

SECTION 11 - RESIDENTIAL 2 (R2) ZONE

11.1 Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (R2) zones.

11.2 PERMITTED USES

- (a) One single detached dwelling and uses, buildings and structures accessory thereto.
- (b) Home Occupations
- (c) Accessory Apartment Dwelling

11.3 REGULATIONS FOR DWELLINGS

Minimum Lot Frontage	15m 17m for a corner lot
Minimum Lot Area	510 sq. m.
Maximum Lot Coverage	Lot size < 510 sq m - 30 percent Lot size = 510 sq m 700 sq m - 35 percent Lot size > 700 sq m - 40 percent
Minimum Front Yard	6m
Minimum Interior Side Yard	(i) 1.2m for a one-storey dwelling (ii) 1.5m for anything above a one-storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
Minimum Exterior Side Yard	3m, except that an attached garage or attached carport which faces an exterior side lot line shall be located no closer than 6m to the exterior side lot line.
Minimum Rear Yard	8m
Maximum Height of Building	i) 2 storeys ii) 9m

11.4 ADDITIONAL REGULATIONS FOR DWELLINGS ON INFILL LOTS

Minimum Interior Side Yard	(iii) 1.5m for a one-storey dwelling (iv) 2.0m for a 1.5 or 2 storey dwelling (v) 3.0 for a 2.5 storey dwelling (iii) On an interior lot where no attached garage or carport is provided, the minimum side yard on one side shall be 3m
----------------------------	--

EXCEPTIONS TO THE RESIDENTIAL 2 (R2) ZONE

R2-34 (129-90) 657 Niagara River Parkway (RELOCATED WR-34)

R2-38 (129-1990) 240 Jarvis Street

Nothing shall prevent the use of the lands indicated as R2-38 on Schedule "A" for professional offices, business offices and uses, buildings and structures accessory thereto.

R2-39 (129-1990) 21 Wintemute Street

Nothing shall prevent the continued use of the lands indicated as R2-39 on Schedule "A" for a funeral home and uses, buildings and structures accessory thereto.

R2-43 (216-1991) Jennet Street, west side, north of Gilmore Road

These lands are zoned "Residential 2 R2-43 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-43 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 12 metres.

R2-44 (216-1991) Jennet Street, west side, north of Gilmore Road

These lands are zoned "Residential 2 R2-44 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-44 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 11.7 metres.

R2-45 (115-1991) 201 Phipps Street

These lands are zoned "Residential 2 R2-45 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-45 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.2 (a) these lands may be used for one single detached dwelling or one duplex dwelling and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 11.3 the minimum interior side yard shall not be less than .12 metres, and;

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90

OFFICE CONSOLIDATION

- (c) that notwithstanding the requirements of Subsection 11.3 the minimum exterior side yard shall not be less than 4.8 metres.

R2-46 (115-1991) Phipps Street, south side @ Central Avenue

These lands are zoned "Residential 2 R2-46 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-46 Zone" except:

- (a) that notwithstanding the provisions of Subsection 5.151 (d) the lot line abutting the Central Avenue street line shall be considered as the front lot line, and;
- (b) that notwithstanding the requirements of Subsection 6.1 (b) an accessory building shall not be located closer to the southerly side lot line than .3 metres or closer to the westerly rear lot line than .6 metres.

R2-47 (209-1991) 281 Central Avenue

These lands are zoned "Residential 2 R2-47 Zone" and notwithstanding the requirements of Subsection 11.2 - Permitted Uses, these lands shall only be used as an emergency residential hostel for refugees with a maximum overnight occupancy load of eight (8) persons.

R2-121 (158-1994) 566 Albany Street

These lands are zoned "Residential 2 R2-121 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-121 Zone" except that notwithstanding the provisions of Subsection 11.3, the minimum westerly rear yard for the existing dwelling shall not be less than 5.2 metres.

R2-122 (173-1994) Disher Street, north side, west of Ridge Road North

These lands are zoned "Residential 2 R2-122 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-122 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum lot area shall not be less than 464.5 square metres.

R2-123 (173-1994) Disher Street, north side, west of Ridge Road North

These lands are zoned "Residential 2 R2-123 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-123 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 13.1 metres, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum lot area shall not be less than 499.3 square metres.

**R2-155 (145-1996) Erie Road, South Side, East of Schooley Road
(RELOCATED TO WR-155 AND CMU2-155)**

R2-158 (159-1996) Hill Estates Subdivision, Phase 1

These lands are zoned "Residential 2 R2-158 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-158 Zone" except that notwithstanding the requirements of Subsection 11.3, the minimum floor area for a 2 or 2½ storey dwelling shall not be less than 111.48 square metres.

R2-159 (159-1996) Hill Estates Subdivision, Phase 2

These lands are zoned "Residential 2 R2-159 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by that by-law shall apply to those lands zoned "Residential 2 R2-159 Zone" except that notwithstanding the provisions of Subsection 11.3, the minimum floor area for a 2 or 2½ storey dwelling shall not be less than 111.48 square metres.

