

SECTION 13

**RESIDENTIAL
MEDIUM DENSITY (R2)**

13.1 Permitted Uses

- (a) a single-detached dwelling in accordance with Section 12;
- (b) a semi-detached dwelling;
- (c) a duplex dwelling;
- (d) a triplex dwelling;
- (e) a converted dwelling containing not more than 3 dwelling units;
- (f) a boarding or lodging dwelling in a single-detached dwelling, in accordance with Section 12;
- (g) a group home dwelling in accordance with Section 12;
- (h) a home occupation in accordance with Section 3;
- (i) a bed and breakfast establishment in accordance with Section 3;
- (j) a public park;
- (k) uses, buildings and structures accessory to the permitted uses.

13.2 Zone Regulations (revised by By-law No. 209-2002)

13.2.1 Lot Area (minimum):

- (a) single-detached dwelling:
 - (i) interior lot 460 square metres
 - (ii) corner lot 560 square metres
- (b) semi-detached dwelling on one lot or duplex dwelling:
 - (i) interior lot 650 square metres
 - (ii) corner lot 750 square metres
- (c) one unit of a semi-detached dwelling:
 - (i) interior lot 325 square metres
 - (ii) corner lot 500 square metres
- (d) triplex dwelling 750 square metres
- (e) converted dwelling 460 square metres
plus 50 square metres per dwelling unit

13.2.2 Lot Frontage (minimum):

- (a) single-detached dwelling:
 - (i) interior lot 15 metres
 - (ii) corner lot 18 metres
- (b) semi-detached dwelling on one lot or duplex dwelling:
 - (i) interior lot 18 metres
 - (ii) corner lot 22.5 metres
- (c) one unit of a semi-detached dwelling:
 - (i) interior lot 9 metres
 - (ii) corner lot 13.5 metres

- (d) triplex dwelling 22.5 metres
- (e) converted dwelling 18 metres

13.2.3 Front Yard (minimum) 7.5 metres

13.2.4 Interior Side Yard (minimum):

Semi-detached dwelling 2.4 metres
except that no side yard applies to the common wall or lot line separating the two dwelling units which constitute a semi-detached dwelling.

Duplex dwelling 2.4 metres
Triplex dwelling, Converted dwelling 3 metres

13.2.5 Exterior Side Yard (minimum) 7.5 metres

13.2.6 Rear Yard (minimum) 7.5 metres

13.2.7 Lot Coverage (maximum) 40 percent

13.2.8 Building Height (maximum) 10 metres

13.2.9 Landscaped Open Space (minimum) 30 percent

13.2.10 Floor Area (minimum):

Semi-detached Dwelling
Ground Floor Area per dwelling unit
1 or 1 ½ storey dwelling 70 square metres
2 or 2 ½ storey dwelling 50 square metres

Duplex, Triplex, Converted Dwellings
Floor Area per dwelling unit 50 square metres

13.3 Lots Not Serviced With Sanitary Sewers

Section 12.3 shall apply.

13.4 Converted Dwellings

Notwithstanding the yard and lot coverage provisions of Section 13.2, where an existing dwelling has a deficient front, side or rear yard and/or lot coverage, such dwelling may be converted to contain not more than 3 dwelling units provided that any existing deficiency in yards or lot coverage is not further reduced and provided all other applicable provisions are complied with, including lot area, lot frontage and parking requirements.

13.5 Exterior Stairways

No exterior stairway to a second storey shall be located in a front or exterior side yard.

13.6 Special Zones

13.6.1 R2-1

- (a) Location: Lots 14 and 15, Registered Plan _____, (draft plan 31T92001), Milverton Ward (formerly R2-119)
- (b) Notwithstanding Section 13.2.3 to the contrary, the minimum front yard in the "R2-1" zone shall be 0.9 metres measured from the closest boundary of the turning circle block, and shall be 7.5 metres from the south side of the turning circle block.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.2 R2-2

- (a) Location: Part Lot 217, Registered Plan 363, Milverton Ward; Lot 231, Registered Plan 363, Milverton Ward
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "R2-2" zone may also be used for an animal clinic.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.3 R2-3

- (a) Location: Lots 18 and 21, Registered Plan _____, (draft plan 31T92001) Milverton Ward (formerly R2-120)
- (b) Notwithstanding Section 13.2.3 to the contrary, the minimum front yard in the "R2-3" zone shall be 6.3 metres measured from the closest boundary of the turning circle block, and shall be 7.5 metres from the north side of the turning circle block.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.4 R2-4

- (a) Location: Lot 262, Registered Plan 363, Milverton Ward (formerly R-107)
- (b) Notwithstanding any provision of this By-law to the contrary, the land in the "R2-4" zone may also be used for parking and access purposes associated with the uses permitted on abutting land zoned "M1" and described as Lot 252, Registered Plan 363.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.5 R2-5 (added by By-law 202-2008)

- (a) Location: Lot 112 Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, The minimum front yard setback for all buildings and structures shall be 2.75 metres, as shown on Key Map 12 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2008).
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.6 R2-6 (added by By-law 202-2009)

- (a) Location: Part Lot 411 Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the following regulations shall apply to these lands for all buildings and structures, as shown on Key Map 10 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2009):
 - i) Minimum Lot Area 500 square metres
 - ii) Minimum Interior Side Yard 0.5 metres
 - iii) Minimum Rear Yard 6.8 metres
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.7 R2-7 (Added by By-law 212-2011)

