

13.1 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 13.1:

TABLE 13.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with Section 5.5 of this Zoning By-Law;
•	a <i>duplex dwelling</i> ;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
•	a <i>public use</i> in accordance with the provisions of Section 5.22 of this Zoning By-Law;
•	a <i>semi-detached dwelling</i> ;
•	a <i>single detached dwelling</i> .

(Amended by By-Law 2009-15)

13.2 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 13.2:

TABLE 13.2: 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	420 m ² (4,520.9 ft ²) or 540 m ² (5,812.7 ft ²) in the case of a <i>corner lot</i>	270.0 m ² (2,906.3 ft ²) per <i>dwelling</i> , or 450.0 m ² (4,843.9 ft ²) per <i>dwelling</i> in the case of a <i>corner lot</i>	600.0 m ² (6,458.5 ft ²)
Lot Frontage, Minimum	14.0 m (45.9 ft) or 18.0 m (59.0 ft) in the case of a <i>corner lot</i>	9.0 m (29.5 ft) per <i>dwelling</i> , or 15 m (49.2 ft) per <i>dwelling</i> in the case of a <i>corner lot</i>	18.0 m (59.1 ft)
Front Yard, Minimum Depth	7.0 m (23.0 ft)		9 m (29.5 ft)
Exterior Side Yard: Minimum Width	6.0 m (19.7 ft)		9 m (29.5 ft)

TABLE 13.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, Converted Dwelling or public use
Lot Depth , Minimum	30.0 m (98.4 ft)		
Rear Yard : Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard, Minimum Width	1.2 m (3.9 ft).	1.2 m (3.9 ft).	3.0 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 <i>building</i> , or the <i>lot</i> 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	22.0 m (72.2 ft)		
Lot Coverage , Maximum	40% of the <i>lot area</i>	50% of the <i>lot area</i>	30% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>		
Height of Building , Maximum	11.0 m (36.1 ft)		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.		

(Amended by By-Law 2009-15)

(Deleted and Replaced by By-Law 2021-09)

13.3 SPECIAL PROVISIONS

13.3.1 Location: Part Lot 125, Plan 307 (Tavistock), R2-1 (Key Map 8)

13.3.1.1 Notwithstanding any provisions 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 13.1 to this Zoning By-Law.

(Added by By-Law 2006-10)

(Deleted and Replaced by By-Law 2021-09)

February/21

13.3.1.2 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* except in accordance with the following provisions:

13.3.1.2.1 FRONT YARD

Minimum depth **7.0 m** (22.9 ft)

13.3.1.2.2 EXTERIOR SIDE YARD

Minimum depth **7.0 m** (22.9 ft)

13.3.1.2.3 Lot Coverage

Maximum 40% of the *lot area*

13.3.1.2.4 That all the provisions of the R2 Zone in Section 13.2 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 2006-10)

(Deleted and Replaced by By-Law 2021-09)

13.3.2 **Location: Part of Park Lots 10 and 11, Plan 111, (East Zorra), R2-2**
(Key Map 50)

13.3.2.1 Notwithstanding any provisions 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 13.1 of this Zoning By-Law.

13.3.2.2 Notwithstanding any provisions 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* except in accordance with the following provisions.

13.3.2.2.1 LOT AREA

Minimum **2,800.0 m²** (30,140.0 ft²).

13.3.2.2.2 That all the other provisions of the R2 Zone in Section 13.2 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 2006-5)

(Deleted and Replaced by By-Law 2021-09)

February/21

13.3.3 **Location: Part Lot 35, Concession 12 (East Zorra), R2-3 (Key Map 8)**

13.3.3.1 Notwithstanding any provisions 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 13.1 to this Zoning By-Law.

13.3.3.2 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* except in accordance with the following provisions:

13.3.3.2.1 LOT FRONTAGE

Minimum **9.0 m (29.5 ft)**

13.3.3.2.1.1 FRONT YARD

Minimum Depth **7.0 m (22.9 ft)**

13.3.3.2.1.2 EXTERIOR SIDE YARD

Minimum Depth **7.0 m (22.9 ft)**

13.3.3.3 LOT COVERAGE

Maximum 40% of the *lot area*.

