

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 5.14;
	• a public use, in accordance with the provisions of Section 5.21;
	• a semi-detached dwelling;
	• a single detached dwelling;

(Deleted and Replaced by By-Law 2267-2021)

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)	270 m² (2,906.3 ft ²) per dwelling, or 450 m² (4,843.9 ft ²) per dwelling in the case of a corner lot	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 corner lot	9 m (29.5 ft) per dwelling, or 15 m (49.2 ft) per dwelling in the case of a corner lot	18 m (59.1 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	7.5 m (29.5 ft)		

TABLE 12.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Lot Depth, Minimum	30 m (98.4 ft)		
Rear Yard: Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 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 1.2 m (3.9 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 1.2 m (3.9 ft).	3 m (9.8 ft) on one side and 1.2 m (3.9 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 1.2 m (3.9 ft).
Setback, Minimum distance from the centreline of a County Road	22 m (72.2 ft)		
Lot Coverage, Maximum	40% of the <i>lot area</i>		
Landscaped Open Space, Minimum	30% of the <i>lot area</i>		
Height of Building, Maximum	11 m (36.1 ft)		
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.		

(Deleted & Replaced by By-Law 2267-2021)

12.3 SPECIAL PROVISIONS12.3.1 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.

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(Deleted & Replaced by By-Law 2267-2021)

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 That all provisions of the R2 Zone in Section 12.2 to this Zoning By-Law, as amended, shall apply, and further that all 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 1906-2015)

(Deleted & Replaced by By-Law 2267-2021)

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

12.3.2.1 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*.

12.3.2.2 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:

12.3.2.2.1 SPECIAL PROVISIONS FOR A *CONVERTED DWELLING*

12.3.2.2.1.1 *LOT AREA*

Minimum **526 m²** (5,661 ft²)

12.3.2.2.1.2 *Lot FRONTAGE*

Minimum **17 m** (55.7 ft)

(Deleted & Replaced by By-Law 2267-2021)

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12.3.2.3 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 2133-2019)”
(Deleted & Replaced by By-Law 2267-2021)

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.)

12.3.3.2.1.2 PARKING SPACES

Minimum Depth in Garage **5.36 m** (17.6 ft.)

Minimum Width in Garage **2.82 m** (9.2 ft.)

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 ByLaw, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2217-2020)
(Deleted & Replaced by By-Law 2267-2021)

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:

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)

(Added by By-Law 2217-2020)

12.3.5 **Location: Part Lot 17 & 18, Concession 13 (Blenheim), R2-5 (Key Map 6)**

12.3.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'R2-5' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for the purpose except the following:

all *uses permitted* in Section 12.1 of this Zoning By-Law.

12.3.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'R2-5' Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

12.3.5.2.1 LOT COVERAGE

Maximum **50%** of the *lot area*

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

(Added by By-Law 2292-2022)

March/22