7.1 USES PERMITTED

No *person* shall within any R2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R2 *uses* in Table 7.1:

TABLE 7.1: USES PERMITTED
• an *additional residential unit*, in accordance with Section 5.35.2;
• a *duplex dwelling*;
• a *group home*, in accordance with Section 5.9;
• a *home occupation*, in accordance with Section 5.10;
• a public *use* in accordance with Section 5.22;
• a *semi-detached dwelling*;
• a *single detached dwelling*.

(Amended by By-law 24-5318)

7.2 ZONE PROVISIONS

No *person* shall within any R2 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	**Single Detached Dwelling**	**Semi-detached Dwelling**	**Duplex Dwelling, or public use**
Number of Dwellings or Dwelling Units Per Lot, Maximum	1 *dwelling* [1]	2 *dwelling units* [1]	2 *dwelling units*
Lot Area, Minimum	**345 m²** (3,713.7 ft²) or **450 m²** (4,843.9 ft²) in the case of a corner lot	**270 m²** (2,906.3 ft²) per unit or **360 m²** (3,875.1 ft²) per unit in the case of a corner lot	**540 m²** (5,812.7 ft²)
Lot Frontage, Minimum	**11.5 m** (37.7 ft) or **15 m** (49.2 ft) in the case of a corner lot	**9 m** (29.5 ft) per unit or **12 m** (39.4 ft) per unit in the case of a corner lot	**18 m** (59.1 ft)

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	**Single Detached Dwelling**	**Semi-detached Dwelling**	**Duplex Dwelling, or public use**
Lot Depth, Minimum	**30 m** (98.4 ft)		
Front Yard, Minimum Depth **Exterior Side Yard,** Minimum Width	**6.0 m** (19.7 ft)		
Rear Yard, Minimum Depth	**7.5 m** (24.6 ft)		
Interior Side Yard, Minimum Width	**3 m** (9.8 ft) on one side and **1.2 m** (3.9 ft) on the narrow side, provided that where a *garage* or *carport* is attached to or is within the *main building* or the lot is a corner lot, the minimum width shall be **1.2 m** (3.9 ft)	**3.0 m** (9.8 ft) for the side not attached to the other *dwelling*, provided that where a *garage* or *carport* is attached to or is within the *main building*, the minimum width shall be **1.2 m** (3.9 ft)	**3 m** (9.8 ft) on one side and **1.2 m** (3.9 ft) on the narrow side, provided that where a *garage* or *carport* is attached to or is within the *main building*, or the lot is a corner lot, the minimum width shall be **1.2 m** (3.9 ft)
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	**19.0 m** (62.3 ft)		
Lot Coverage, Maximum	40% of the *lot area*		
Landscaped Open Space, Minimum	30% of the *lot area*		
Height of Building, Maximum	**11 m** (36.1 ft)		

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	**Single Detached Dwelling**	**Semi-detached Dwelling**	**Duplex Dwelling, or public use**
Parking and *Accessory* **Buildings, Etc.**	In accordance with the provisions of Section 5		

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2

(Deleted and Replaced by By-Law 24-5318)
(Deleted and Replaced by By-Law 24-5329)

7.2.1 **SPECIAL YARD PROVISIONS FOR A CONVERTED DWELLING (R2-C):**

(Deleted by By-Law 24-5318)

7.3 **SPECIAL PROVISIONS**

7.3.1 **LOCATION: LOTS 1 AND 2 W/S THAMES STREET SOUTH, BLOCK 30 PLAN 279 308 THAMES STREET SOUTH R2-1 (KEY MAP 14)**

7.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-1 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *converted dwelling* containing not more than 2 units;
an office for a physician or other medical practitioner.

7.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-1 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.1.2.1 *Parking areas* provided shall be to the rear and south of the *main building* and in no case shall parking be *permitted* between the front building line and the *front lot line*.

7.3.1.2.2 That the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions herein contained, shall continue to apply mutatis mutandis.

7.3.2 **LOCATION: PART LOTS 1 AND 2, BLOCK 81, PLAN 279, 44 VICTORIA STREET, R2-2 (KEY MAP 26)**

7.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-2 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *converted dwelling* containing not more than 3 units:
a public *use* in accordance with the provision of Section 5.22.

