

**SECTION 12: RESIDENTIAL SECOND DENSITY SPECIAL R2S ZONE**

**12.1 Permitted Uses**

The following uses are permitted in a Residential Second Density Special R2S Zone:

- (1) single detached dwelling;
- (2) semi-detached dwelling;
- (3) duplex dwelling;
- (4) triplex dwelling;
- (5) converted dwelling;
- (6) a home occupation, in accordance with the provisions of Section 6.21;
- (7) a group home, in accordance with the provisions of Section 6.24;
- (8) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

**12.2 Zone Provisions**

No person shall use any land or erect or use any building or structure in a Residential Second Density Special R2S Zone, except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area (square metres) 550 or existing,  
whichever is less
- (b) Minimum Lot Frontage (metres)
  - (i) for one family, duplex and converted dwellings 15 or existing,  
whichever is less
  - (ii) for semi-detached and triplex dwellings 18 or existing,  
whichever is less
- (c) Front Yard Setback (metres) 7.5 or existing,  
whichever is less
- (d) Interior Side Yard Setback:

1.2 metres plus 0.3 metre for each storey or part thereof above one storey on one side and 3.0 metres on the other side except, where a private garage or carport is attached to the dwelling in which case both sides may be 1.2 metres plus 0.3 metre for each story or part thereof above one storey.

(e) Exterior Side Yard Setback (metres)	4.5 or existing, whichever is less
(f) Rear Yard Setback (metres)	6
(g) Maximum Lot Coverage (percent of lot area)	40
(h) Maximum Building Height (metres)	11
(i) Minimum Landscaped Open Space (percent of lot area)	30
(j) Maximum Addition to Converted Dwelling	10% of original total floor area

**12.3 Special Provisions**

In accordance with Section 5.1.3 the following special provisions shall apply to those lands shown on the zoning schedules as having reference to the corresponding special provision number:

**R2S-1      24 Chapel Street South**

Notwithstanding the provisions of the Residential Second Density Special R2S Zone, in addition to the permitted uses of R2S Zone, the lands indicated as R2S-1 on Schedule A7 may be used as a motel.

**R2S-2      100 Ormond Street North**

**\*\*Housekeeping By-law 98-2008, Sept. 16/08, amended Section 12.3 to delete special provision from property.\*\***

**R2S-3      20 Sullivan Avenue  
26 Queen Street South**

Notwithstanding the provisions of the Residential Second Density Special R2S Zone, in addition to the permitted uses of R2S Zone, the lands indicated as R2S-3 on Schedule A7 may be used as a physician’s office, located in a one-family detached dwelling used also as the practitioner’s private residence providing such office is limited to consultation and minor or emergency treatment (but not such uses as may be in the nature of a clinic or private hospital).

**R2S-4      14 Carleton Street South (Tracy/Barber House)  
7 Queen Street South (Grenville House)  
6 Welland Street South (Kennedy/Ward House)  
22 Portland Street (Flannery House)  
5 Wellington Street North (Constable House)  
49 Carleton Street South (Calcott-Walker House)  
35 Welland Street South (Carter-Holland House)  
43 Welland Street South (Millar House)  
65 Chapel Street South (Lynch House)  
44 Clairmont Street (Moore-Lampman House)  
40 Chapel Street South (Stewart House)**

Notwithstanding the provisions of the Residential Second Density Special R2S Zone, in addition to the permitted uses of the R2S Zone, the lands indicated as R2S-4 on Schedule A7 are designated as a historical structure and may be used as a Bed and Breakfast Establishment.

**R2S-5 31 Towpath Street**

Notwithstanding the provisions of the Residential Second Density Special R2S Zone, the lands indicated as R2S-5 on Schedule A7 shall be subject to the following provisions.

- (a) Minimum Side Yard Setbacks (metres):
  - dwelling, north side 0.65
  - dwelling, south side 1.5
  - frame canopy, south side nil
  - rear sun porch, north and south sides nil
- (b) Minimum Rear Yard (metres) 3.3

**R2S-6 54 Queen Street South**

Notwithstanding the provisions of Section 6.15.12 General Provisions and Section 12.2 (I) Residential Second Density R2S Zone the lands indicated as R2S-6 on Schedule A7 shall be subject to the following special provisions:

- (a) One properly constructed and surfaced driveway or parking area having a maximum width of (metres) 18
- (b) Minimum Landscape Open Space in the front yard 20%

**R2S-7 8 Cynthia Street**

Notwithstanding the provisions of Section 12.2 of the Residential Second Density Special R2S Zone, the lands indicated as R2S-7 on Schedule A7 shall be subject to the following special provisions:

- (a) Minimum Lot Area (square metres) 340
- (b) Front Yard Setback (metres) 6.0 or existing

**R2S-8 Queen Street South (4 Lots), Plan 903, Lots 18 to 21**

Notwithstanding the provisions of the Residential Second Density Special R2S Zone, the lands indicated a R2S-8 and Schedule A7, may be used for a sing detached dwelling, subject to the following special provision:

- a) Minimum Lot Frontage (metres) 12

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