R2-161 (199-1996) Park Street, west side, north of Farr Avenue

These lands are zoned "Residential 2 R2-161 Zone", and the development on this property shall comply with all of the provisions in Section 11 - R2 Zone - Residential 2 except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 7.6 metres."

R2-177 (81-1997) 3623 Dominion Road

These lands are zoned "Residential 2 R2-177 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-177 Zone" except:

- (a) that in addition to the permitted uses set out in Subsection 11.2 (Permitted Uses), these lands may also be used for a Bed & Breakfast Establishment. A Bed & Breakfast Establishment shall mean a single detached residential dwelling wherein not more than three (3) rooms are rented to persons for a single night or for less than one (1) week at a time by the owner or head leasee of the dwelling and where breakfast is served to the guests, but the Bed & Breakfast Establishment does not include any type of institutional dwelling or restaurant in a residential area;
- (b) that in addition to the parking requirements in Subsection 6.20 for a single detached residential dwelling, one (1) parking space per guest room must be provided on site and notwithstanding any other provisions herein, on-site tandem parking shall be permitted.

R2-188 (187-1997) West Main Street, south side, east of Ott Road

These lands are zoned "Residential 2 R2-188 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" by that by-law shall apply to those lands zoned "Residential 2 R2-188 Zone" except that:

- (a) notwithstanding the requirements of Subsection 10.3 (h)(iii), the minimum floor area for a 2 or 2½ storey dwelling shall not be less than 111.48 square metres.

R2-198(H) (102-1998) Smalls Road, north side, west of Lakewood Avenue
REPEALED BY BY-LAW 197-05

R2-208(H) (28-1999) Dominion Road, south side, west of Kraft Road
REPEALED BY BY-LAW 165-03

R2-214 (182-1999) 689 Edgemere Road

These lands are zoned “Residential 2 R2-214 Zone” and all of the provisions that relate to lands zoned “Residential 2 R2 Zone” by this By-law shall apply to those lands zoned “Residential 2 R2-214 Zone”, except:

- (a) that notwithstanding the requirements of Subsection 6.3(b), these lands may be used for the construction of dwelling above a private garage, and;
- (b) that notwithstanding the requirements of Subsection 10.3(h)(iii), the minimum floor area for a two storey dwelling shall not be less than 119.3 square metres.

R2-235 (192-2000, AMENDED BY 118-2002, 88-04) Lakeshore Road, south side, west of Bardol Avenue

These lands are zoned “Residential 2 R2-235 Zone” and all of the provisions that relate to lands zoned “Residential 2 R2 Zone” by this by-law shall apply to those lands zoned “Residential 2 R2-235 Zone”, except:

- (a) that notwithstanding the provisions of Subsection 11.3, the minimum rear yard shall not be less than 15 metres from the 100 year floodline for Lake Erie of 177.2 metres referenced to the Geodetic Survey of Canada datum.
- (b) In addition to the requirements of subsection (a) no building or structure shall be permitted to locate or encroach to a lesser elevation than 177.74 metres as referenced in the Geodetic Survey of Canada datum. Unenclosed attached decks, and in-ground pools maybe permitted below the 177.74 metre elevation.
(added by By-law 88-04 on May 25, 2004)

R2-250 (143-2001) Lincoln Road East, South Side, East of Derby (RELOCATED TO CMU2-250)

R2-261 (129-1990; 55-08) 381 Ridgeway Road (RELOCATED TO CMU2-261)

R2-264 (37-1991) 151 Schooley Road

These lands are zoned "Residential 2 R2-264 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-264 Zone" by this by-law except that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 13.7 metres.

**TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION**

R2-265 (37-1991) 167 Schooley Road

These lands are zoned "Residential 2 R2-265 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-265 Zone" by this by-law except that notwithstanding the requirements of Subsection 11.3, the minimum southerly side yard for the dwelling existing on the property at the date of passing of this by-law shall not be less than 1.18 metres.

R2-267 (101-1991) Eastwood Avenue, west side, south of Glenspring Road

These lands are zoned "Residential 2 R2-267 Zone" and all the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-267 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.3, the minimum lot area shall not be less than 418 square metres, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum front yard shall not be less than 4.1 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than 6.7 metres.

R2-268 (101-1991) Eastwood Avenue, west side, south of Glenspring Road

These lands are zoned "Residential 2 R2-268 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-268 Zone" except that notwithstanding the provisions of Subsection 11.3, the minimum lot area shall not be less than 418 square metres.

