PART 2

SPECIALIZED RESIDENTIAL SEMI-DETACHED/DUPLEX)

(R.2) ZONES
Specialized Residential R.2 Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted Uses or regulations of the Residential 2 Zones (R.2). In these cases, specific R.2 Restricted Defined Areas (Specialized R.2 Zones) have been established and these are indicated by hyphenated Zone designations (e.g. R.2-1, R.2-2, etc.).

The R.2 Zone provisions shall apply except when precluded by the specific Uses and regulations for any R.2 Restricted Defined Area.

The following R.2 Restricted Defined Areas (Specialized R.2 Zones) are herein set out:

5.2.3.1 R.2-1
27-29 Palmer St.
As shown on Defined Area Map Number 35 of Schedule “A” of this By-law.

5.2.3.1.1 Regulations

5.2.3.1.1.1 Minimum Lot Area – 548 m².

5.2.3.1.1.2 Minimum Off-Street Parking
Two Parking Spaces, 3 metres by 6 metres in size, shall be provided per Dwelling Unit in the R.2-1 Zone, one of which may be in the form of stacked parking.

5.2.3.2 R.2-2
77-79 Alma St. N.
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

5.2.3.2.1 Regulations

5.2.3.2.1.1 Minimum Rear Yard
No Building shall be located closer to any Rear Lot Line than 5.99 metres.

5.2.3.2.1.2 Minimum Front Yard
a) 6 metres from Alma Street.
b) 22 metres Setback from the Centre Line of Paisley Road (12.95 metres Setback from Paisley Road).

5.2.3.2.1.3 Accessory Apartment Regulations
In accordance with Section 4.15.1.
5.2.3.3  
As shown on Defined Area Map Number 29 of Schedule “A” of this By-law.

5.2.3.3.1  
**Permitted Uses**
In accordance with the *Uses* permitted by Section 5.2.1 of this By-law and the *Uses* permitted by Section 5.1.1 of this By-law, with the exception of a “Duplex Dwelling”.

5.2.3.3.2  
**Regulations**

5.2.3.3.2.1  
**Single-Detached Dwellings**
In accordance with the provisions of Section 5.1.3.4.2.2.

5.2.3.3.2.2  
**Semi-Detached Dwellings**
In accordance with the provisions of Section 5.2.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

1) **Minimum Lot Width**
Notwithstanding Row 3 of Table 5.2.2 of this By-law, the minimum Lot width shall be 18 metres.

2) **Minimum Lot Area**
Notwithstanding Row 2 of Table 5.2.2 of this By-law, the minimum Lot Area shall be 550 m².

3) **Minimum Setback**
Notwithstanding Row 5 of Table 5.2.2 of By-law Number (1995)-14864, as amended, the minimum Setbacks shall be:
   a) Minimum Setback – 6.0 metres from Street Line or as set out in Section 4.24, whichever is greater.
   b) Minimum Exterior Side Yard – 4.5 metres.

4) **Location of Legal Off-Street Parking Spaces**
Notwithstanding Sections 4 and 5.2.2 of this By-law, the legal off-street Parking Spaces shall be located to the rear of the Setback line and a minimum distance of 6 metres from the Street Line.

5.2.3.4  
As shown on Defined Area Map Numbers 29 and 51 of Schedule “A” of this By-law.
5.2.3.4.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.3.3.1 of this By-law and in addition, a storm water management facility shall be permitted.

5.2.3.4.2 Regulations
1) **Single-Detached and Semi-Detached Dwellings**
   In accordance with the provisions of Section 5.2.3.3.2 of this By-law.

2) Storm Water Management Facility
   In accordance with the provisions of Section 9.2.1.

5.2.3.5 R.2-5
As shown on Defined Area Map Numbers 42, 56, 57 and 75 of Schedule “A” of this By-law.

5.2.3.5.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 of By-law Number (1995)-14864, as amended.

5.2.3.5.2 Regulations
In accordance with the provisions of Sections 4 and 5.2.2 of By-law Number (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.5.2.1 Minimum Lot Area – 485 m².