7.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-2 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.2.2.1 That the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

7.3.3 **LOCATION: PART LOT 11, BLOCK, PLAN 95, 146 THAMES STREET NORTH, R2-3 (KEY MAP 26)**

7.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-3 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *converted dwelling* containing not more than 4 units.
a public *use* in accordance with the provision of Section 5.22.

7.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-3 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.3.2.1 DWELLING UNIT AREA

Minimum

Dwelling unit One	**34 m²** (366.0 ft²)
Dwelling unit Two	**42 m²** (452.0 ft²)
Dwelling unit Three	**43 m²** (462.9 ft²)
Dwelling unit Four	**40 m²** (430.6 ft²)

7.3.3.2.2 NUMBER OF PARKING SPACES

Minimum	4

7.3.3.2.3 That the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

7.3.4 **LOCATION: LOTS 3-7 PLAN 41M-253 AND LOTS 1-5 PLAN 41M-279 FULLER DRIVE, R2-4 (KEY MA 16)**

7.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-4 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *semi-detached dwelling*;
a *duplex dwelling*;
a *multiple unit dwelling* containing not more than 4 *dwelling units*;
a *home occupation* in a *permitted dwelling*.

7.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-4 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.4.2.1 That the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

7.3.5 **LOCATION: PART LOT 17, BLOCK 2, PLAN 279, 1 BOLES STREET R2-5 (KEY MAP 20)**

7.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *semi-detached dwelling*;
a *duplex dwelling*;
a *multiple unit dwelling* containing not more than 4 *dwelling units*;
a *home occupation* in a *permitted dwelling*;
a public *use* in accordance with the provisions of Section 5.22.

7.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-5 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.5.2.1 DETACHED SINGLE DETACHED DWELLING, SEMI-DETACHED DWELLING, DUPLEX DWELLING

7.3.5.2.1.1 That the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

7.3.5.2.2 MULTIPLE UNIT DWELLING

7.3.5.2.2.1 FRONT YARD

Minimum **7 m** (23.0 ft)

7.3.5.2.2.2 SETBACK

Minimum **17 m** (55.8 ft)

7.3.5.2.2.3 EXTERIOR SIDE YARD

Minimum **6.1 m** (20.0 ft)

7.3.5.2.2.4 DRIVEWAY WIDTH

All required parking for the *multiple unit dwelling* shall be *permitted* to have direct access to Boles Street.

7.3.5.2.2.5 That the provisions of the R3 Zone in Table 8.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply mutatis mutandis.

7.3.6 **LOCATION: PART LOT 7, BLOCK 11, PLAN 279, 274 KING STREET WEST R2-6 (KEY MAP 19)**

7.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-6 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *semi-detached dwelling*;
a *duplex dwelling*;
a *converted dwelling* containing not more than 2 units;
a *home occupation* in a *permitted dwelling*;
a public *use* in accordance with the provisions of Section 5.22.

7.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-6 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.6.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

7.3.6.2.1.1 a *bed and breakfast establishment* shall be *permitted* as a *home occupation* and shall not occupy more than 2 bedrooms with a combined maximum *gross floor area* of **24 m²** (258.3 ft²).

7.3.6.2.1.2 Notwithstanding Section 5.10 to this By-Law, a **0.6 m** (2 ft) by **0.9 m** (3 ft) *sign* advertising only the *bed and breakfast establishment* may be *permitted* in the southwest corner of the property provided it remains unlit and does not obstruct the site triangle of the intersection.

7.3.6.2.1.3 Notwithstanding Section 5.10 to this By-Law, media advertising may include the municipal address provided it is associated with only the *bed and breakfast establishment*.

7.3.6.2.1.4 The *parking area* associated with the *bed and breakfast establishment* must be screened from the neighbouring properties to the east with a **1.5m** (5 ft) privacy fence.