- (a) Location: part of Lots 12 and 14 and all of Lot 13, Plan 278, in the North Easthope Ward
- (b) Notwithstanding any provisions of this By-law to the contrary, in addition to those residential uses permitted in the R2 zone a retail store shall be permitted within the residence as an accessory use to a residence on the land in the "R2-7" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.8 R2-8 (Added by By-law 214-2014)

- (a) Location: Lot 17, Plan 333, South Easthope Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an apartment dwelling containing a maximum of four dwelling units shall be permitted on the lands in the "R2-8" zone as shown on Key Map 49 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 204-2014) subject to the following requirements:
 - Minimum lot area 1000 square metres
 - Front Yard, minimum 7.5 metres
 - Side yard, minimum 5.0 metres
 - Rear yard, minimum 7.5 metres
 - Lot Coverage, maximum 40 percent
 - Building height, maximum 10 metres
 - Landscaped open space, minimum 20 percent
 - Parking, minimum 1.5 spaces per unit
- (c) All other provisions of this By-law, as amended, shall apply.

13.6.9 R2-9 (Added by By-law 218-2014) (Murray Ct. Subdivision)

- (a) Location: Part of Former Registered Plan 489, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the “R2-9” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014) shall be as follows:
 - (i) a single-detached dwelling in accordance with Section 12;
 - (ii) a home occupation in accordance with Section 3;
 - (iii) a group home dwelling in accordance with Section 12;
 - (iv) a bed and breakfast establishment in accordance with Section 3;
 - (v) a public park; and
 - (vi) uses, buildings and structures accessory to the permitted uses.
- (c) Notwithstanding the provisions of Section 12.2 or 13.2 of By-law No. 30-1999 to the contrary, the following zone provisions shall apply to the land in the “R2-9” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014):

(i) Lot Area, interior (minimum)	380 square metres
(ii) Lot Area, exterior (minimum)	480 square metres
(iii) Lot Frontage, interior (minimum)	11 metres
(iv) Lot Frontage, exterior (minimum)	16 metres
(v) Interior Side Yard (minimum)	1.5 metres
(vi) Exterior Side Yard (minimum)	6 metres
- (d) All other provisions of this By-law, as amended, shall apply.

13.6.10 R2-10 (Added by By-law 218-2014) (Murray Ct. Subdivision)

- (a) Location: Part of Former Registered Plan No. 489, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the only permitted uses, buildings and structures located on the land in the “R2-10” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014) shall be as follows:
 - (i) a single-detached dwelling in accordance with Section 13.6.9;
 - (ii) a semi-detached dwelling;
 - (iii) one dwelling unit of a semi-detached dwelling;
 - (iv) a home occupation in accordance with Section 3;
 - (v) a public park; and
 - (vi) uses, buildings and structures accessory to the permitted uses.
- (c) Notwithstanding the provisions of Section 13.2 of By-law No. 30-1999 to the contrary, the following zone provisions shall apply to the land in the “R2-10” zone as shown on Key Map 13 of Schedule “A” to this By-law (also shown on Schedule “A” to By-law No. 218-2014):

(i) Lot Area, interior (minimum):	
a. semi-detached dwelling on one lot	540 square metres
b. one unit of a semi-detached dwelling	270 square metres
(ii) Lot Area, exterior (minimum):	
a. semi-detached dwelling on one lot	630 square metres
b. one unit of a semi-detached dwelling	360 square metres

- (iii) Lot Frontage, exterior (minimum):
 - a. semi-detached dwelling on one lot 21 metres
 - b. one unit of a semi-detached dwelling 12 metres
- (iv) Interior Side Yard (minimum) 2 metres
Except that no side yard applies to the common wall or lot line separating the two dwelling units which constitute a semi-detached dwelling.
- (d) All other provisions of this By-law, as amended, shall apply.

13.6.11 R2-11 (Added by By-law 218-2015) (Lindner Ct. Subdivision, Shakespeare)

- (a) Location: Lots 2, 14 and 15, Registered Plan 44M-57, (Draft Plan No. PE-15-01), North Easthope Ward.
- (b) Notwithstanding Section 13.2.3 or 12.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard in the "R2-9" zone shall be 3 metres measured from the closest boundary of a turning circle block, and shall be 7.5 metres from the side of a turning circle block which abuts a public street.
- (c) Notwithstanding Section 3.56 and 3.57 of By-law No. 30-1999 to the contrary, the minimum front yard for an Attached Garage and/or a Detached Garage shall be 6 metres measured from the closest boundary of a turning circle block.
- (d) All other provisions of this By-law, as amended, shall apply.

13.6.12 R2-12 (added by By-law No. 218-2015) (Lindner Ct. Subdivision, Shakespeare)
(amended by By-law No. 202-2016) (Wilson St. Subdivision, Shakespeare)

- (a) Locations: Lots 12 and 13, Registered Plan 44M-57, North Easthope Ward;
Lot 17, Registered Plan _____, (Draft Plan No. PE-16-01), South Easthope Ward;
- (b) Notwithstanding Section 13.2.4 or 12.2.4 of By-law No. 30-1999 to the contrary, the minimum interior side yard which abuts Block 16, Registered Plan 44M-57, shall be 7.5 metres.
- (c) Notwithstanding Section 13.2.4 or 12.2.4 of By-law No. 30-1999 to the contrary, the minimum southerly interior side yard for Lot 17, Registered Plan _____, (Draft Plan No. PE-16-01) shall be 7.5 metres.
- (d) All other provisions of this By-law, as amended, shall apply.