5.2.3.5.2.2 Minimum Front Yard – 6 metres from the Street Line.

5.2.3.5.2.3 Minimum Exterior Side Yard – 4.5 metres.

5.2.3.5.2.4 Minimum Side Yard (Each Side*)
   1 to 2 Storeys – 1.2 metres
   Over 2 Storeys – 2.4 metres

   * Notwithstanding the above, where a garage or off-street Parking Space is not provided for each Dwelling Unit, each Side Yard shall be a minimum width of 3 metres.

5.2.3.5.2.5 Location of Legal Off-Street Parking Space
Notwithstanding Sections 4 and 5.2.2 of this By-law, the legal off-street Parking Space shall be located to the rear of the Setback line and a minimum distance of 6 metres from the Street Line.
5.2.3.6 \hspace{1cm} \textbf{R.2-6}

As shown on Defined Area Map Numbers 56, 57, 61 and 62 of Schedule “A” of this \textit{By-law}.

5.2.3.6.1 \hspace{1cm} \textbf{Permitted Uses}

Notwithstanding the \textit{Uses} permitted by Section 5.2.1 of \textit{By-law} Number (1995)-14864, as amended, the permitted \textit{Uses} in the R.2-6 \textit{Zone} shall be limited to the following:

- \textit{Single-Detached Dwelling}
- \textit{Semi-Detached Dwelling}
- \textit{Accessory Apartment} in accordance with Section 4.15.1
- \textit{Bed and Breakfast} establishment in accordance with Section 4.27
- \textit{Day Care Centre} in accordance with Section 4.26
- \textit{Group Home} in accordance with Section 4.25
- \textit{Home Occupation} in accordance with Section 4.19
- \textit{Lodging House Type 1} in accordance with Section 4.25
- \textit{Building} or \textit{Structure} accessory to the foregoing permitted \textit{Uses}.

5.2.3.6.2 \hspace{1cm} \textbf{Regulations}

Notwithstanding the provisions of Section 5.2.2 of \textit{By-law} Number (1995)-14864, as amended, the following provisions shall apply:

5.2.3.6.2.1 \hspace{1cm} \textbf{Regulations for Single Detached Dwellings}

In accordance with the provisions of Sections 4 and 5.1.2 of \textit{By-law} (1995)-14864, as amended, with the following additions or exceptions:

5.2.3.6.2.1.1 \hspace{1cm} \textit{Minimum Lot Area} – 285 m²

5.2.3.6.2.1.2 \hspace{1cm} \textit{Minimum Lot Frontage} – 9.5 metres

5.2.3.6.2.1.3 \hspace{1cm} \textit{Maximum Lot Frontage} – 14.5 metres for all lots other than a \textit{Corner Lot}

\hspace{1cm} \textit{Minimum Front Yard}

\hspace{1cm} i) From Grange Road, Watson Road, and Starwood Drive: 7.5 metres from the \textit{Street Line}.

\hspace{1cm} ii) From all other \textit{Streets}: 6 metres from the \textit{Street Line}.

5.2.3.6.2.1.5 \hspace{1cm} \textit{Minimum Exterior Side Yard} – 4.5 metres

5.2.3.6.2.1.6 \hspace{1cm} \textit{Location of Legal Off-Street Parking Space}
Notwithstanding Sections 4 and 5.1.2 of this By-law, the legal off-street Parking Space shall be located to the rear of the Setback line and a minimum distance of 6 metres from the Street Line.

5.2.3.6.2.1.7 Minimum Side Yard
0.6 metres and in accordance with Sections 5.1.2.1 and 5.1.2.2

5.2.3.6.2.2 Regulations for Semi-Detached Dwellings
In accordance with the provisions of Sections 4 and 5.2.2 of this By-law (1995)-14864, as amended, with the following additions or exceptions:

5.2.3.6.2.2.1 Minimum Lot Area – 485 m²

5.2.3.6.2.2.2 Minimum Side Yard (Each Side*)
1 to 2 storeys – 1.2 metres
Over 2 storeys – 2.4 metres

* Notwithstanding the above, where a garage, carport or off-Street Parking Space is not provided for each Dwelling Unit, each Side Yard shall be a minimum width of 3 metres.

