

11.2 GENERAL RESIDENTIAL (R2) DISTRICT

11.2.1 Purpose

The purpose of this District is to provide for a mixture of residential development types with provisions for complementary uses.

(a) Permitted Uses

- accessory buildings and uses
- parks and playgrounds
- satellite dish antennas
- single detached dwellings

(b) Discretionary Uses

- basement suites
- child care facilities
- churches
- community halls
- duplexes
- fourplexes
- home occupations-minor
- public uses and utilities
- semi-detached dwellings
- secondary suites
- triplexes
- Child Care Facility

11.2.2 Site Provisions

In addition to the Regulations contained in Section 9, the following standards shall apply to every development in this district.

(a)	Lot Area (minimum):	743 m ² (8,000 ft ²) for triplex and fourplex 279 m ² (3,000 ft ²) for semi-detached (interior) 325 m ² (3,500 ft ²) for semi-detached (exterior) 418 m ² (4,500 ft ²) for all other uses
(b)	Lot Width (minimum):	24 m (80 ft) for triplex and fourplex 9.1 m (30 ft) for semi-detached (interior) 10.7 m (35 ft) for semi-detached (exterior)

		12.2 m (40 ft) for all other uses
(c)	Front Yard (minimum):	6.1 m (20 ft)
(d)	Rear Yard (minimum):	7.6 m (25 ft)
(e)	Side Yard (minimum):	3.3 m (10 ft) for corner site, street side 1.5 m (5 ft) for all other sites
(f)	Building Height (maximum):	8.5 m (28 ft) for principal building 4.3 m (14 ft) for accessory building
(g)	Lot Coverage (maximum):	40 percent

11.2.3 Additional Requirements

- (a) The relocation of any residence into this district shall be to the satisfaction of the Development Authority as to the appearance and structural character. (A performance bond shall be posted to ensure compliance with development conditions of approval.)
- (b) The Development Authority may decide on such other requirement as are necessary having regard to the nature of a proposed development and the intent of this district
- (c) Elk Meadows- duplex units - dwelling unit minimum 900sq.ft. (no further variance) without special SDB authority. (Bylaw No. 766 - August, 1999).
- (d) Required landscaped areas not covered by seed/sod may include in combination with shrubs/flowers, any or all of the following:
 - (i) Mulch beds consisting of landscaping fabric and mulch with a minimum depth of 5 cm (1.97 in).
 - (ii) Rip-Rap Rock Beds consisting of landscaping fabric and rock with a diameter of not less than 10 cm. (3.94 in).
 - (iii) Crushed Rock consisting of landscaping fabric and rock with a diameter of
 - i. 2.5 cm (.98 in) or less;
 - (iv) Paving Stones/Stamped Asphalt or Concrete for walkways, outdoor eating areas, parking lots may be considered for up to 50% of the required landscaped area or
 - (v) Raised Planters constructed with concrete, concrete blocks or wood with a height of not less of .61 cm (2 ft) or flower boxes attached to the building structure.
- (e) No permanent trees, shrubs or structures may be placed within 10 feet of the curb of the street to allow for snow plowing and snow storage.
- (f) All residential parking lots must be constructed of concrete, asphalt or paving stones within one year of occupancy.
- (g) A minimum of 50% of the front yard shall be landscaped.