7.3.6.2.2 That all the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.7 **LOCATION: LOTS 7 AND 8 AND PART LOTS 9, 10, 12, BLOCK 23, PLAN 279, 200 ALBERT STREET, R2-7 (KEY MAP 20)**

7.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-7 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *semi-detached dwelling*;
a *duplex dwelling*;
a *converted dwelling* containing not more than 2 units;
a *home occupation* in a *permitted dwelling*;
a public *use* in accordance with the provisions of Section 5.22.

7.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-7 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.7.2.1.1 A *bed and breakfast establishment* shall be *permitted* as a *home occupation* and shall not occupy more than 2 bedrooms with a combined maximum *gross floor area* of **52 m²** (559.7 ft²).

7.3.7.2.1.2 The *parking area* associated with the *bed and breakfast establishment* must be screened from the neighbouring property to the south with a **1.5 m** (5 ft) privacy fence.

7.3.7.2.2 That all the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.8 **LOCATION: PLAN 41M-174, CRUSOE PLACE, R2-8 (KEY MAP 24)**

7.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-8 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law.

7.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-8 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.8.2.1 LOT FRONTAGE FOR SINGLE DETACHED DWELLING:

Minimum **10 m** (32.8 ft)

except that in the case of a *corner lot*, the minimum *lot frontage* shall be **13 m** (42.7 ft)

7.3.8.2.2 That all the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.9 **LOCATION: PART LOT 21 AND LOT 22, BLOCK 2, PLAN 279, 158 CHARLES STREET WEST, R2-9 (KEY MAP 20)**

7.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-9 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *semi-detached dwelling*;
a *duplex dwelling*;
a *converted dwelling* containing not more than 4 units;
a *home occupation* within an *accessory building* being **53.9 m^2** (580.2 ft^2) in area.

7.3.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-9 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.9.2.1 FRONT YARD

Minimum depth **5.2 m** (17.1 ft)

7.3.9.2.2 EXTERIOR SIDE YARD

Minimum depth **4.2 m** (13.8 ft)

7.3.9.2.3 SETBACK

Minimum distance from centerline of an Arterial Road as designated on Schedule "B" to this By-Law **17.7 m** (58.1 ft)

7.3.9.2.4 LOT COVERAGE ACCESSORY BUILDING

Maximum 13%

7.3.9.2.5 That all the provisions of the R2 Zone in Table 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.10 **LOCATION: LOT 9, BLOCK 14, PLAN 279, 59 KING STREET WEST, R2-10 (KEY MAP 20)**

7.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-10 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law;
a *personal service establishment*.

7.3.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-10 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.10.2.1 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.11 **LOCATION: PART LOT 11, BLOCK 1, PLAN 279, 90 CHARLES STREET WEST R2-11 (KEY MAP 20)**

7.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-11 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a *single detached dwelling*;
a *semi-detached dwelling*;
a *duplex dwelling*;
a *converted dwelling* containing not more than 3 units;
a *home occupation* in a *permitted dwelling*.

7.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-11 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.11.2.1 REAR YARD

Minimum **4.6 m** (15 ft)

7.3.11.2.2 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.12 **LOCATION: PART LOTS 6A, BLOCK 12, PLAN 279, KING STREET WEST, R2-12 (KEY MAP 18)**

7.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-12 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law.

7.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-12 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.12.2.1 LOT DEPTH

Minimum **23.0 m** (75.5 ft)

7.3.12.2.2 INTERIOR SIDE YARD

Minimum **1.83 m** (6 ft)

7.2.12.2.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.13 **LOCATION: PART LOT 1A, BLOCK 14, PLAN 279, 60 FRANCES STREET R2-13 (KEY MAP 20)**

7.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-13 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law.

7.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-13 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.13.2.1 FRONT YARD

Minimum **5.7 m** (18.7 ft)

7.3.13.2.2 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 04-4175)

7.3.14 **LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), R2-14**

7.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-14 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to the By-Law.

7.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-14 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.14.1 FRONT YARD SETBACK

Minimum	**4.5 m** (14.8 ft.)

7.3.14.2 EXTERIOR SIDE YARD

Minimum	**4.5 m** (14.8 ft.)

7.3.14.3 LOT COVERAGE

Maximum	45% of the *lot area*

7.3.14.4 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 09-4466)

7.3.15 **LOCATION: LOT 21, SOUTH SIDE OF CAMBRIDGE STREET, BLOCK G, REGISTERED PLAN 95, 74 CAMBRIDGE STREET, R2-15 (KEY MAP 29)**

7.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this By-Law.

