

INTENT

The intent of this zone is to accommodate one unit residential *structures* on *lots* of 362 square metres (3897.7 square feet) or more.

1. Permitted uses

The following uses and no others shall be permitted in the RS-2 Zone:

- (a) *A one unit residential use*
- (b) *An accessory home occupation use*
- (c) *An accessory boarding use*
- (d) *A nursery school use*
- (e) *A home day care use*
- (f) *An accessory registered secondary suite use*³³
- (g) *An accessory bed and breakfast use*³⁴

2. Regulations for Permitted Uses of Land, Buildings and Structures

- (a) *A one unit residential use* shall not be permitted on a *lot* of less than 362 square metres (3896.7 square feet) except where such *lot* was existing at the effective date of this Bylaw.
- (b) An accessory home occupation use shall comply with the provisions of Section 404.
- (c) An accessory boarding use shall comply with the provisions of Section 405.
- (d) A nursery school use shall comply with all Provincial regulations as set out in the Community Care Facilities Act as well as any and all Federal regulations and Section 404 of this By-law.
- (e) A home day care use shall comply with all Provincial regulations as set out in the Community Care Facilities Act as well as any and all Federal regulations and Section 404 of this By-law.
- (f) Accessory off-street parking shall be provided in conformity with the provisions of Section 402.
- (g) *An accessory registered secondary suite use* shall comply with the provisions of Section 406.³⁵
- (h) *An accessory bed and breakfast use* shall comply with the provisions of Section 407.³⁶
- (i) Minimum "*lot width*", "*lot depth*" and "*lot area*" in the RS-2 zone is as follows³⁷:
 - (1) minimum "*lot width*" = 10.0 metres (32.8 feet)
 - (2) minimum "*lot depth*" = 27.4 metres (89.9 feet)
 - (3) minimum "*lot area*" = 362.0 square metres (3,896.7 square feet).

3. Regulations for the Size, Shape and Siting of Buildings and Structures

³³ Bylaw Amendment, 2004, No. 1733

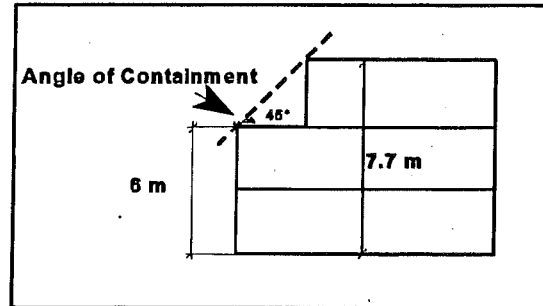
³⁴ Bylaw Amendment, 2008, No. 1845

³⁵ Bylaw Amendment, 2004, No. 1733

³⁶ Bylaw Amendment, 2008, No. 1845

³⁷ Bylaw Amendment, 2000, No. 1901

- (a) Subject to the provisions of Section 403, Principal buildings for one unit residential use
- (i) together with an *accessory building* shall not exceed a *lot coverage* of 50%
 - (ii) shall not exceed a *height* of 7.7 metres (25.26 feet), and the *height* of the southerly elevation of the *building* shall be determined by an angle of containment of 45° to the vertical commencing 6 metres (19.69 feet) above the *natural grade* at the base of the wall. No part of a *building*, with the exception of open type balcony guards, shall be placed above the angle of containment;



RS-2 ANGLE OF CONTAINMENT

- (iii) shall not exceed a maximum *residential gross floor area* of 0.6 times the *lot area*.
 - (iv) shall be sited on the *lot* not less than:
 - (1) 3 metres (9.84 feet) from front and *rear lot lines*, however, the front and rear yard setbacks shall in combination be not less than 12 metres (39.37 feet);
 - (2) 1.2 metres (3.94 feet) from an *interior side lot line*;
 - (3) 3 metres (9.84 feet) from an *exterior side lot line* for a distance of 7.5 metres (24.61 feet) from the *front lot line* and 1.5 metres (4.93 feet) from that point to the *rear lot line* of the *lot*.
- (b) Subject to the provisions of Section 403, accessory buildings and structures:
- (i) shall not exceed a *height* of 3 metres (9.84 feet);
 - (ii) shall not exceed a gross floor area of 6 square metres (64 square feet);
 - (iii) shall be sited to the rear of the rear face of the principle building on the lot;
 - (iv) shall be sited not less than:
 - (1) 3 metres (9.84 feet) from an *exterior side lot line* for a distance of 7.5 metres (24.61 feet) from the front lot line, and 1.5 metres (4.92 feet) from that point to the *rear lot line* of the *lot*;
 - (2) 1.2 metres (3.94 feet) from an interior side lot line;
2.4 metres (7.87 feet) from a rear lot line abutting a lane;
1.5 metres (4.92 feet) from a rear lot line not abutting a lane;
1.5 metres (4.92 feet) from a principal building on the lot.