

## 8.4 R2 - One and Two-Unit Residential District

### 8.4.1 Purpose

The purpose of the R2 District is to provide for residential development in the form of one and two-unit dwellings as well as related community uses.

### 8.4.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2 District are set out in the following chart:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth <sub>1</sub>	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.4.2 Permitted Uses</b>									
(1) One-unit dwellings (OUD) <sub>9</sub>	7.5 <sub>2</sub>	30	225	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(2) Two-unit dwellings (TUD) <sub>9</sub>	15	30	450	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(3) Semi-detached dwellings (SDD) <sub>9</sub>	7.5	30	225	6 <sub>3</sub>	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(4) Secondary suites	Refer to General Provisions Section 5.30								
(5) Keeping of up to five boarders in a OUD	-	-	-	-	-	-	-	-	-
(6) Keeping of two boarders in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
(7) Keeping of three residential care home residents in each unit of a TUD or SDD	-	-	-	-	-	-	-	-	-
(8) Places of worship	22.5	30	675	6	3	7.5 <sub>4</sub>	4.5	11	40%
(9) Elementary and high schools	30	30	900	6	3	7.5 <sub>4</sub>	4.5	11	40%
(10) Public neighbourhood and district parks	-	-	-	6	6	6	6	8.5	10%
(11) Custodial care facility - Type I	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(12) Residential care homes - Type I	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(13) Community centre conversions	22.5	30	675	6	3	7.5 <sub>4</sub>	4.5	11	40%
(14) Public hospitals, public art galleries and public libraries	30	30	900	6	3	7.5	4.5	11	40%
(15) Day cares, residential	Refer to General Provisions Section 5.33								
(16) Day cares and preschools accessory to a place of worship, elementary and high schools, community centre conversion or community centre	Refer to General Provisions Section 5.32								
(17) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(18) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(19) (Repealed – Bylaw No. 9862 – January 25, 2023)									
(20) Accessory buildings and uses	Refer to General Provisions Section 5.7								
(21) Municipal public works yard – Type I	Refer to General Provisions Section 5.50								
(22) Homestays	Refer to General Provisions Section 5.51								
(23) Garden and garage suites	Refer to General Provisions Section 5.43								

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9249 – March 23, 2015)

(Revised – Bylaw No. 9703 – May 25, 2020)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

(Revised – Bylaw No. 9862 – January 25, 2023)

### 8.4.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2 District are set out in the following chart:

R2 District	Minimum Development Standards (in Metres)								
	Site Width	Site Depth <sub>1</sub>	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)
<b>8.4.3 Discretionary Uses</b>									
(1) Day cares and preschools	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(2) Custodial care facility - Type II	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(3) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(4) Boarding houses	7.5 <sub>2</sub>	30	225	6	0.75	7.5	4.5	10 <sub>7</sub>	40% <sub>5</sub>
(5) Community centres	22.5	30	675	6	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>
(6) Parking stations	7.5	30	225	6	Refer to Section 6.0				
(7) Short-term rental properties	Refer to General Provisions Section 5.52								
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)									
(9) Private schools	15	30	450	6	3	7.5 <sub>4</sub>	4.5	11	40% <sub>5</sub>
(10) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%
(11) Market gardens, nurseries and greenhouses with no retail sales	15	30	450	6	3	7.5	4.5	8.5	40%
(12) Cemeteries	30	30	900	-	-	-	-	-	-

(Revised – Bylaw No. 8929 – May 9, 2011)

(Revised – Bylaw No. 9181 – May 5, 2014)

(Revised – Bylaw No. 9683 – August 31, 2020)

(Revised – Bylaw No. 9791 – December 20, 2021)

(Revised – Bylaw No. 9819 – April 25, 2022)

### 8.4.4 Notes to Development Standards

- 1 Except as provided in Clause 6, for new lots without access to a rear lane, refer to site depth requirements contained in the Subdivision Bylaw.
- 2 Except as provided in Clause 6, site width for the construction of new one-unit dwellings in category 2 established neighbourhoods shall be at least 60% of the average site width for one and two-unit dwelling sites fronting on the subject block face and the opposite block face, but in no case shall the site width be less than 7.5 metres.
- 3 (a) The front yard setback requirement for one- and two-unit dwellings and semi-detached dwellings in established neighbourhoods shall not vary by more than 3.0 metres from the average front yard setback of the principal buildings on adjacent flanking sites, provided that in no case shall the setback be less than 6.0 metres.  
(Revised – Bylaw No. 9833 – July 25, 2022)