7.3.15.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-15 Zone use any lot, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.15.2.1 FRONT YARD

Minimum depth **3.7 m** (12 ft)

7.3.15.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 10-4562)

7.3.16 **LOCATION: PART OF PARK LOTS 1, 2 AND 5, BLOCK 84, PLAN 279, KENDAL LANE, R2-16 (KEY MAP 24)**

7.3.16.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-16 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

a *home occupation*, in accordance with the provisions of Section 5.10;
a *semi-detached dwelling*;
a *single detached dwelling*.

7.3.16.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-16 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.16.2.1 SINGLE DETACHED DWELLING

7.3.16.2.1.1 LOT AREA

Minimum: 302 m^2 (3,250.8 ft^2)

400 m^2 (4,305.7 ft^2) for a corner lot.

7.3.16.2.1.2 LOT DEPTH

Minimum: 20 m (65.6 ft)

7.3.16.2.1.3 FRONT YARD DEPTH

Minimum: 4.5 m (14.7 ft)

7.3.16.2.1.4 EXTERIOR SIDE YARD WIDTH

Minimum: 5.6 m (18.4 ft)

(Added by By-Law 12-4675)
(Replaced by By-Law 17-4944)

7.3.16.2.2 SEMI-DETACHED DWELLING

7.3.16.2.1.1 LOT AREA

Minimum 250 m^2 (2,691 ft^2) per unit.

7.3.16.2.1.2 LOT FRONTAGE

Minimum 7.5m (24.6 ft) per unit.

7.3.16.2.1.3 LOT DEPTH

Minimum 20.5 m (67.2 ft).

7.3.16.2.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 12-4675)
(Replaced by By-Law 17-4944)

7.3.17 **LOCATION: PART LOTS 13 AND 14, BLOCK 74, PLAN 279, VICTORIA ST, R2-17 (KEY MAP 17)**

7.3.17.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-17 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law.

7.3.17.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-17 Zone *use* any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.17.2.1 LOT FRONTAGE FOR A SEMI-DETACHED DWELLING

Minimum width **7.0 m** (22.9 ft) per unit

7.3.17.2.2 DWELLING SETBACK FROM RAILWAY RIGHT-OF-WAY

Minimum **30.0 m** (98.4 ft).

7.3.17.3 That all the provisions of the R2 Zone in Section 7.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 14-4753)

7.3.18 **LOCATION: NORTH-EAST CORNER OF KING SOLOMON STREET AND KENSINGTON AVENUE, R2-18**

7.3.18.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-18 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law.

7.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-18 Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.18.2.1 LOT DEPTH

Minimum **28.5 m** (93.5 ft)

7.3.18.3 That all the provisions of the R2 Zone in Section 7.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 14-4762)

7.3.19 **LOCATION: 236 VICTORIA STREET, R2-19**

7.3.19.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R2-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-Law;
an *accessory building.*

7.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R2-19 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.19.2.1 PROVISIONS FOR ACCESSORY BUILDING

7.3.19.2.1.1 Notwithstanding any provision of this By-Law to the contrary, an *accessory building* may be established on those lands zoned R2-19 prior to the establishment of the main *use.*

7.3.19.2.1.2 LOT COVERAGE

Maximum **246 m^2** (2,648 ft^2)

7.3.19.2.1.3 YARD & HEIGHT PROVISIONS FOR ACCESSORY BUILDING

In accordance with Table 5.1.1.4 - Regulations for Accessory Structures.

7.3.19.3 That all the provisions of the R2 Zone in Section 7.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 15-4822)

7.3.20 **LOCATION: BLOCK 63, PLAN 41M-309 (CHAMBERLAIN AVENUE), R2-20(H) (KEY MAP 9)**

7.3.20.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 to this By-law.

7.3.20.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

7.3.20.2.1 FRONTAGE

Minimum **14.5 m** (47.5 ft)

7.3.20.2.2 HOLDING PROVISION (H)

Where the symbol "H" appears on a zoning map following the zone symbol R2-20, those lands shall not be developed or used unless this By-Law has been amended to remove the "H" symbol.

