

Specialized Residential R.2 Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted Uses or regulations of the Residential 2 **Zones** (R.2). In these cases, specific R.2 Restricted Defined Areas (Specialized R.2 **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. R.2-1, R.2-2, etc.).

The R.2 **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any R.2 Restricted Defined Area.

The following R.2 Restricted Defined Areas (Specialized R.2 **Zones**) are herein set out:

5.2.3.1 R.2-1

27-29 Palmer St.

As shown on Defined Area Map Number 35 of Schedule "A" of this **By-law**.

5.2.3.1.1 Regulations

5.2.3.1.1.1 Minimum **Lot Area** – 548 m².

5.2.3.1.1.2 Minimum Off-Street Parking
Two **Parking Spaces**, 3 metres by 6 metres in size, shall be provided per **Dwelling Unit** in the R.2-1 **Zone**, one of which may be in the form of stacked parking.

5.2.3.2 R.2-2

77-79 Alma St. N.

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

5.2.3.2.1 Regulations

5.2.3.2.1.1 Minimum **Rear Yard**
No **Building** shall be located closer to any Rear Lot Line than 5.99 metres.

5.2.3.2.1.2 Minimum **Front Yard**
a) 6 metres from Alma Street.
b) 22 metres **Setback** from the Centre Line of Paisley Road (12.95 metres **Setback** from Paisley Road).

5.2.3.2.1.3 Additional Residential Dwelling Unit Regulations
(amended by (2020)-20555)
In accordance with Section 4.15.1.

5.2.3.3 R.2-3

(added/amended by 15190)

As shown on Defined Area Map Number 29 of Schedule "A" of this **By-law**.

5.2.3.3.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 of this **By-law** and the **Uses** permitted by Section 5.1.1 of this **By-law**, with the exception of a “**Duplex Dwelling**”.

5.2.3.3.2 Regulations

5.2.3.3.2.1 **Single-Detached Dwellings**

In accordance with the provisions of Section 5.1.3.4.2.2.

5.2.3.3.2.2 **Semi-Detached Dwellings**

In accordance with the provisions of Section 5.2.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

1. Minimum **Lot Width**
Notwithstanding Row 3 of Table 5.2.2 of this **By-law**, the minimum **Lot** width shall be 18 metres.
2. Minimum **Lot Area**
Notwithstanding Row 2 of Table 5.2.2 of this **By-law**, the minimum **Lot Area** shall be 550 m².
3. Minimum **Setback**
Notwithstanding Row 5 of Table 5.2.2 of **By-law Number** (1995)-14864, as amended, the minimum **Setbacks** shall be:
 - a) Minimum **Setback** – 6.0 metres from **Street Line** or as set out in Section 4.24, whichever is greater.
 - b) Minimum **Exterior Side Yard** – 4.5 metres.
4. Location of Legal Off-Street **Parking Spaces**
Notwithstanding Sections 4 and 5.2.2 of this **By-law**, the legal off-street **Parking Spaces** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

5.2.3.4 R.2-4

(added/amended by 15378)

As shown on Defined Area Map Numbers 29 and 51 of Schedule “A” of this **By-law**.

5.2.3.4.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.2.3.3.1 of this **By-law** and in addition, a storm water management facility shall be permitted.

5.2.3.4.2 Regulations

1. **Single-Detached** and **Semi-Detached Dwellings**

In accordance with the provisions of Section 5.2.3.3.2 of this **By-law**.

2. Storm Water Management Facility
In accordance with the provisions of Section 9.2.1.

5.2.3.5 R.2-5

(added/amended by 15006, 15445, 16104 and 16170)

As shown on Defined Area Map Numbers 42, 56, 57 and 75 of Schedule "A" of this **By-law**.

5.2.3.5.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended.

5.2.3.5.2 Regulations

In accordance with the provisions of Sections 4 and 5.2.2 of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.5.2.1 Minimum **Lot Area** – 485 m².