- (b) Notwithstanding (a), where the average front yard setback along a blockface in an established neighbourhood is less than 6.0 metres, the setback may be reduced to the average of adjacent dwellings, provided that in no case shall the setback be less than 3.0 metres.  
(Revised – Bylaw No. 9818 – May 24, 2022)
- 4 The rear yard requirement may be reduced to 4.5 metres on sites with a depth of 34 metres or less.
- 5 Site coverage may be increased for attached covered entries, patios and decks, three season rooms or attached enclosed swimming pools by the percentage of the area covered by such structures, but the total site coverage shall not exceed 50%.  
(Revised – Bylaw No. 9833 – July 25, 2022)
- 6 (a) Effective April 7, 2003, each site in the Montgomery Place Neighbourhood shall have a minimum site width of 18.25 metres and a minimum site depth of 39.6 metres.  
(Revised – Bylaw No. 9704 – May 25, 2020)
  - (b) Notwithstanding the provisions of Subclause (a), any lot in the Montgomery Place Neighbourhood lawfully existing prior to April 7, 2003, shall be a fully conforming building site whether or not it contains a building.
- 7 The maximum building height in established neighbourhoods is 8.5 metres.
- 8 For sites in the 100 - 300 blocks of each of Saskatchewan Crescent West and Poplar Crescent, the minimum site width for new one-unit dwellings shall be at least 60% of the average site width for one and two-unit dwellings fronting on the subject block face and the opposite block face.
- 9 For sites located in established neighbourhoods the provisions of Section 5.44 apply.  
(Revised – Bylaw No. 9249 – March 23, 2015)

#### **8.4.5 Signs**

The regulations governing signs in an R2 District are contained in **Appendix A - Sign Regulations**.

#### **8.4.6 Parking**

The regulations governing parking and loading in an R2 District are contained in **Section 6.0**.

### 8.4.7 Landscaping

The regulations governing landscaping in an R2 District are contained in **Section 7.0**.  
(Revised – Bylaw No. 9789 – December 20, 2021)

## 8.5 R2A - Low Density Residential Infill District

### 8.5.1 Purpose

The purpose of the R2A District is to provide for residential development in the form of one and two-unit dwellings, while facilitating certain small scale conversions and infill developments, as well as related community uses.

### 8.5.2 Permitted Uses

The Permitted Uses and Minimum Development Standards in an R2A District are set out in the following chart:

R2A District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.5.2 Permitted Uses</b>										
(1) All uses permitted in the R2 Zoning District, subject to the development standards contained in the R2 Zoning District										

### 8.5.3 Discretionary Uses

The Discretionary Uses and Minimum Development Standards in an R2A District are set out in the following chart:

R2A District	Minimum Development Standards (in Metres)									
	Site Width	Site Depth	Site Area (m <sup>2</sup> )	Front Yard	Side Yard	Rear Yard Interior Site	Rear Yard Corner Site	Building Height (Max.)	Site Coverage (Max.)	Amenity Space Per Unit (m <sup>2</sup> )
<b>8.5.3 Discretionary Uses</b>										
(1) Day cares and preschools	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sup>1</sup>	-
(2) Custodial care facility - Type II	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sup>1</sup>	-
(3) Residential care homes - Type II	15	30	450	6	0.75	7.5	4.5	8.5	40% <sup>1</sup>	-
(4) Boarding houses	7.5	30	225	6	0.75	7.5	4.5	8.5	40% <sup>1</sup>	-
(5) Community centres	22.5	30	675	6	3	7.5	4.5	11	40% <sup>1</sup>	-
(6) Parking stations	7.5	30	225	6	Refer to Section 6.0					-
(7) Short-term rental properties	Refer to General Provisions Section 5.52									
(8) (Repealed – Bylaw No. 9819 – April 25, 2022)										
(9) Private schools	15	30	450	6	3	7.5	4.5	11	40% <sup>1</sup>	-
(10) Ambulance stations	15	30	450	6	3	7.5	4.5	11	40%	-