5.2.3.6.2.2.3 Minimum Front Yard
i) From Grange Road, Watson Road and Starwood Drive: 7.5 metres from the Street Line.
ii) From all other Streets: 6 metres from the Street Line.

5.2.3.6.2.2.4 Minimum Exterior Side Yard – 4.5 metres

5.2.3.6.2.2.5 Location of Legal Off-Street Parking Space
Notwithstanding Sections 4 and 5.2.2 of this By-law, the legal off-street Parking Space shall be located to the rear of the Setback line and a minimum distance of 6 metres from the Street Line.

5.2.3.7 R.2-7
71-73 Yorkshire Street South
As shown on Defined Area Map Number 25 of Schedule “A” of this By-law.

5.2.3.7.1 Permitted Uses
- Duplex Dwelling
- Link Dwelling
- Semi-Detached Dwelling
- Accessory Apartment in accordance with Section 4.15.1
• **Bed and Breakfast Establishment** in accordance with Section 4.27
• **Group Home** in accordance with Section 4.25
• **Home Occupation** in accordance with Section 4.19
• **Lodging House Type 1** in accordance with Section 4.25

5.2.3.7.2 Regulations
In accordance with the provisions of Section 4 and Section 5.2.2 of Zoning *By-law* (1995)-14864, as amended, with the following exception:

5.2.3.7.2.1 Location of Off-Street Parking
Notwithstanding Section 4.13.2.1 of Zoning *By-law* (1995)-14864, as amended, *Parking Spaces* in the Specialized R.2-7 ([Semi-Detached Residential] Zone) may be located within 6 metres of the *Street Line*.

5.2.3.8 R.2-8
132 Waterloo Ave.
As shown on Defined Area Map Number 25 of Schedule “A” of this *By-law*.

5.2.3.8.1 Permitted Uses
• **Duplex Dwelling**
• **Link Dwelling**
• **Semi-Detached Dwelling**
• **Single Detached Dwelling**
• **Accessory Apartment** in accordance with Section 4.15.1
• **Bed and Breakfast** establishment in accordance with Section 4.27
• **Group Home** in accordance with Section 4.25
• **Home Occupation** in accordance with Section 4.19
• **Lodging House Type 1** in accordance with Section 4.25

5.2.3.8.2 Regulations
In accordance with the regulations of the R.2 [Zone] specified in Section 4 (General Provisions) and Section 5.2.2 (Residential [Semi-Detached Zone]) of Zoning *By-law* (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.8.2.1 Front Yard
In spite of Row 5 of Table 5.2.2, the minimum *Front Yard* shall be
3 metres and the maximum **Front Yard** shall be 6 metres and in accordance with Section 4.6.

5.2.3.8.2.2 Maximum **Building Height**
2 Storeys and in accordance with Section 4.18.

5.2.3.9 **R.2-9**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.2.3.9.1 Permitted **Uses**
In accordance with the provisions of Section 5.2.3.6.1 of this **By-law**, as amended.

5.2.3.9.2 Regulations
In accordance with the provisions of Section 5.2.3.6.2 of this **By-law**, as amended, with the following exception:

5.2.3.9.2.1 Minimum **Lot Frontage**
9 metres for **Single Detached Dwellings**.

5.2.3.10 **R.2-10**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.2.3.10.1 Permitted **Uses**
In accordance with the provisions of Section 5.2.3.6.1 of this **By-law**, as amended.

5.2.3.10.2 Regulations
In accordance with the provisions of Section 5.2.3.6.2 of this **By-law**, as amended, with the following exception and addition.

5.2.3.10.2.1 Minimum **Lot Frontage**
9 metres for **Single Detached Dwellings**.

5.2.3.10.2.2 Storm Gallery Protection
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.2.3.11 **R.2-11**
17 and 19 Eramosa Road
As shown on Defined Area Map Number 35 of Schedule "A" of this By-law.

