

Zoning By-Law Example



RESIDENTIAL (R2C*) ZONE

No person shall use any lot, or erect or alter or use any building or structure in any “R2C*” zone except in accordance with the following uses and zone provisions:

- i) USE PERMITTED
a single detached dwelling
- ii) ZONE PROVISIONS
 - a. LOT FRONTAGE
 - Minimum – interior 10.5 metres
 - corner 14.0 metres
 - b. LOT DEPTH
 - Minimum 30 metres
 - c. LOT AREA
 - Minimum 315 sq. metres
 - d. LOT COVERAGE
 - Maximum for 1 storey dwelling units 45%
 - Maximum for a dwelling unit greater than 1 storey 40%
 - e. FRONT YARD
 - Minimum Depth 4.5 metres
 - provided however, and notwithstanding the above, a garage or carport, the entrance to which is from the front yard, shall be set back a minimum distance from the front lot line of 5.5 metres
 - f. REAR YARD
 - Minimum depth to any portion of a dwelling unit having a maximum height of 1 storey 7.5 metres
 - Minimum depth to any portion of a dwelling unit having a height greater than 1 storey 7.5 metres
 - except in the case of a rear yard abutting a 0.3 metre reserve which abuts a street having a planned width of 29.0 metres or more, the minimum depth shall be 1.0 metre

- g. INTERIOR SIDE YARD
Minimum Width 1.0 metre
- provided however, and notwithstanding the above, the exterior wall of the second and third storey of any building shall be set back a distance from the interior side lot line of at least 1.2 metres
- h. EXTERIOR SIDE YARD
Minimum Width 4.5 metres
- provided however, and notwithstanding the above provision, a garage or carport, the entrance to which is from the exterior side yard shall be set back from the exterior side lot line a minimum distance of 5.5 metres
- i. LANDSCAPED OPEN SPACE
Minimum 40%
- j. HEIGHT of BUILDING
Maximum 8.5 metres