “H” Holding Zone is applied and notwithstanding the provisions of Section 4.7, Holding Symbol, the following permitted uses and regulations apply. Accessory and non habitable detached buildings including garages and sheds may be permitted. Non-habitable additions to a dwelling unit including an attached garage, carport, porch and unenclosed deck may be permitted. A home occupation is permitted. The renovation or replacement of the habitable area of an existing dwelling unit may be permitted provided that the number of bedrooms has not increased and that the dwelling fixture units as calculated through the Ontario Building Code and does not exceed 20. No replacement or addition of the habitable area of a dwelling shall result in a maximum gross floor area of more than 200 metres squared and where the dwelling currently exceeds 200 metres squared it may be replaced to its current gross floor area. Any habitable addition or replacement will, in the absence of a permanent municipal water supply, require a well, properly protected using a steel well casing grouted in place to seal all water bearing zones to a depth of 15 metres together with an attached and activated UV filtration system or similar bacterial disinfection system.