5.2.3.5.2.2 Minimum **Front Yard** – 6 metres from the **Street Line**.

5.2.3.5.2.3 Minimum **Exterior Side Yard** – 4.5 metres.

5.2.3.5.2.4 Minimum **Side Yard** (Each Side*)

1 to 2 **Storeys** – 1.2 metres

Over 2 **Storeys** – 2.4 metres

* Notwithstanding the above, where a garage or off-street **Parking Space** is not provided for each **Dwelling Unit**, each **Side Yard** shall be a minimum width of 3 metres.

5.2.3.5.2.5 Location of Legal Off-Street **Parking Space**

Notwithstanding Sections 4 and 5.2.2 of this By-law, the legal off-street **Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

5.2.3.6 R.2-6

(added/amended by 15006, 15445, 16550 and 19930)

As shown on Defined Area Map Numbers 56, 57, 61 and 62 of Schedule "A" of this **By-law**.

5.2.3.6.1 Permitted **Uses**

(added/amended by 18116)

Notwithstanding the **Uses** permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended, the permitted **Uses** in the R.2-6 Zone shall be limited to the following:

- **Single-Detached Dwelling**
- **Semi-Detached Dwelling** (added/amended by 16462)

- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (amended by (2020)-20555)
- **Bed and Breakfast** establishment in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25 (added/amended by 18116)
- **Building** or **Structure** accessory to the foregoing permitted **Uses**.

5.2.3.6.2 Regulations

Notwithstanding the provisions of Section 5.2.2 of **By-law** Number (1995)-14864, as amended, the following provisions shall apply:

5.2.3.6.2.1 Regulations for **Single Detached Dwellings**

In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** (1995)-14864, as amended, with the following additions or exceptions:

5.2.3.6.2.1.1 Minimum **Lot Area** – 285 m²

5.2.3.6.2.1.2 Minimum **Lot Frontage** – 9.5 metres

5.2.3.6.2.1.3 Maximum **Lot Frontage** – 14.5 metres for all lots other than a Corner Lot (added/amended by 15692)

5.2.3.6.2.1.4 Minimum **Front Yard**

- a) From Grange Road, Watson Road, and Starwood Drive: 7.5 metres from the **Street Line**;
- b) From all other **Streets**: 6 metres from the **Street Line**.

5.2.3.6.2.1.5 Minimum Exterior Side Yard – 4.5 metres

5.2.3.6.2.1.6 Location of Legal Off-Street **Parking Space**

Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal off-street **Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

5.2.3.6.2.1.7 Minimum **Side Yard** (added/amended by 15692)
0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2

5.2.3.6.2.2 Regulations for **Semi-Detached Dwellings**

In accordance with the provisions of Sections 4 and 5.2.2 of this **By-law** (1995)-14864, as amended, with the following additions or exceptions:

5.2.3.6.2.2.1 Minimum **Lot Area** – 485 m²

5.2.3.6.2.2.2 Minimum **Side Yard** (Each Side*)

1 to 2 storeys – 1.2 metres

Over 2 storeys – 2.4 metres

* Notwithstanding the above, where a garage, carport or off-Street **Parking Space** is not provided for each **Dwelling Unit**, each **Side Yard** shall be a minimum width of 3 metres.

5.2.3.6.2.2.3 Minimum **Front Yard**

- a) From Grange Road, Watson Road and Starwood Drive: 7.5 metres from the **Street Line**.
- b) From all other **Streets**: 6 metres from the **Street Line**.

5.2.3.6.2.2.4 Minimum **Exterior Side Yard** – 4.5 metres

5.2.3.6.2.2.5 Location of Legal Off-Street **Parking Space**

Notwithstanding Sections 4 and 5.2.2 of this **By-law**, the legal off-street **Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.

