

**10.8.DUPLEX RESIDENTIAL ZONE (R2)**Bylaw No.  
154.36**.1 Purpose**

To accommodate single detached residential and duplex residential uses.

**.2 Principal Uses, Buildings and Structures**

- (a) Duplex
- (b) Single detached dwelling

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Home based business, major

**.4 Site Specific Uses, Buildings and Structures - *Reserved*****.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	800 m <sup>2</sup> (8,611.1 ft <sup>2</sup> )
(b)	Minimum usable parcel area	480 m <sup>2</sup> (5,166.7 ft <sup>2</sup> )
(c)	Minimum parcel frontage	18.0 m (59.1 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
.1	Duplex and single detached dwelling	Only 1 duplex, or only 1 single detached dwelling per parcel
(e)	Maximum parcel coverage:	
.1	Duplex	40%
.2	Single detached dwelling and modular home	35%
(f)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures

SITING REGULATIONS		
<b>(g)</b>	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
.1	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
.2	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
.3	Interior side parcel boundary	1.5 m (4.9 ft)
.4	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
.5	A1 Zone or ALR	15.0 m (49.2 ft) except it is 9.0 (24.6ft) if a level 1 buffer is provided.

## .6 Other Regulations

- (a) Without limiting the application of the height regulation in Section 10.8.5(h), the height of any single building wall, measured from the lowest elevation of grade at the foot of the wall to the lower surface of the eave, or to the top of the wall in the case of a building without eaves, shall not exceed the lesser of 3 storeys or 9 m (29.5 ft).
- (b) Where side-by-side duplex units are subdivided under the *Land Title Act*, Sections 10.8.5(a), 10.8.5(b), and 10.8.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half of the minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.8.5(g)3 shall not apply.

### (c) Siting Regulations for Approved Subdivisions

- .1 the regulations requiring a minimum distance between garages or carports having vehicular entry from parcel boundaries or private access easements, that is greater than the minimum distance required for other buildings and structures, and
- .2 the regulations requiring that the siting of a building or structure be determined in relation to the location of a private access easement, if it is closer to the building or structure than the relevant parcel boundary,

shall not apply to any parcel created by subdivision deposited in the Land Title Office before March 13, 2014 provided that the building permit authorizing the construction of the building or structure is issued before March 13, 2019.

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