(Added by By-Law 2009-15)

13.3.3.2.2 That all the provisions of the R2 Zone in Section 13.2 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 2007-51)

(Amended by By-Law 2008-31)

(Deleted and Replaced by By-Law 2021-09)

13.3.4 **Location: Lots 1-5, 17-19, 21-22, Plan M-59 (Village of Innerkip), R2-4**

13.3.4.1 Notwithstanding any provisions 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 13.1 to this Zoning By-Law.

(Added by By-Law 2012-42)

February/21

(Deleted and Replaced by By-Law 2021-09)

13.3.4.2 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* except in accordance with the following provisions:

13.3.4.2.1 EXTERIOR SIDE YARD

Minimum Width **7.0 m** (22.9 ft)

13.3.4.2.2 LOT COVERAGE

Maximum **40%** of the *lot area*

13.3.4.2.3 SETBACK FROM CENTERLINE OF A COUNTY ROAD

Minimum **20.0 m** (65.6 ft)

13.3.4.2.4 LOT FRONTAGE: SEMI-DETACHED DWELLING

Minimum per *dwelling* **16.9 m** (55.4 ft)
in the case of a *corner lot*

13.3.4.3 That all provisions of the 'R2' Zone in Section 13.2 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 2012-42)

(Deleted and Replaced by By-Law 2021-09)

13.3.5 **Location: Part Lot 35, Concession 13 (East Zorra), R2-5 (Key Map 6)**

13.3.5.1 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* for any purpose except the following:

all uses permitted in Section 13.1.

13.3.5.2 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:

(Added by By-Law 2013-35)

(Deleted and Replaced by By-Law 2021-09)

February/21

13.3.5.2.1 FRONT YARD

Minimum Depth **7.0 m** (23.0 ft)

13.3.5.2.2 EXTERIOR SIDE YARD

Minimum Width **7.0 m** (23.0 ft)

13.3.5.2.3 LOT COVERAGE

Maximum 40% of the *lot area*

13.3.5.3 That all provisions of the 'R2' Zone in Section 13.2 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 2013-35)

(Deleted and Replaced by By-Law 2021-09)

13.3.6 **Location: Part Lots 23 and 28 (east of Woodstock Street and north of Hope Street), Registered Plan 307, Village of Tavistock, R2-6 and R2-6(H), (Key Maps 4 and 5)**

13.3.6.1 Notwithstanding any provisions of this Zoning By-law, no person shall within any R2-6 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

All *uses* permitted in Section 13.1 of this Zoning By-law.

13.3.6.2 Notwithstanding any provisions of this Zoning By-law, no person shall within any R2-6 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 13.3.6.2: ZONE PROVISIONS		
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling
Lot Area, Minimum	360.0 m² (3,875.0 ft ²), or 600.0 m² (6,458.6 ft ²) in the case of a <i>corner lot</i>	230.0 m² (2,475.7 ft ²), or 450.0 m² (4,843.9 ft ²) per <i>dwelling</i> in the case of a <i>corner lot</i>
Lot Frontage, Minimum	11.0 m (36.0 ft), or 20.0 m (65.6 ft) in the case of a <i>corner lot</i>	9.0 m (29.5 ft) per <i>dwelling</i> , or 17.0 m (55.8 ft) per <i>dwelling</i> in the case of a <i>corner lot</i>
Lot Depth, Minimum	28.0 m (91.9 ft)	28.0 m (91.9 ft)

(Added by By-Law 2019-50)

(Deleted and Replaced by By-Law 2021-09)

February/21

TABLE 13.3.6.2: ZONE PROVISIONS		
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling
Front Yard, Minimum Depth	7.0 m (23.0 ft)	7.0 m (23.0 ft)
Exterior Side Yard, Minimum Width		
Lot Coverage, Maximum	40%	40%

(Added by By-Law 2019-50)

(Deleted and Replaced by By-Law 2021-09)

13.3.6.3 SIGHT TRIANGLE

On a *corner lot* within the triangular space formed by the street lines and a line drawn from a point on one *street line* to a point on the other *street line*, each point being **7.0 m** (23.0 ft), measured along the *street line* from the point of intersection of the street lines, no *building, structure*, planting or vehicle shall be located in such a manner as to impeded vision between a *height* of 0.6 m (2.0 ft) and 4.0 m (13.1 ft) above the centreline grade of the intersecting *streets*.