5.2.3.7 R.2-7

(added/amended by 15167)

71-73 Yorkshire Street South

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

5.2.3.7.1 Permitted **Uses**

- **Duplex Dwelling**
- **Link Dwelling**
- **Semi-Detached Dwelling**
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (amended by (2020)-20555)
- **Bed and Breakfast Establishment** in accordance with Section 4.27
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25 (added/amended by 18116)

5.2.3.7.2 Regulations

In accordance with the provisions of Section 4 and Section 5.2.2 of Zoning **By-law** (1995)-14864, as amended, with the following exception:

5.2.3.7.2.1 Location of Off-Street **Parking**

Notwithstanding Section 4.13.2.1 of Zoning **By-law** (1995)-14864, as amended, **Parking Spaces** in the Specialized R.2-7 (**Semi-Detached Residential**) **Zone** may be located within 6 metres of the **Street Line**.

5.2.3.8 R.2-8

(added/amended by 15394)

132 Waterloo Ave.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

5.2.3.8.1 Permitted **Uses** (added/amended by 18116)

- **Duplex Dwelling**
- **Link Dwelling**

- **Semi-Detached Dwelling**
- **Single Detached Dwelling**
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1 (amended by (2020)-20555)
- **Bed and Breakfast Establishment** in accordance with Section 4.27
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19
- **Lodging House Type 1** in accordance with Section 4.25

5.2.3.8.2 Regulations

In accordance with the regulations of the R.2 **Zone** specified in Section 4 (General Provisions) and Section 5.2.2 (Residential **Semi-Detached Zone**) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.8.2.1 **Front Yard**

In spite of Row 5 of Table 5.2.2, the minimum **Front Yard** shall be 3 metres and the maximum **Front Yard** shall be 6 metres and in accordance with Section 4.6.

5.2.3.8.2.2 Maximum **Building Height**

2 **Storeys** and in accordance with Section 4.18.

5.2.3.9 R.2-9

(added/amended by 16170)

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.2.3.9.1 Permitted **Uses**

In accordance with the provisions of Section 5.2.3.6.1 of this **By-law**, as amended.

5.2.3.9.2 Regulations

In accordance with the provisions of Section 5.2.3.6.2 of this **By-law**, as amended, with the following exception:

5.2.3.9.2.1 Minimum **Lot Frontage**

9 metres for **Single Detached Dwellings**.

5.2.3.10 R.2-10

(added/amended by 16170)

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.2.3.10.1 Permitted **Uses**

In accordance with the provisions of Section 5.2.3.6.1 of this **By-law**, as amended.

5.2.3.10.2 Regulations

In accordance with the provisions of Section 5.2.3.6.2 of this **By-law**, as amended, with the following exception and addition.

- 5.2.3.10.2.1 Minimum **Lot Frontage**
9 metres for Single Detached Dwellings.
- 5.2.3.10.2.2 Storm Gallery Protection
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.2.3.11 R.2-11

(added/amended by 16918)

17 and 19 Eramosa Road

As shown on Defined Area Map Number 35 of Schedule "A" of this **By-law**.

- 5.2.3.11.1 Permitted **Uses**
A **Semi-Detached Building** containing 3 **Dwelling Units** per **Lot**.
- 5.2.3.11.2 Regulations
The Specialized R.2-11 **Zone** shall be subject to the regulations of Section 4 (General Provisions), Section 5.2.2 (**Residential Semi-Detached/Duplex Zone**) with the following exceptions:
- 5.2.3.11.2.1 Minimum **Lot Area**
In spite of Row 2 of Table 5.2.2, the minimum **Lot Area** shall be 113 square metres.
- 5.2.3.11.2.2 Minimum **Lot Frontage**
In spite of Row 3 of Table 5.2.2, the minimum **Lot Frontage** shall be 5.7 metres.
- 5.2.3.11.2.3 Minimum **Side Yard**
In spite of Row 6 of Table 5.2.2, the minimum **Side Yard** shall be 1 metre.
- 5.2.3.11.2.4 Minimum **Rear Yard**
In spite of Row 7 of Table 5.2.2, the minimum **Rear Yard** shall be 4.5 metres.
- 5.2.3.11.2.5 Maximum **Lot Coverage**
In spite of Row 11 of Table 5.2.2, the minimum **Lot Coverage** may exceed 40% of the **Lot Area**.
- 5.2.3.11.2.6 Off-Street Parking
In spite of Row 12 of Table 5.2.2, off-street parking is not required.