5.2.3.11.1 Permitted Uses
A Semi-Detached Building containing 3 Dwelling Units per Lot.

5.2.3.11.2 Regulations
The Specialized R.2-11 Zone shall be subject to the regulations of Section 4 (General Provisions), Section 5.2.2 (Residential Semi-Detached/Duplex Zone) with the following exceptions:

5.2.3.11.2.1 Minimum Lot Area
In spite of Row 2 of Table 5.2.2, the minimum Lot Area shall be 113 square metres.

5.2.3.11.2.2 Minimum Lot Frontage
In spite of Row 3 of Table 5.2.2, the minimum Lot Frontage shall be 5.7 metres.

5.2.3.11.2.3 Minimum Side Yard
In spite of Row 6 of Table 5.2.2, the minimum Side Yard shall be 1 metre.

5.2.3.11.2.4 Minimum Rear Yard
In spite of Row 7 of Table 5.2.2, the minimum Rear Yard shall be 4.5 metres.

5.2.3.11.2.5 Maximum Lot Coverage
In spite of Row 11 of Table 5.2.2, the minimum Lot Coverage may exceed 40% of the Lot Area.

5.2.3.11.2.6 Off-Street Parking
In spite of Row 12 of Table 5.2.2, off-street parking is not required.

5.2.3.12 R.2-12
As shown on Defined Area Map Numbers 77 and 78 of Schedule “A” of this By-law.

5.2.3.12.1 Permitted Uses
In accordance with the provisions of Section 5.2.3.6.1 of By-law Number (1995)-14864, as amended.

5.2.3.12.2 Regulations
In accordance with the provisions of Section 5.2.3.6.2 of By-law Number (1995)–14864, as amended, with the following exceptions and additions:

5.2.3.12.2.1 Minimum **Lot Frontage**
9 metres for **Single Detached Dwellings**.

5.2.3.12.2.2 Minimum **Landscaped Open Space**
The **Front Yard** of any **Lot**, excepting the **Driveway**, shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

5.2.3.12.2.3 **Garages**
The maximum distance between the main front wall of the **Dwelling** and the **Garage**, on any **Lot**, shall not exceed 2.4 metres, exclusive of the **Porch**.

5.2.3.13 R.2-13
As shown on Defined Area Map Numbers 77 and 78 of Schedule “A” of this By-law.

5.2.3.13.1 Regulations
In accordance with the provisions of Section 5.2.2 of By-law Number (1995)–14864, as amended, with the following exceptions and additions:

5.2.3.13.1.1 Minimum **Exterior Side Yard**
4.5 metres.

5.2.3.13.1.2 Minimum **Landscaped Open Space**
The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**. The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

5.2.3.13.1.3 **Garages**
The maximum distance between the main front wall of the **Dwelling** and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**.

5.2.3.14 R.2-14
75 and 77 Ryde Road
As shown on Defined Area Map Number 5 of Schedule “A” of this By-law.
5.2.3.14.1 Permitted Uses
In accordance with the provisions of Section 5.2.2 of Zoning By-law (1995) – 14864, as amended.

5.2.3.14.2 Regulations
In accordance with the provisions of Section 5.2.2 of Zoning By-law (1995) – 14864, as amended, with the following exception:

Minimum Exterior Side Yard
Despite Row 5, Table 5.2.2, the minimum Exterior Side Yard shall be 4.5 metres.

5.2.3.15 R.2-15
30 and 32 Mont Street
As shown on Defined Area Map Number 23 of Schedule “A” of this By-law.

5.2.3.15.1 Permitted Uses
In accordance with the provisions of Section 5.2.1 of Zoning By-law (1995) – 14864, as amended.

5.2.3.15.2 Regulations
In accordance with the provisions of Section 5.2.2 of Zoning By-law (1995) – 14864, as amended, with the following exception:

5.2.3.15.2.1 Minimum Side Yard
Despite Row 6, Table 5.2.2, the minimum Side Yard shall be 2.7 metres on the east side and 2.6 metres on the west side.

5.2.3.16 R.2–16
As shown on Defined Area Map Number 38 of Schedule “A” of this By-law.

5.2.3.16.1 Permitted Uses
In accordance with the provisions of Section 5.2.1 of Zoning By-law (1995) – 14864, as amended.

