

105. R2.1 SINGLE/TWO-FAMILY

105.1 Permitted Uses:

In the R2.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Two-family dwellings
- (8) Urban Hen Keeping (Add #1987 Nov 17/21)
- (9) Urban Produce Production (Add #1987 Nov 17/21)
- (10) Urban Produce Stand (Add #1987 Nov 17/21)

105.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists. (Add #1866 Oct 18/17)
- (2) Coach Houses shall (Add #1909 Apr 17/19):
 - (a) not be permitted on a parcel on which a secondary suite exists;
 - (b) not be permitted on a parcel where the parcel area is less than 500 m²;
 - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
 - (d) have a parcel coverage not exceeding 10%;
 - (e) be located in a rear yard;
 - (f) in combination with the gross floor area of accessory buildings, not exceed:
 - i. 50 m² in gross floor area, where the parcel area is less than 650 m²;
 - ii. 60 m² in gross floor area, where the parcel area is equal to or greater than 650 m² and less than 1,000 m²; and
 - iii. 70 m² in gross floor area, where the parcel area is equal to or greater than 1,000 m².
 - (g) for the purpose of sub-section (f) only, gross floor area shall:
 - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m² and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
 - ii. exclude one accessory building less than 10 m²; and
 - iii. exclude one room less than 40 m² in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
 - (h) not exceed 10.0 m² roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
 - (i) not exceed in height:
 - i. 4.5 metres, where the coach house gross floor area is less than 50 m²;and

- ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m²;
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

105.3 Density:
n/a

105.4 Parcel Area:
Parcel area shall not be less than 900 square metres.

105.5 Parcel Frontage:
Parcel frontage shall not be less than 20.0 metres.

105.6 Parcel Depth:
Parcel depth shall not be less than 26.0 metres.

105.7 Parcel Coverage:
Parcel coverage shall not exceed 35%.

105.8 Height and Storeys:
Height shall not exceed 9.0 metres.

105.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 7.5 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 2.0 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

105.10 Accessory Buildings

Accessory buildings shall

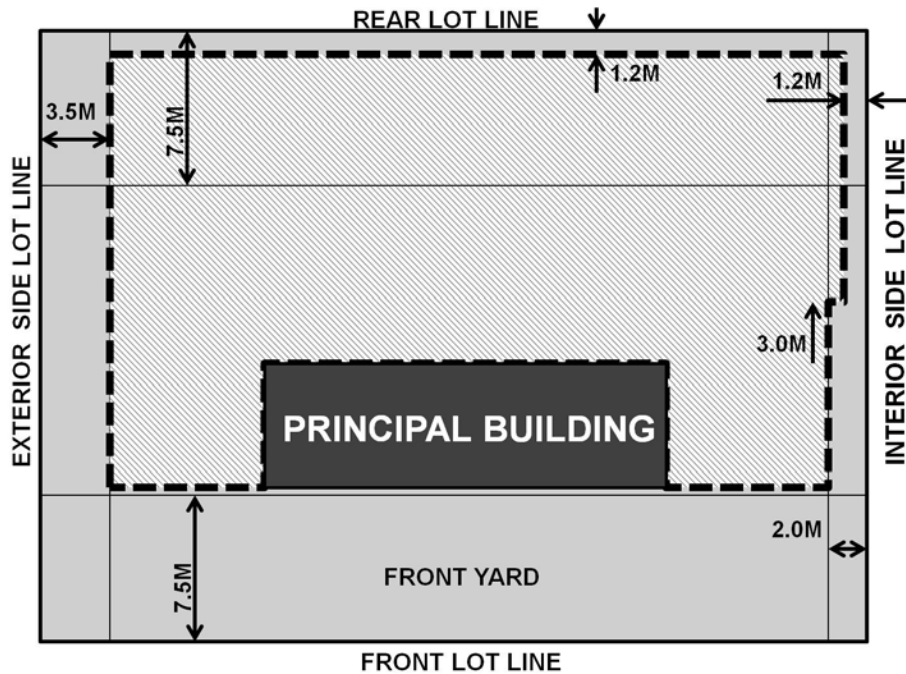
- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) have a parcel coverage not exceeding 10%;
- (3) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (4) not be located within a front yard; and
- (5) other than chicken coops, be excluded from required rear and interior side setbacks provided that: (Add #1987 Nov 17/21)
 - (a) no accessory building is located closer than 1.2 metres to a rear or interior side lot line; and

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

(b) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 105-1.

(6) chicken coops shall:

- (a) not exceed 2.5 metres in height;
- (b) not exceed 5.0 m² in gross floor area;
- (c) not be located closer than 1.0 metre to a principal building or a coach house;
- (d) be located in a rear yard; and,
- (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to an exterior side lot line. (Add #1987 Nov 17/21)



Area where accessory buildings are permitted

Figure 105-1: Accessory building buildable area

105.11 Screening

The following shall be screened in accordance with Section 8 (Rep #1909 Apr 17/19):

- (1) Above ground utility boxes and utility transformers; and
- (2) Coach houses abutting Residential zoned parcels.

105.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

105.13 Other Requirements

- (1) No more than one principal building shall be permitted on a parcel.
- (2) All buildings shall conform to Section 5.19, Watercourse Regulations.