5.2.3.12 R.2-12

(added/amended by 16944 and 16945)

As shown on Defined Area Map Numbers 77 and 78 of Schedule "A" of this **By-law**.

- 5.2.3.12.1 **Permitted Uses**
In accordance with the provisions of Section 5.2.3.6.1 of **By-law** Number (1995)-14864, as amended.
- 5.2.3.12.2 **Regulations**
In accordance with the provisions of Section 5.2.3.6.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions and additions
- 5.2.3.12.2.1 **Minimum Lot Frontage**
9 metres for **Single Detached Dwellings**.
- 5.2.3.12.2.2 **Minimum Landscaped Open Space**
The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.
- 5.2.3.12.2.3 **Garages**
The maximum distance between the main front wall of the **Dwelling** and the **Garage**, on any **Lot**, shall not exceed 2.4 metres, exclusive of the **Porch**.

5.2.3.13 R.2-13

(added/amended by 16944 and 16945)

As shown on Defined Area Map Numbers 77 and 78 of Schedule "A" of this **By-law**.

- 5.2.3.13.1 **Regulations**
In accordance with the provisions of Section 5.2.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions and additions:
- 5.2.3.13.1.1 **Minimum Exterior Side Yard**
4.5 metres.
- 5.2.3.13.1.2 **Minimum Landscaped Open Space**
The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.
- 5.2.3.13.1.3 **Garages**
The maximum distance between the main front wall of the **Dwelling** and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**.

5.2.3.14 R.2-14

(added/amended by 17000)

75 and 77 Ryde Road

As shown on Defined Area Map Number 5 of Schedule "A" of this **By-law**.

5.2.3.14.1 Permitted **Uses**
In accordance with the provisions of Section 5.2.2 of Zoning **By-law** (1995) – 14864, as amended.

5.2.3.14.2 Regulations
In accordance with the provisions of Section 5.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exception:

5.2.3.14.2.1 Minimum **Exterior Side Yard**
Despite Row 5, Table 5.2.2, the minimum **Exterior Side Yard** shall be 4.5 metres.

5.2.3.15 R.2-15

(added/amended by 17589)

30 and 32 Mont Street

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

5.2.3.15.1 Permitted **Uses**
In accordance with the provisions of Section 5.2.1 of Zoning **By-law** (1995) – 14864, as amended.

5.2.3.15.2 Regulations
In accordance with the provisions of Section 5.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exception:

5.2.3.15.2.1 Minimum **Side Yard**
Despite Row 6, Table 5.2.2, the minimum **Side Yard** shall be 2.7 metres on the east side and 2.6 metres on the west side.

5.2.3.16 R.2-16

(added/amended by 18042)

As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

5.2.3.16.1 Permitted **Uses**
In accordance with the provisions of Section 5.2.1 of Zoning **By-law** (1995) – 14864, as amended.

5.2.3.16.2 Regulations
In accordance with Section 5.2.2 of Zoning **By-law** (1995) – 14864, as amended with the following exceptions:

5.2.3.16.2.1 Minimum **Front Yard**
Despite Row 5, Table 5.2.2, no minimum **Front Yard** is required.

5.2.3.16.2.2 Minimum **Side Yard**
Despite Row 6, Table 5.2.2, the minimum **Side Yard** shall be 0.83 metres on the north side and 0.87 metres on the south side.

5.2.3.17 R.2-17

(added/amended by 18738 and 19508)

As shown on Defined Map Number 46 of Schedule "A" of this **By-law**.

5.2.3.17.1 Permitted **Uses**
In accordance with the provisions of Section 5.2.3.6.1 of this **By-law**, as amended.

5.2.3.17.1.1 Regulations for a **Single Detached Dwelling**
In accordance with the provisions of Sections 4 and 5.2.1 of Zoning **By-law** (1995) – 14864, as amended, with the following additions or exceptions:

Table 5.1.2 Row 6 - **Front Yard**

The minimum **Front Yard** shall be 6 metres or the average of the **Setbacks** of adjacent properties, but not more than 8 metres.