5.2.3.16.2 Regulations
In accordance with Section 5.2.2 of Zoning By-law (1995) – 14864, as amended with the following exceptions:

5.2.3.16.2.1 Minimum Front Yard
Despite Row 5, Table 5.2.2, no minimum Front Yard is required.

**5.2.3.16.2.2**

Minimum Side Yard
Despite Row 6, Table 5.2.2, the minimum Side Yard shall be 0.83 metres on the north side and 0.87 metres on the south side.

**R.2–17**

As shown on Defined Map Number 46 of Schedule “A” of this By-law.

**5.2.3.17.1**

Permitted Uses
In accordance with the provisions of Section 5.2.3.6.1 of this By-law, as amended.

**5.2.3.17.1.1**

Regulations for a Single Detached Dwelling
In accordance with the provisions of Sections 4 and 5.2.1 of Zoning By-law (1995) – 14864, as amended, with the following additions or exceptions:

Table 5.1.2 Row 6

**Front Yard**
The minimum Front Yard shall be 6 metres or the average of the Setbacks of adjacent properties, but not more than 8 metres.

**5.2.3.17.1.2**

Regulations for Semi-Detached Dwellings
In accordance with Section 5.2.2 of Zoning By-law (1995) – 14864, as amended, with the following additions or exceptions:

Table 5.2.2 Row 5

**Front Yard**
The Minimum Front Yard shall be 6 metres of the average of the Setbacks of adjacent properties, but not more than 8 metres.

**5.2.3.17.1.3**

Deleted by By-law (2012)-19508

**R.2-18**

28 Huron Street
As shown on Defined Map number 46 of Schedule “A” of this By-law.

**5.2.3.18.1**

Permitted Uses
In accordance with the Uses permitted by Section 5.2.2 (Semi-Detached/Duplex Zone)

**5.2.3.18.2**

Regulations
In accordance with Section 5.2.2 and Table 5.3.2 (Semi-Detached/Duplex Zone)
Duplex Regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.18.2.1 Minimum Lot Frontage
15 metres for every two units or 7.5 metres for each unit

5.2.3.19 R.2-19
5 & 7 Cambridge Street
As shown on Defined Map Number 24 of Schedule “A” of this By-law.

5.2.3.19.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 (Semi-Detached/Duplex Zone)

5.2.3.19.2 Regulations
In accordance with Section 5.2.2 and Table 5.2.2 (Semi-Detached/Duplex Regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.2.3.19.2.1 Minimum Front Yard
Notwithstanding the provisions of Table 5.2.2, Row 5, the minimum Front Yard shall be 2.3 metres.

5.2.3.19.2.2 Minimum Side Yard
Notwithstanding the provisions of Table 5.2.2, Row 6, the minimum Side Yard shall be 0.78 metres.

5.2.3.19.2.3 Maximum Lot Coverage
Notwithstanding the provisions of Table 5.2.2, Row 11, the maximum Lot Coverage will be 55%.

5.2.3.19.2.4 Off-Street Parking
Notwithstanding the provisions of Table 5.2.2, Row 12, each semi-detached unit will require 2 Parking Spaces.
5.2.3.20 **R.2-20**
1023 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this By-law.

5.2.3.20.1 Permitted Uses
In accordance with Section 5.2.1 of Zoning By-law (1995)-14864, as amended.

5.2.3.20.2 Regulations
In accordance with Section 5.2.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

- **Minimum Lot Area**
  Despite Table 5.2.2, Row 2, the minimum Lot Area for every two units shall be 448m² and the minimum Lot Area for each unit shall be 224m².

- **Minimum Lot Frontage**
  Despite Table 5.2.2, Row 3, the minimum Lot Frontage for every two units shall be 13.7m and the minimum Lot Frontage for each unit shall be 6.8m.

- **Minimum Front Yard**
  Despite Table 5.2.2, Row 5, the minimum Front Yard shall be 4.5m.

- **Maximum Lot Coverage**
  Despite Table 5.2.2, Row 11, the maximum Lot Coverage shall be 50% of the Lot Area.

- **Minimum Landscaped Open Space**
  Despite Table 5.2.2, Row 15, the maximum Driveway width shall be 50% of the Front Yard.

