

SECTION 6 | RESIDENTIAL 2 (R-2)

The intent of this zone is to accommodate small-scale housing options for properties that are subject to conditional densification area policies. *(Bylaw 3104, 2024)*

6.1 PERMITTED USES

The following principal uses and no others are permitted:

- (a) single unit dwelling
- (b) two-unit dwelling;

On properties larger than 0.8 ha, the following principal uses are also permitted:

- (c) agriculture;
- (d) horse stable;
- (e) kennel, subject to 6.6(b);
- (f) pet daycare

The following accessory uses and no others are permitted;

- (g) accessory uses;
- (h) child care facility, residential; subject to Section 4.18;
- (i) accessory dwelling unit subject to Section 4.38;
- (j) home occupation, subject to Section 4.18;
- (k) short-term rental accommodation, subject to Section 4.46.

6.2 MINIMUM LOT SIZE

(a)

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq. m	18.4 m	27.4 m

(b) Despite 6.2(a) for properties over 0.8 ha the minimum lot size is 4 ha.

(c) Despite 6.2(b) the minimum lot size for the parcel legally described as Block A North East ¼ and North West ¼ of Section 15 Township 50 Plan 19547 Except: Part Subdivided by Plan LMP53239 is:

Min Lot Area	Min Lot Width	Min Lot Depth
690 sq. m	18.4 m	27.4 m

6.3 MAXIMUM HEIGHT

Single or Two Unit Dwelling
9m

6.4 MAXIMUM LOT COVERAGE

The lot coverage must not exceed 33% of the area of the lot

6.5 DENSITY

(a) Maximum Floor Area Ratio per Lot

Use	Base Maximum Floor Area Ratio	Maximum Floor Area Ratio with Secondary Suite or Accessory Dwelling unit
Single Unit or Two Unit Dwelling	0.45	0.5

(b) The total number of dwelling units shall not exceed two dwelling units per lot. For clarity, secondary suites and accessory dwelling units are considered individual dwelling units and count towards the two dwelling unit total.

6.6 MINIMUM SETBACKS FOR PRINCIPAL BUILDINGS

(a)

Front Setback	Rear Setback	Interior Side Setback	Exterior Side Setback
7.62 m	7.62 m	2.13 m	4.57 m

(b) Despite the setback requirements in the above table, the minimum setback for a kennel use is 150.0 m from any lot line that is adjacent to a lot zoned for residential (*Bylaw 3177, 2025*).

6.7 LANDSCAPING

Landscaping shall be provided in accordance with section 4.27 of this bylaw.

6.8 FENCING

Fencing must comply with Section 4.6 of this Bylaw.

6.9 OFF-STREET PARKING

Off-street parking spaces for buildings and uses must comply with Section 41 of this Bylaw.

6.10 STORAGE OF SOLID WASTE

Storage of solid waste shall be provided in accordance with Section 4.53 of this Bylaw.

6.11 ACCESSORY BUILDINGS

All accessory buildings must comply with Section 4.4 of this Bylaw.

6.12 MINIMUM SERVICING STANDARD

- (a) No lot may be created unless it is serviced with a community water system and a community sewer system.
- (b) No residential building may be constructed on a lot unless the lot is serviced with a community water system and a community sewer system.