5.2.3.17.1.2 Regulations for **Semi-Detached Dwellings**
In accordance with Section 5.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following additions or exceptions:

Table 5.2.2 Row 5 - **Front Yard**

The Minimum **Front Yard** shall be 6 metres or the average of the **Setbacks** of adjacent properties, but not more than 8 metres.

5.2.3.17.1.3 Deleted by By-law (2012)-19508

5.2.3.18 R.2-18

(added/amended by 18977)

28 Huron Street

As shown on Defined Map number 46 of Schedule "A" of this **By-law**.

5.2.3.18.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.2 (**Semi-Detached/Duplex Zone**)

5.2.3.18.2 Regulations
In accordance with Section 5.2.2 and Table 5.3.2 (**Semi-Detached/ Duplex Regulations**) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.18.2.1 Minimum **Lot Frontage**
15 metres for every two units or 7.5 metres for each unit.

5.2.3.19 R.2-19

(added/amended by 19046)

5 & 7 Cambridge Street

As shown on Defined Map Number 24 of Schedule "A" of this **By-law**.

5.2.3.19.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 (**Semi-Detached/Duplex Zone**)

- 5.2.3.19.2 Regulations
In accordance with Section 5.2.2 and Table 5.2.2 (**Semi-Detached/Duplex Regulations**) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:
- 5.2.3.19.2.1 Minimum **Front Yard**
Notwithstanding the provisions of Table 5.2.2, Row 5, the minimum **Front Yard** shall be 2.3 metres.
- 5.2.3.19.2.2 Minimum **Side Yard**
Notwithstanding the provisions of Table 5.2.2, Row 6, the minimum **Side Yard** shall be 0.78 metres.
- 5.2.3.19.2.3 Maximum **Lot Coverage**
Notwithstanding the provisions of Table 5.2.2, Row 11, the maximum **Lot Coverage** will be 55%.
- 5.2.3.19.2.4 Off-Street Parking
Notwithstanding the provisions of Table 5.2.2, Row 12, each semi-detached unit will require 2 **Parking Spaces**.

5.2.3.20 R.2-20

(added/amended by 19475)

1023 Victoria Road South

As shown on Defined Area Map Number 74 of Schedule "A" of this **By-law**.

- 5.2.3.20.1 Permitted **Uses**
In accordance with Section 5.2.1 of Zoning **By-law** (1995)-14864, as amended.
- 5.2.3.20.2 Regulations
In accordance with Section 5.2.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:
- 5.2.3.20.2.1 Minimum **Lot Area**
Despite Table 5.2.2, Row 2, the minimum **Lot Area** for every two units shall be 448m² and the minimum **Lot Area** for each unit shall be 224m².
- 5.2.3.20.2.2 Minimum **Lot Frontage**
Despite Table 5.2.2, Row 3, the minimum **Lot Frontage** for every two units shall be 13.7m and the minimum **Lot Frontage** for each unit shall be 6.8m.
- 5.2.3.20.2.3 Minimum **Front Yard**
Despite Table 5.2.2, Row 5, the minimum **Front Yard** shall be 4.5m.
- 5.2.3.20.2.4 Maximum **Lot Coverage**
Despite Table 5.2.2, Row 11, the maximum **Lot Coverage** shall be 50% of the **Lot Area**.

- 5.2.3.20.2.5 Minimum **Landscaped Open Space**
Despite Table 5.2.2, Row 15, the maximum **Driveway** width shall be 50% of the **Front Yard**.

5.2.3.21 R.2-21

(added/amended by 19475)

927 Victoria Road South

As shown on Defined Area Map Number 74 of Schedule "A" of this **By-law**.

5.2.3.21.1 Permitted **Uses**

In accordance with Section 5.2.1 of Zoning **By-law** (1995)-14864, as amended.

5.2.3.21.2 Regulations

In accordance with Section 5.2.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

5.2.3.21.2.1 Minimum **Landscaped Open Space**

Despite Table 5.2.2, Row 15, the maximum **Driveway** width shall be 50% of the **Front Yard**.