5.2.3.21 **R.2-21**
927 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this By-law.

5.2.3.21.1 Permitted Uses
In accordance with Section 5.2.1 of Zoning By-law (1995)-14864, as amended.

5.2.3.21.2 Regulations
In accordance with Section 5.2.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:
5.2.3.21.2.1 Minimum **Landscaped Open Space**
Despite Table 5.2.2, Row 15, the maximum Driveway width shall be 50% of the **Front Yard**.

5.2.3.22 R.2-22
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.2.3.22.1 Permitted **Uses**
In accordance with Section 5.2.1 of the **By-law**.

5.2.3.22.2 Regulations
In accordance with Section 5.2.2 of the **By-law**, with the following exceptions:

5.2.3.22.2.1 Minimum **Lot Area**
Despite Row 2, 400m² for every two units and 200m² for each unit.

5.2.3.22.2.2 Minimum **Lot Frontage**
Despite Row 3, 13.4m for every two units and 6.7 for each unit.

5.2.3.22.2.3 Minimum **Front Yard**
Despite Row 5, 6m to an attached **Garage** and **Carport** and 4.5m in all other cases and including Sections 4.6 and 5.2.2.1.3 of the **By-law**.

5.2.3.22.2.4 Minimum **Exterior Side Yard**
Despite Row 5a, 2.4m and including Sections 4.6m and 5.2.2.1.3 of the **By-law**.

5.2.3.22.2.5 Maximum **Lot Coverage**
Despite Row 11, 50%.

5.2.3.22.2.6 Minimum **Landscaped Open Space**
Despite Row 15, Driveways for every two units shall not exceed 53% of the **Front Yard** to a maximum Driveway width of 7.5m whichever is lesser. Despite the definition of **Landscaped Open Space**, for **Buildings** that do not have a shared Driveway access, a minimum area of 0.6 metres between the Driveway and the nearest **Lot Line** must be maintained as landscaped space in the form of grass, flowers, trees, shrubbery, natural vegetation and indigenous species.
5.2.3.23 R.2-23
209 to 211 Liverpool Street
As shown on defined Area Map Number 24 of Schedule “A” of this By-law.

5.2.3.23.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 of By-law Number (1995)-14864, as amended.

5.2.3.23.2 Regulations
In accordance with Section 5.2.2 of the By-law, with the following exceptions:

5.2.3.23.2.1 Minimum Front Yard
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum Front Yard for 209 and 211 Liverpool Street shall be 2.8 metres.

5.2.3.23.2.2 Minimum Landscaped Open Space
Despite Table 5.2.2, Row 15, the minimum Landscaped Open Space between the driveway and nearest Lot Line shall be 0.2 metres for 209 Liverpool St.

5.2.3.24 R.2-24
635 Woodlawn Road East
As shown on Defined Area Map Number 49 of Schedule “A” of this By-law.

5.2.3.24.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 of By-law Number (1995)-14864, as amended.

5.2.3.24.2 Regulations
In accordance with Section 5.2.2 of the By-law, with the following exceptions and additions:

5.2.3.24.2.1 Minimum Lot Area
Despite Table 5.2.2, Row 2, the minimum Lot Area shall be 450 m² for every two units and 225 m² for each unit.

5.2.3.24.2.2 Minimum Front Yard
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum Front Yard shall be 4.5 metres to Habitable Floor Space and 6 metres to the front wall of the Garage.
5.2.3.24.2.3 Maximum *Lot Coverage*
Despite Table 5.2.2, Row 11, the maximum *Lot Coverage* shall be 50%.

5.2.3.25 **R.2-25**
1023 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this *By-law*.

5.2.3.25.1 Permitted *Uses*
In accordance with the *Uses* permitted by Section 5.2.1 of *By-law* Number (1995)-14864, as amended.

5.2.3.25.2 Regulations
In accordance with Section 5.2.2 of the *By-law*, with the following exceptions and additions:

5.2.3.25.2.1 Minimum *Lot Area*
Despite Table 5.2.2, Row 2, the minimum *Lot Area* shall be 416 square metres for every two units and 208 square metres for each unit.

