

12.1 USES PERMITTED

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the R2 uses presented in Table 12.1:

TABLE 12.1: USES PERMITTED
• a converted dwelling;
• a duplex dwelling;
• a home occupation, in accordance with the provisions of Section 5.13;
• a public use, in accordance with the provisions of Section 5.20;
• a semi-detached dwelling;
• a single detached dwelling;

12.2 ZONE PROVISIONS

No person shall within any R2 Zone use any lot or erect, alter or use any building or structure unless the lot is served by sanitary sewers and a public water supply and is in accordance with the provisions presented in Table 12.2:

TABLE 12.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Number of Dwellings Per Lot, Maximum	1	2	1
Lot Area, Minimum	450 m² (4,844 ft ²) or 600 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	270 m² (2,906.3 ft ²) per <i>dwelling</i> , or 450 m² (4,843.9 ft ²) per <i>dwelling</i> in the case of a <i>corner lot</i>	600 m² (6,458.5 ft ²)
Lot Frontage, Minimum	15 m (49.2 ft) or 20 m (65.6 ft) in the case of a <i>corner lot</i>	12 m (39.4 ft) per <i>dwelling</i> , or 20 m (65.6 ft) per <i>dwelling</i> in the case of a <i>corner lot</i>	18 m (59.1 ft)
Front Yard, Minimum Depth Exterior Side Yard: Minimum Width	7.5 m (29.5 ft)		
Lot Depth, Minimum	30 m (98.4 ft)		
Rear Yard: Minimum Depth	7.5 m (24.6 ft)		

TABLE 12.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main building, or the lot is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	2.5 m (8.2 ft) for the side not attached to the other <i>dwelling</i> , provided that where a garage or <i>carport</i> is attached to or is within the main building, the minimum width shall be 1.5 m (4.9 ft).	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main building, or the lot is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).
Setback , Minimum distance from the centreline of a County Road	22 m (72.2 ft)		
Lot Coverage , Maximum	30% of the <i>lot area</i>		
Landscaped Open Space , Minimum	30% of the <i>lot area</i>		
Ground Floor Area , Minimum	1 storey – 93 m² (1,001 ft ²) greater than 1 storey - 55 m² (592 ft ²) provided that the <i>gross floor area</i> for all <i>storeys</i> is not less than 110 m² (1,184 ft ²)	no provision	no provision
Gross Floor Area , Minimum	no provision	93 m² (1,001 ft ²)	55 m² (592 ft ²) per <i>dwelling unit</i>
Height of Building , Maximum	11 m (36.1 ft)		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

12.3 SPECIAL PROVISIONS

12.3.1 Location: Part Lot 2, South of Powell Street, Plan 199, Drumbo, R2-1 (Key Map 31)

- 12.3.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:
all *uses permitted* in Section 12.1 of this Zoning By-Law.

Dec 30/19

12.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.1.2.1 SPECIAL PROVISIONS FOR A DUPLEX

12.3.1.2.1.1 FRONT YARD

Minimum Depth **9.5 m** (31.2 ft)

12.3.1.2.1.2 INTERIOR SIDE YARD

Minimum Width **3 m** (9.8 ft)

12.3.1.3 All of the other provisions of the R2 Zone in Section 12.2 and all other relevant provisions contained in this Zoning By-law shall continue to apply *mutatis mutandis*.
(Added by By-Law 1906-2015)

12.3.1 Location: 181 Fennel Street, Plattsville, R2-2 (Key Map 6)

12.3.1.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 12.1 of this Zoning By-Law, with the exception of a *semi-detached dwelling*.

12.3.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

12.3.1.2.1 SPECIAL PROVISIONS FOR A CONVERTED DWELLING

12.3.1.2.1.1 LOT AREA

Minimum **526 m²** (5,661 ft²)

12.3.1.2.1.2 Lot FRONTAGE

Minimum **17 m** (55.7 ft)

12.3.1.3 That all the provisions of the R2 Zone in Section 12.2 to this Zoning By-Law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*

April/19

(Added by By-Law 2133-2019)

12.3.3 Location: 137 Mechanic Street, Drumbo, R2-3 (Key Map 28)

12.3.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 12.1 of this Zoning By-law, with the exception of a semi-detached dwelling.

12.3.3.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R2-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

12.3.3.2.1 SPECIAL PROVISIONS FOR A CONVERTED DWELLING

12.3.3.2.1.1 LOT FRONTAGE

Minimum	16.0 m (52.4 ft.)
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12.3.3.2.1.2 PARKING SPACES

Minimum Depth in Garage	5.36 m (17.6 ft.)
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Minimum Width in Garage	2.82 m (9.2 ft.)
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12.3.3.3 That all the provisions of the R2 Zone in Section 12.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2217-2020)

12.3.4 Location: 39 Powell Street, Drumbo, R2-4 (Key Map 31)

12.3.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 12.1 of this Zoning By-law.

12.3.4.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any R2-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

(Added by By-Law 2219-2020)

December/20

12.3.4.2.1 SPECIAL PROVISIONS FOR A *SEMI-DETACHED DWELLING*

12.3.4.2.1.1 *LOT FRONTAGE:*

Minimum **25.4 m** (83.3 ft)

12.3.4.3 That all the provisions of the R2 Zone in Section 12.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2219-2020)