5.2.3.22 R.2-22

(added/amended by 19680)

1159 Victoria Road South

As shown on Defined Area Map Number 74 of Schedule "A" of this **By-law**.

5.2.3.22.1 Permitted **Uses**

In accordance with Section 5.2.1 of the **By-law**.

5.2.3.22.2 Regulations

In accordance with Section 5.2.2 of the **By-law**, with the following exceptions:

5.2.3.22.2.1 Minimum **Lot Area**

Despite Row 2, 400m² for every two units and 200m² for each unit.

5.2.3.22.2.2 Minimum **Lot Frontage**

Despite Row 3, 13.4m for every two units and 6.7 for each unit.

5.2.3.22.2.3 Minimum **Front Yard**

Despite Row 5, 6m to an attached **Garage** and **Carport** and 4.5m in all other cases and including Sections 4.6 and 5.2.2.1.3 of the **By-law**.

5.2.3.22.2.4 Minimum **Exterior Side Yard**

Despite Row 5a, 2.4m and including Sections 4.6m and 5.2.2.1.3 of the **By-law**.

5.2.3.22.2.5 Maximum **Lot Coverage**

Despite Row 11, 50%.

- 5.2.3.22.2.6 Minimum **Landscaped Open Space**
Despite Row 15, **Driveways** for every two units shall not exceed 53% of the **Front Yard** to a maximum **Driveway** width of 7.5m whichever is lesser. Despite the definition of **Landscaped Open Space**, for **Buildings** that do not have a shared **Driveway** access, a minimum area of 0.6 metres between the **Driveway** and the nearest **Lot Line** must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.

5.2.3.23 R.2-23

(added/amended by 19915)

209 to 211 Liverpool Street

As shown on defined Area Map Number 24 of Schedule "A" of this **By-law**.

- 5.2.3.23.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended.

- 5.2.3.23.2 Regulations
In accordance with Section 5.2.2 of the **By-law**, with the following exceptions:

- 5.2.3.23.2.1 Minimum **Front Yard**
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** for 209 and 211 Liverpool Street shall be 2.8 metres.

- 5.2.3.23.2.2 Minimum **Landscaped Open Space**
Despite Table 5.2.2, Row 15, the minimum **Landscaped Open Space** between the **Driveway** and nearest **Lot Line** shall be 0.2 metres for 209 Liverpool St.

5.2.3.24 R.2-24

(added/amended by 20000)

635 Woodlawn Road East

As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

- 5.2.3.24.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended.

- 5.2.3.24.2 Regulations
In accordance with Section 5.2.2 of the **By-law**, with the following exceptions and additions:

- 5.2.3.24.2.1 Minimum **Lot Area**
Despite Table 5.2.2, Row 2, the minimum **Lot Area** shall be 450 m² for every two units and 225 m² for each unit.

5.2.3.24.2.2 Minimum **Front Yard**
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.2.3.24.2.3 Maximum **Lot Coverage**
Despite Table 5.2.2, Row 11, the maximum **Lot Coverage** shall be 50%.

5.2.3.25 R.2-25

(added/amended by 19934)

1023 Victoria Road South

As shown on defined Area Map Number 74 of Schedule "A" of this **By-law**.

5.2.3.25.1 Permitted **Uses**
In accordance with the Uses permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended.

5.2.3.25.2 Regulations
In accordance with Section 5.2.2 of the **By-law**, with the following exceptions and additions:

5.2.3.25.2.1 Minimum **Lot Area**
Despite Table 5.2.2, Row 2, the minimum **Lot Area** shall be 416 square metres for every two units and 208 square metres for each unit.

5.2.3.25.2.2 Minimum **Lot Frontage**
Despite Table 5.2.2, Row 3, the minimum **Lot Frontage** for every **Lot** shall be 13.7 metres and the minimum **Lot Frontage** per unit shall be 6.8 metres.

5.2.3.25.2.3 Minimum **Front Yard**
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.2.3.25.2.4 Minimum **Exterior Side Yard**
Despite Table 5.2.2, Row 5a, and Sections 4.6, 4.24, 4.28 and 5.2.2.1, the minimum **Exterior Side Yard** shall be 3.0 metres.