5.2.3.25.2.2 Minimum *Lot Frontage*
Despite Table 5.2.2, Row 3, the minimum *Lot Frontage* for every *Lot* shall be 13.7 metres and the minimum *Lot Frontage* per unit shall be 6.8 metres.

5.2.3.25.2.3 Minimum *Front Yard*
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum *Front Yard* shall be 4.5 metres to *Habitable Floor Space* and 6 metres to the front wall of the *Garage*.

5.2.3.25.2.4 Minimum *Exterior Side Yard*
Despite Table 5.2.2, Row 5a, and Sections 4.6, 4.24, 4.28 and 5.2.2.1, the minimum *Exterior Side Yard* shall be 3.0 metres.

5.2.3.25.2.5 Maximum *Lot Coverage*
Despite Table 5.2.2, Row 11, the maximum *Lot Coverage* shall be 50% of the lot area.

5.2.3.26 **R.2-26**
1023 Victoria Road South
As shown on Defined Area Map 74 of Schedule “A” of this *By-law*.

5.2.3.26.1 Permitted *Uses*
In accordance with the *Uses* permitted by Section 5.2.1 of *By-law*
Number (1995)-14864, as amended.

5.2.3.26.2 Regulations
In accordance with Section 5.2.2 of the By-law, with the following exceptions and additions:

5.2.3.26.2.1 Minimum Lot Area
Despite Table 5.2.2, Row 2, the minimum Lot Area shall be 448 square metres for every two units and 224 square metres for each unit.

5.2.3.26.2.2 Minimum Lot Frontage
Despite Table 5.2.2, Row 3, the minimum Lot Frontage for every Lot shall be 13.7 metres and the minimum Lot Frontage per unit shall be 6.8 metres.

5.2.3.26.2.3 Minimum Front Yard
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum Front Yard shall be 4.5 metres to Habitable Floor Space and 6 metres to the front wall of the Garage.

5.2.3.26.2.4 Maximum Lot Coverage
Despite Table 5.2.2, Row 11, the maximum Lot Coverage shall be 50% of the lot area.

20034 5.2.3.1.27 R.2-27
As shown on Defined Area Map 29 of Schedule “A” of this By-law.

5.2.3.1.27.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.2 of By-law Number (1995)-14864, as amended.

5.2.3.1.27.2 Regulations
In accordance with Section 5.2.2 and Table 5.2.2 (Residential Semi-Detached/Duplex) Zone regulations of By-law Number (1995)-14864, as amended, with the following additions and exceptions.

5.2.3.1.27.2.1 Minimum Front Yard
The minimum Front Yard shall be 4.5 metres to Habitable Floor Space and 6 metres to the front wall of the Garage.

5.2.3.1.27.2.2 Minimum Side Yard
The minimum Side Yard shall be 0 metres on the common wall and 0.6 metres on the other side.
5.2.3.1.27.2.3  Minimum Side Yard
Where a rear yard catch basin and storm lateral is located, the minimum Side Yard shall be 1.5 m for that Side Yard and the other Side Yard shall be a minimum of 0.6 metres. The adjacent Lot shall also have a minimum Side Yard of 1.5 metres where it abuts a Side Yard containing a storm lateral, so as to provide a combined minimum total of 3 metres.

20119  5.2.3.28  R.2-28
108 and 110 Nottingham Street
As shown on Defined Area Map 25 of Schedule “A” of this By-law.

5.2.3.28.1  Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 of By-law Number (1995)-14864, as amended.

5.2.3.28.2  Regulations
In accordance with Section 5.2.2 of the By-law, with the following exceptions:

5.2.3.28.2.1  Minimum Lot Area
Despite Table 5.2.2, Row 2, the minimum Lot Area for every two units shall be 355 square metres, and the minimum Lot Area for 108 Nottingham Street shall be 175 square metres, and the minimum Lot Area for 110 Nottingham Street shall be 180 square metres.

5.2.3.28.2.2  Minimum Front Yard
Despite Table 5.2.2, Row 5, and Sections 4.6, 4.24 and 5.2.2.1, the minimum Front Yard shall be 1.1 metres.