7.3.20.2.3 CRITERIA FOR THE REMOVAL OF THE HOLDING SYMBOL (H)

i) Prior to the removal of the "H" symbol, the owner shall provide a grading plan to the satisfaction of the Town of Ingersoll.

7.3.20.3 That all other provisions of the R2 Zone in Section 7.2 of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 16-4905)

7.3.21 **LOCATION: 297 WHITING STREET, R2-21 (KEY MAP 7)**

7.3.21.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-21 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 7.1 of this By-law.

7.3.21.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-21 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.21.2.1 Number of *Dwelling Units*

Minimum 16

7.3.21.2.2 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated by the R2-21 and R2-22 Zones, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R2-21 and R2-22, are observed.

7.3.21.2.3 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 17-4972)

7.3.22 **LOCATION: PART LOT 262, REGISTERED PLAN 717, R2-22 (KEY MAP 12)**

7.3.22.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-22 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 7.1 of this By-law

7.3.22.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-22 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.22.2.1 Number of *Dwelling Units*

Minimum 7

(Added by By-Law 17-4969)

7.3.22.2.2 Rear Yard

Minimum **1.2 m** (3.9 ft.)

7.3.22.2.3 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R2-22 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R2-22, are observed.

7.3.22.2.4 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 17-4969)

7.3.22 **LOCATION: 297 WHITING STREET, R2-22 (KEY MAP 7)**

(Deleted by By-Law 24-5329)

7.3.23 **LOCATION: 158 CHARLES STREET EAST, R2-23 (KEY MAP 22)**

7.3.23.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-23 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

(Added by By-Law 18-5018)

all *uses permitted* in Section 7.1 of this By-law.

7.3.23.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-23 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.23.2.1 Provisions for a semi-detached dwelling

7.3.23.2.1.1	Lot Area	
	Minimum	**403.7 m2** (4,345.3 ft^2)
7.3.23.2.1.2	Lot Frontage	
	Minimum	**15.2 m** (49.8 ft)
7.3.23.2.1.3	Lot Depth	
	Minimum	**24.9 m** (81.6 ft)
7.3.23.2.4	Rear Yard	
	Minimum Depth	**3.4 m** (11.1 ft)
7.3.23.2.5	Interior Side Yard	
	Minimum Width for the side not attached to the other dwelling	**1.3 m** (4.2 ft)

7.3.23.2.6 Lot Coverage

Maximum **42.5%**

7.3.23.2.7 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 18-5018)

7.3.24 **LOCATION: LOTS 1, 2 & 12, BLOCK 96, PLAN 279, BELL STREET, R2-24 (KEY MAP 27)**

7.3.24.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-24 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

(Added by By-Law 19-5066)

a *duplex dwelling*;
a *home occupation*, in accordance with the provisions of Section 5.10;
a *semi-detached dwelling;*

7.3.24.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-24 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.24.2.1 EXTERIOR SIDE YARD

Minimum **2 m** (6.56 ft.)

7.3.24.2.2 That all provisions of the R2 Zone in Section 7.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 19-5066)

7.3.25 **LOCATION: WONHAM STREET AND HOLCROFT STREET, R2-25 (KEY MAP 14)**

7.3.25.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-2 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 7.1 to this By-law;

7.3.25.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-25 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.3.25.2.1 *LOT FRONTAGE*

Minimum **11 m** (36.1 ft.)

7.3.25.2.2 That all the provisions of the R2 Zone in Section 7.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5188)

7.3.26 **LOCATION: 169 CHARLES STREET EAST, R2-26 (KEY MAP 22)**

7.3.26.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-26 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 7.1 to this By-law;
a *converted dwelling* containing up to 4 *dwelling units*.

7.3.26.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-26 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.3.26.2.1 Dwelling Unit, Gross Floor Area

Minimum **40 m²** (430.6 ft²)

7.3.26.2.2 That all the provisions of the R2 Zone in Section 7.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 21-5178)

7.3.27 **LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R2-27 (KEY MAP 7)**

7.3.27.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-27 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 7.1 to this By-law;
a *multiple unit dwelling*;
a *street fronting townhouse dwelling*.