5.2.3.25.2.5 Maximum **Lot Coverage**
Despite Table 5.2.2, Row 11, the maximum **Lot Coverage** shall be 50% of the **Lot Area**.

5.2.3.26 R.2-26

(added/amended by 19934)

1023 Victoria Road South

As shown on Defined Area Map 74 of Schedule "A" of this **By-law**.

5.2.3.26.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended.

5.2.3.26.2 Regulations

In accordance with Section 5.2.2 of the **By-law**, with the following exceptions and additions:

5.2.3.26.2.1 Minimum **Lot Area**

Despite Table 5.2.2, Row 2, the minimum **Lot Area** shall be 448 square metres for every two units and 224 square metres for each unit.

5.2.3.26.2.2 Minimum **Lot Frontage**

Despite Table 5.2.2, Row 3, the minimum **Lot Frontage** for every **Lot** shall be 13.7 metres and the minimum **Lot Frontage** per unit shall be 6.8 metres.

5.2.3.26.2.3 Minimum **Front Yard**

Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.2.3.26.2.4 Maximum **Lot Coverage**

Despite Table 5.2.2, Row 11, the maximum **Lot Coverage** shall be 50% of the **Lot Area**.

5.2.3.27 R.2-27

(added/amended by 20034)

As shown on Defined Area Map 29 of Schedule "A" of this **By-law**.

5.2.3.27.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.2.2 of **By-law** Number (1995)-14864, as amended.

5.2.3.27.2 Regulations

In accordance with Section 5.2.2 and Table 5.2.2 (Residential **Semi-Detached/Duplex**) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions.

5.2.3.27.2.1 Minimum **Front Yard**

The minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.2.3.27.2.2 Minimum **Side Yard**

The minimum **Side Yard** shall be 0 metres on the common wall and 0.6 metres on the other side.

5.2.3.27.2.3 Minimum **Side Yard**

Where a rear yard catch basin and storm lateral is located, the minimum **Side Yard** shall be 1.5 m for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3 metres.

5.2.3.28 R.2-28

(added/amended by 20119)

108 and 110 Nottingham Street

As shown on Defined Area Map 25 of Schedule "A" of this **By-law**.

5.2.3.28.1 Permitted **Uses**

In accordance with the Uses permitted by Section 5.2.1 of **By-law** Number (1995)-14864, as amended.

5.2.3.28.2 Regulations

In accordance with Section 5.2.2 of the **By-law**, with the following exceptions:

5.2.3.28.2.1 Minimum **Lot Area**

Despite Table 5.2.2, Row 2, the minimum **Lot Area** for every two units shall be 355 square metres, and the minimum **Lot Area** for 108 Nottingham Street shall be 175 square metres, and the minimum **Lot Area** for 110 Nottingham Street shall be 180 square metres.

5.2.3.28.2.2 Minimum **Front Yard**

Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum **Front Yard** shall be 1.1 metres.

5.2.3.28.2.3 Minimum **Side Yard**

Despite Table 5.2.2, Row 6, the minimum **Side Yard setback** for 110 Nottingham Street shall be 2.6 metres.

5.2.3.28.2.4 Minimum **Landscaped Open Space**

Despite Table 5.2.2, Row 15, the minimum **Landscaped Open Space** between the driveway and the side lot line of 108 and 110 Nottingham street shall be 0 metres.

5.2.3.28.2.5 Despite Table 4.7, Row 3, an open, roofed **Porch** not exceeding 1 **Storey** in height shall be 0 metres from the **Front Lot Line**.

5.2.3.29 R.2-29

(added/amended by 20387)

50-52 Dean St

As shown on Defined Area Map 26 of Schedule "A" of this **By-law**.

5.2.3.29.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.2.1 of this **By-law**.

5.2.3.29.2 Regulations

In accordance with Section 5.2.2 of this **By-law**, with the following exceptions:

5.2.3.29.2.1 Minimum **Lot Area**

Despite Table 5.2.2, Row 2, the minimum **Lot Area** for 52 Dean Avenue shall be 190 square metres.