Where the two *street lines* do not intersect at a point, the point of intersection of the *street lines* shall be deemed to be the intersection of the projection of the *street lines* or the intersection of the tangents to the *street lines*.

13.3.6.4 PERMITTED R2-6(H) USES

Notwithstanding Section 13.3.6.1 to this Zoning By-Law, no person shall within any R2-6(H) Zone use any *lot*, or *erect, alter*, or use any *building* or *structure* except for the purpose of an emergency access, until such time as the holding symbol (H) is removed.

13.3.6.4.1 REMOVAL OF THE HOLDING SYMBOL (H)

Development for any use in Section 13.3.6.1 shall be permitted at such time as a street connection is constructed to the north and that the Township of East Zorra-Tavistock is satisfied that the temporary emergency access on the lands is no longer necessary and that appropriate residential development can proceed. Development may occur once the holding symbol (H) has been removed in accordance with the provisions of the Planning Act, RSO 1990, as amended.

13.3.6.5 That all provisions of the R2 Zone in Section 13.2 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 2019-50)

(Deleted and Replaced by By-Law 2021-09)

13.3.7 **Location: Part of Lot 28 (east of Woodstock Street and north of Hope Street), Plan 307 and Part of Lot 39, Plan 41M-130, Village of Tavistock, R2-7, (Key Map 5)**

13.3.7.1 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R2-7 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

All *uses* permitted in Section 13.1 of this Zoning By-law.

13.3.7.2 Notwithstanding any provisions of this Zoning By-law to the contrary, no person shall within any R2-7 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.7.2.1 REAR YARD FOR ACCESSORY STRUCTURES EXISTING ON JUNE 19, 2019

Minimum Depth **0.3 m** (0.98 ft)

13.3.7.2.2 INTERIOR SIDE YARD FOR ACCESSORY STRUCTURES EXISTING ON JUNE 19, 2019

Minimum Width **0.3 m** (0.98 ft)

13.3.7.2.3 That all provisions of the R2 Zone in Section 13.2 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 2019-26)

(Deleted and Replaced by By-Law 2021-09)

13.3.8 **Location: Lot 2, Plan 41M-339, (566 Queen Street, Village of Innerkip), R2-8 (Key Map 50)**

13.3.8.1 Notwithstanding any provisions of this Zoning By-law, no person shall within any R2-8 Zone *use any lot or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 13.1 of this Zoning By-Law,

13.3.8.2 Notwithstanding any provisions of this Zoning By-law, no person shall within any R2-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

13.3.8.2.1 LOT FRONTAGE FOR A DUPLEX DWELLING

Minimum **17.7 m** (58.1 ft)

(Added by By-Law 2020-01)

February/21

(Deleted and Replaced by By-Law 2021-09)

13.3.8.2.2 FRONT YARD

Minimum Depth	7.0 m (23.0 ft)
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13.3.8.2.3 LOT COVERAGE

Maximum	40%
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13.3.8.2.4 That all provisions of the R2 Zone in Section 13.2 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 2020-01)

(Deleted and Replaced by By-Law 2021-09)

13.3.9 **Location: Block 25, Plan 41M-313 (East Zorra), R2-9 (Key Map 50)**

13.3.9.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

All uses permitted in Section 13.1 of this Zoning By-law

13.3.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any R2-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

13.3.9.2.1 SPECIAL PROVISIONS FOR A SEMI-DETACHED DWELLING

13.3.9.2.1.1 LOT FRONTAGE

Minimum for Corner Lots	12.5 m (41.0 ft)
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13.3.9.2.1.2 FRONT YARD DEPTH

Minimum	7.0 m (23.0 ft)
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13.3.9.2.1.3 REAR YARD DEPTH

Minimum	5.8 m (19.0 ft)
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13.3.9.2.1.4 EXTERIOR SIDE YARD WIDTH

Minimum	3.5 m (11.5 ft)
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(Added by By-Law 2021-13)

February/21

13.3.9.2.1.5 LOT COVERAGE

Maximum **45%**

13.3.9.2.2 SPECIAL PROVISIONS FOR A SINGLE DETACHED DWELLING

13.3.9.2.2.1 FRONT YARD DEPTH

Minimum **5.9 m (19.4 ft)**

13.3.9.3 That all the provisions of the R2 Zone in Section 13.2 of 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 shall continue to apply mutatis mutandis.

(Added by By-Law 2021-13)