7.3.27.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-27 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.3.27.2.1 Residential Uses Permitted in Section 7.1:

i) all provisions of the R2 Zone in Section 7.2 of this By-law shall apply.

(Added by By-Law 22-5230)

7.3.27.2.2 Provisions for a *Multiple Unit Dwelling* and *Street Fronting Townhouse Dwelling*:

The development of a *multiple unit dwelling* and *street fronting townhouse dwelling* shall be in accordance with all relevant provisions of the R3 Zone as contained in Section 8.2 of this By-law and all the other provisions of this By-law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

7.3.27.3 That all the provisions of the R2 Zone in Section 7.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5230)

7.3.28 **LOCATION: MOFFATT AVENUE, LOTS 1-39 AND 77-82, PART LOT 18, CONCESSION 1, (WEST OXFORD), R2-28, (KEY MAP 10)**

7.3.28.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-28 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 7.1 to this By-law.

7.3.28.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-28 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.3.28.2.1 Lot Area

Minimum	**300 m²** (3,229.2 ft²)

7.3.28.2.2 Lot Frontage

Minimum	**10.3 m** (33.7 ft)

7.3.28.2.3 Lot Coverage

Maximum	**43%**

7.3.28.3 That all the provisions of the R2 Zone in Section 7.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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(Added by By-Law 25-5418)

7.3.29 **LOCATION: BLOCK 26, REGISTERED PLAN 41M-344, R2-29 (KEY MAP 12)**

7.3.29.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-29 Zone *use* any *lot* or *erect*, *alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses permitted* in Section 7.1 of this By-law

7.3.29.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-29 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.29.2.1 Number of *Dwelling Units*

Minimum 7

7.3.29.2.2 Rear Yard

Minimum 1.2 m (3.9 ft.)

7.3.29.2.3 Application of Zoning Regulations

Internal *lot lines* created by any legal means within the *lot lines* delineated in the R2-29 Zone, shall not be construed to be *lot lines* for the purposes of Zoning regulations provided that all such regulations, as they apply to the whole of the lands zoned R2-29, are observed.

7.3.29.2.4 That all the provisions of the R2 Zone in Section 7.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added By By-Law 24-5329)

7.3.30 **LOCATION: 155 KING STREET EAST, PART LOTS 3-5, BLOCK 50, PLAN 279, R2-30 (KEY MAP 22)**

7.3.30.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-30 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 7.1 of this By-law

7.3.30.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-30 Zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* except in accordance with the following provisions:

7.3.30.2.1 *Lot Frontage, Semi-Detached Dwelling*

Minimum **8.9 m** (29.2 ft)

7.3.30.3 That all provisions of the R2 Zone in Section 7.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 24-5340)

7.3.31 **LOCATION: MOFFATT AVENUE, LOTS 62-76 AND LOT 83, PART LOT 18, CONCESSION 1, (WEST OXFORD), R2-31, (KEY MAP 10)**

7.3.31.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-31 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 7.1 to this By-law.

7.3.31.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-31 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.3.31.2.1 Lot Coverage

Maximum **47%**

7.3.31.2.2 Rear Yard Depth

Minimum **7.4 m** (24.2 ft)

7.3.31.3 That all the provisions of the R2 Zone in Section 7.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5418)

7.3.32 **LOCATION: MOFFAT AVENUE, LOTS 40-61, PART LOT 18, CONCESSION 1, (WEST OXFORD), R2-32, (KEY MAP 10)**

7.3.32.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R2-32 Zone *use* any *lot*, or *erect, alter* or *use* any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 7.1 to this By-law.

7.3.32.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R2-32 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

7.3.32.2.1 Lot Coverage

Maximum	**47%**

7.3.32.2.2 Lot Area

Minimum	**300 m²** (3,229.2 ft²)

7.3.32.2.3 Lot Frontage

Minimum	**10.3 m** (33.7 ft)

7.3.32.2.4 Rear Yard Depth

Minimum	**7.4 m** (24.2 ft)

7.3.32.3 That all the provisions of the R2 Zone in Section 7.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5418)