

8.3 R2 - One and Two-Unit Residential District

8.3.1 Purpose

The purpose of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses.

8.3.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2 District are set out in the following chart:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth ₁	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.3.2 Permitted Uses									
(1) One-unit dwellings (OUD)	7.5 ₂	30	225	6 ₃	0.75	7.5	4.5	10 ₇	40% ₅
(2) Two-unit dwellings (TUD)	15	30	450	6 ₃	0.75	7.5	4.5	10 ₇	40% ₅
(3) Semi-detached dwellings (SDD)	7.5	30	225	6 ₃	0.75	7.5	4.5	10 ₇	40% ₅
(4) Places of worship	22.5	30	675	6	3	7.5 ₄	4.5	11	40%
(5) Elementary and high schools	30	30	900	6	3	7.5 ₄	4.5	11	40%
(6) Public neighbourhood and district parks	-	-	-	6	6	6	6	8.5	10%
(7) Custodial care facility - Type I	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(8) Residential care homes - Type I	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(9) Community centre conversions	22.5	30	675	6	3	7.5 ₄	4.5	11	40%
(10) Public hospitals, public art galleries and public libraries	30	30	900	6	3	7.5	4.5	11	40%
(11) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
(12) Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
(13) Family day care homes	Refer to General Provisions Section 5.33								
(14) Day care centres and pre-schools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32								
(15) Home based businesses - Type I	Refer to General Provisions Section 5.29								
(16) Accessory buildings and uses	Refer to General Provisions Section 5.7								
(17) Adult day care - Type I	Refer to General Provisions Section 5.35								
(18) Adult day care - Type I and II accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.35								
(19) Secondary suites - Type I	11.43	Refer to General Provisions Section 5.30							

(Revised — Bylaw No. 7849 — June 21, 1999)

(Revised — Bylaw No. 8632 — October 22, 2007)

8.3.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2 District are set out in the following chart:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth ₁	Site Area (m ²)	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
8.3.3 Discretionary Uses									
(1) Day care centres and pre-schools	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(2) Custodial care facility - Type II	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(3) Residential care homes - Type II	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(4) Boarding houses	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(5) Community centres	22.5	30	675	6	3	7.5 ₄	4.5	11	40% ₅
(6) Parking stations	7.5	30	225	6	Refer to Section 6.0				
(7) Home based businesses - Type II	Refer to General Provisions Section 5.29								
(8) Bed and breakfast homes	Refer to General Provisions Section 5.31								
(9) Adult day care - Type II	7.5 ₂	30	225	6	0.75	7.5	4.5	10 ₇	40% ₅
(10) Private schools	15	30	450	6	3	7.5 ₄	4.5	11	40% ₅
(11) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%
(12) Market gardens, nurseries and greenhouses with no retail sales	15	30	450	6	3	7.5	4.5	8.5	40%
(13) Cemeteries	30	30	900	-	-	-	-	-	-
(14) Secondary suites - Type II	7.5	Refer to General Provisions Section 5.30							

(Revised — Bylaw No. 7849 — June 21, 1999)

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8.3.4 Notes to Development Standards

- 1 Except as provided in Clause 6, for new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.
(Revised – Bylaw No. 8213 – June 23, 2003)
- 2 Except as provided in Clause 6, site width for the construction of new one-unit dwellings in established neighbourhoods shall be at least 70% of the average site width for one and two-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 7.5 metres.
(Revised – Bylaw No. 8213 – June 23, 2003)
- 3 The front yard setback requirement for one and two-unit dwellings and semi-detached dwellings in established neighbourhoods shall not vary by more than 3.0 metres from the average front yard setback of the principal buildings on adjacent, flanking sites provided that in no case shall the setback be less than 6.0 metres.
(Revised – Bylaw No. 7938 – October 2, 2000).