5.2.3.28.2.3  Minimum Side Yard
Despite Table 5.2.2, Row 6, the minimum Side Yard setback for 110 Nottingham Street shall be 2.6 metres.

5.2.3.28.2.4  Minimum Landscaped Open Space
Despite Table 5.2.2, Row 15, the minimum Landscaped Open Space between the driveway and the side lot line of 108 and 110 Nottingham street shall be 0 metres.

5.2.3.28.2.5  Despite Table 4.7, Row 3, an open, roofed Porch not exceeding 1 Storey in height shall be 0 metres from the Front Lot Line.
5.2.3.29  R.2-29
50-52 Dean St
As shown on Defined Area Map 26 of Schedule “A” of this By-law.

5.2.3.29.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 of this By-law.

5.2.3.29.2 Regulations
In accordance with Section 5.2.2 of this By-law, with the following exceptions:

5.2.3.29.2.1 Minimum Lot Area
Despite Table 5.2.2, Row 2, the minimum Lot Area for 52 Dean Avenue shall be 190 square metres.

5.2.3.29.2.2 Minimum Front Yard
Despite Section 5.2.2.1.1 i) and Table 5.2.2, Row 5, the minimum Front Yard shall be 2.1 metres.

5.2.3.29.2.3 Minimum Exterior Side Yard
Despite Section 5.2.2.1.1 i) and Table 5.2.2, Row 5a, the minimum Exterior Side Yard shall be 1.2 metres for 52 Dean Avenue.

5.2.3.29.2.4 Minimum Rear Yard
Despite Table 5.2.2, Row 7, the minimum Rear Yard shall be 3.4 metres for 50 Dean Avenue.

5.2.3.29.2.5 Despite Table 4.7, Row 3, the minimum Front Yard Setback for an Open, Roofed Porch not exceeding 1 Storey in height shall be 0.1 metres for 52 Dean Avenue and 0.2 metres for 50 Dean Avenue.

5.2.3.29.2.6 Section 4.13.2.1 does not apply to 52 Dean Avenue.

5.2.3.29.2.7 Despite Section 4.13.7.2.3, the maximum Driveway width for 52 Dean Avenue shall be 4.5 metres and the maximum Driveway width for 50 Dean shall be 6 metres.

5.2.3.29.2.8 Despite Section 4.6.1, the existing Building at 52 Dean Avenue can be located within the corner sight line triangle.

5.2.3.30  R.2-30
51-53 College Avenue West
As shown on Defined Area Map 26 of Schedule “A” of this By-law.
5.2.3.30.1 Permitted Uses
In accordance with the Uses permitted by Section 5.2.1 of this By-law.

5.2.3.30.2 Regulations
In accordance with Section 5.2.2 of this By-law, with the following exceptions:

5.2.3.30.2.1 Minimum Front Yard
Despite Section 5.2.2.1.1 i) and Table 5.2.2, Row 5, the minimum Front Yard shall be 0.36 metres for 51 College Avenue West and 0.41 metres for 53 College Avenue West.

5.2.3.30.2.2 Minimum Side Yard
Despite Table 5.2.2, Row 6, the minimum Side Yard shall be 2.5 metres for 51 College Avenue West.

5.2.3.30.2.3 Minimum Landscaped Open Space
Despite Table 5.2.2, Row 15, the minimum Landscaped Open Space between the Driveway (Residential) and nearest Lot Line shall be 0 metres for 51 College Avenue West.

5.2.3.30.2.4 Despite Section 4.13.2.1, the required Parking Space shall be located a minimum distance of 0.36 metres from the Street Line for 51 College Avenue West and a minimum distance of 0.41 metres from the Street Line for 53 College Avenue West.

5.2.3.30.2.5 Despite Section 4.13.7.2.7, the Driveway (Residential) at 51 College Avenue West shall have a minimum width of 2.5 metres.

5.2.3.30.2.6 Despite Section 4.15.1.4.1, three Parking Spaces associated with an Accessory Apartment may be stacked.

5.2.3.30.2.7 Despite Table 4.7, Row 1, the minimum Front Yard Setback for an uncovered Porch not more than 1.2 metres above Finished Grade shall be 0 metres.