- 5.2.3.29.2.2 Minimum **Front Yard**
Despite Section 5.2.2.1.1 i) and Table 5.2.2, Row 5, the minimum **Front Yard** shall be 2.1 metres.
- 5.2.3.29.2.3 Minimum **Exterior Side Yard**
Despite Section 5.2.2.1.1 i) and Table 5.2.2, Row 5a, the minimum **Exterior Side Yard** shall be 1.2 metres for 52 Dean Avenue.
- 5.2.3.29.2.4 Minimum **Rear Yard**
Despite Table 5.2.2, Row 7, the minimum **Rear Yard** shall be 3.4 metres for 50 Dean Avenue.
- 5.2.3.29.2.5 Despite Table 4.7, Row 3, the minimum **Front Yard Setback** for an **Open, Roofed Porch** not exceeding 1 **Storey** in height shall be 0.1 metres for 52 Dean Avenue and 0.2 metres for 50 Dean Avenue.
- 5.2.3.29.2.6 Section 4.13.2.1 does not apply to 52 Dean Avenue.
- 5.2.3.29.2.7 Despite Section 4.13.7.2.3, the maximum **Driveway** width for 52 Dean Avenue shall be 4.5 metres and the maximum **Driveway** width for 50 Dean shall be 6 metres.
- 5.2.3.29.2.8 Despite Section 4.6.1, the existing **Building** at 52 Dean Avenue can be located within the corner sight line triangle.

5.2.3.30 R.2-30

(added/amended by 20426)

51-53 College Avenue West

As shown on Defined Area Map 26 of Schedule "A" of this **By-law**.

- 5.2.3.30.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 of this **By-law**.
- 5.2.3.30.2 Regulations
In accordance with Section 5.2.2 of this **By-law**, with the following exceptions:
 - 5.2.3.30.2.1 Minimum **Front Yard**
Despite Section 5.2.2.1.1 i) and Table 5.2.2, Row 5, the minimum **Front Yard** shall be 0.36 metres for 51 College Avenue West and 0.41 metres for 53 College Avenue West.
 - 5.2.3.30.2.2 Minimum **Side Yard**
Despite Table 5.2.2, Row 6, the minimum **Side Yard** shall be 2.5 metres for 51 College Avenue West.
 - 5.2.3.30.2.3 Minimum **Landscaped Open Space**
Despite Table 5.2.2, Row 15, the minimum **Landscaped Open Space** between the **Driveway (Residential)** and nearest **Lot Line** shall be 0 metres for 51 College Avenue West.

- 5.2.3.30.2.4 Despite Section 4.13.2.1, the required **Parking Space** shall be located a minimum distance of 0.36 metres from the **Street Line** for 51 College Avenue West and a minimum distance of 0.41 metres from the **Street Line** for 53 College Avenue West.
- 5.2.3.30.2.5 Despite Section 4.13.7.2.7, the **Driveway (Residential)** at 51 College Avenue West shall have a minimum width of 2.5 metres.
- 5.2.3.30.2.6 deleted by ((2020)-20555)
- 5.2.3.30.2.7 Despite Table 4.7, Row 1, the minimum **Front Yard Setback** for an uncovered **Porch** not more than 1.2 metres above **Finished Grade** shall be 0 metres.

5.2.3.31 R.2-31

(Added by (2023)-10826)

25 Alice Street

As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

- 5.2.3.31.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.2.1 of this **By-law**.
- 5.2.3.31.2 Regulations
In accordance with Section 5.2.2 of this **By-law**, with the following exceptions:
 - 5.2.3.31.2.1 Minimum **Lot Frontage**
Notwithstanding Table 5.2.2, Row 3, the minimum **Lot Frontage** shall be 7.5 metres for each unit.
 - 5.2.3.31.2.2 Maximum **Lot Coverage**
Despite Table 5.2.2, Row 11, the maximum **Lot Coverage** shall be 47% of the **Lot Area**.