

10.8 Residential Semi-Detached District (R-2)

10.8.1 Purpose

The purpose of this District is to provide for residential neighbourhoods which have a high standard of design and appearance in which semi-detached dwellings are the predominant housing form.

10.8.2 Permitted Uses	10.8.3 Discretionary Uses
<ul style="list-style-type: none"> • Accessory Building • Accessory Building, Garage • Accessory Uses • Dwellings, Duplex • Dwellings, Semi-Detached • Minor Home Businesses • Parks • Private Swimming Pool / Hot Tub • Show Homes / Sales Centres 	<ul style="list-style-type: none"> • Accessory Building, Other • Community Buildings and Facilities • Dwellings, Single Detached • Fill Placement • Major Home Businesses • Places of Worship • Public Uses • Public Utilities • Residential Care Facilities • Secondary Suites (in association with a single detached dwelling only) • Signs • Small Wind Energy Conversion Systems • Solar Collectors not in conformance with Section 7.37

10.8.4 General Requirements

In addition to the Regulations contained in Part 7 of this Bylaw, the following provisions shall apply to every development in this District.

Site Standard	Rear Lane	No Rear Lane
Lot Area (minimum):	<ul style="list-style-type: none"> • 454 m² for single detached dwellings and duplexes • 305 m² per unit for semi-detached dwellings 	
Lot Width (minimum):	<ul style="list-style-type: none"> • 13.75 m for single detached dwellings and duplexes • 11.0 m per unit for semi-detached dwellings on a corner lot • 10.0 m per unit for all other semi-detached dwellings 	
Front Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m 	
Side Yard Setback (minimum) (Principal Building):	<ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • No side yard required for a semi-detached where a common wall is on a side lot line. • 1.5 m on all other lots 	<ul style="list-style-type: none"> • 1.5 m • 3.0 m on street side of a corner lot
Side Yard Setback (minimum) (Accessory Building):	<ul style="list-style-type: none"> • 3.0 m on street side of a corner lot • 0.6 m including eaves on all other lots • No side yard required for accessory building, garage where a common wall is on a side lot line. 	

Rear Yard Setback (minimum):	<ul style="list-style-type: none"> • 6.0 m for principal building • 1.0 m for accessory building
Lot Coverage (maximum):	55% for all buildings <ul style="list-style-type: none"> • 40% for Principal Building • 15% for Accessory Buildings
Building Height (maximum):	<ul style="list-style-type: none"> • 2 storeys not exceeding 12.0 m for principal building • 4.5 m for accessory building

10.8.5 Additional Requirements

- a) Notwithstanding 10.8.4, the site standards for Lots 68-70, Block 3, Plan 3883JK as illustrated in Figure 10.8.1 shall be at the discretion of the Development Authority.

Figure 10.8.1