R2-269 (43-1992) 333 Lakewood Avenue

These lands are zoned "Residential 2 R2-269 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-269 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.2 - Permitted Uses, these lands shall only be used for one single detached dwelling and one semi-detached dwelling and uses, buildings and structures accessory thereto, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum front yard for the single detached dwelling shall not be less than 2.92 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum southerly interior side yard for the single detached dwelling shall not be less than .86 metres and the minimum northerly interior side yard for the semi-detached dwelling shall not be less than .74 metres, and;
- (d) that notwithstanding the provisions of Subsection 11.3, the minimum rear yard for the semi-detached dwelling shall not be less than 1.44 metres, and;
- (e) that notwithstanding the provisions of Subsection 11.3, the minimum floor area for the semi-detached dwelling shall not be less than 36.8 square metres per dwelling unit, and;

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90

OFFICE CONSOLIDATION

- (f) that notwithstanding the provisions of Subsection 6.20 (a) - Residential, a minimum of one parking space per dwelling unit must be provided on site, and;
- (g) that notwithstanding the requirements of Subsection 6.20 (i) - Parking Area Location on a Lot, all parking spaces shall not be closer than 6.1 metres to any street line.

R2-270 (42-1992) 343 Schooley Road

These lands are zoned "Residential 2 R2-270 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by this by-law shall apply to those lands zoned "Residential 2 R2-270 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.2 - Permitted Uses, these lands shall only be used for the conversion of three seasonal dwellings to three single detached dwellings, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the maximum lot coverage of all buildings on the lot shall not exceed 32%, and;
- (c) that notwithstanding the requirement of Subsection 11.3, the minimum front yard shall not be less than 3.77 metres, and;
- (d) that notwithstanding the requirements of Subsection 11.3, the minimum northerly interior side yard shall not be less than 2.43 metres and the minimum southerly interior side yard shall not be less than .85 metres, and;
- (e) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than .6 metres, and;
- (f) that notwithstanding the requirements of Subsection 11.3, the minimum floor area per dwelling shall not be less than 63.1 square metres, and;
- (g) that notwithstanding the requirements of Subsection 6.2 (a) - Residential, a minimum of one parking space per dwelling unit must be provided on site, and;
- (h) that notwithstanding the requirements of Subsection 6.20 (i) - Parking Area Location on a Lot, all parking spaces shall not be closer than 6.1 metres to any street line.

R2-271 (200-1991) 4120 Birchwood Road

These lands are zoned "Residential 2 R2-271 Zone" and all of the provisions that relate to lands zoned "Residential 2 R2 Zone" by that by-law shall apply to those lands zoned "Residential 2 R2-271 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.2 - Permitted Uses, these lands shall only be used for one, one-family detached dwelling, and;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 14 metres, and;
- (c) that notwithstanding the requirements of Subsection 11.3, the minimum lot area shall not be less than 237.3 square metres, and;
- (d) that notwithstanding the requirements of Subsection 11.3, the maximum lot coverage shall not exceed 35.5%, and;
- (e) that notwithstanding the requirements of Subsection 11.3, the minimum front yard shall not be less than 3.6 metres, and;

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**OFFICE CONSOLIDATION**

- (f) that notwithstanding the requirements of Subsection 11.3, the minimum interior side yard shall not be less than 1 metre, and;
- (g) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than 4.26 metres, and;
- (h) that notwithstanding the requirements of Subsection 11.3, the minimum floor area shall not be less than 83.5 square metres, and;
- (i) that notwithstanding the requirements of Subsection 6.2 (i) - Parking Area Location on a Lot, no parking space or part thereof shall be closer than 2.7 metres to the street line.

**R2-272 (236-1991) Erie Road, South Side, East of Schooley Road
(RELOCATED TO CMU2-272 ZONE)****R2-300 (58-06) - West Main Street, north side, west of Stevensville Road**

These lands are zoned "Residential 2 R2-300 Zone" and all of the provisions of By-law 129-90 as amended that relate to land zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-300 Zone" except:

- (a) that notwithstanding the provisions of Subsection 11.3, minimum lot frontage shall not be less than 18 metres.
- (b) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-300 Zone".

R2-301 (58-06) West Main Street, north side, west of Stevensville Road

These lands are zoned as "Residential 2 R2-301 Zone" and all the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-301 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 18 metres;
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum rear yard shall not be less than 3.048 metres;
- (c) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-301 Zone".

R2-302 (58-06) West Main Street, north side, west of Stevensville Road

TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90**OFFICE CONSOLIDATION**

These lands are zoned "Residential 2 R2-302 Zone" and all the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-302 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3, the minimum lot frontage shall not be less than 18 metres
- (b) that notwithstanding the requirements of Subsection 11.3, the minimum front yard shall not be less than 4.267 metres to the front wall of the residence or a garage wall with no overhead door facing the street.
- (c) That notwithstanding the requirements of 11.3 the minimum rear yard shall not be less than 3.048 metres.
- (d) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-302 Zone".
- (e) that notwithstanding the provisions of Subsection 6.40(c) unenclosed porches and steps, covered or uncovered may project into the front yard a maximum distance of .61 metres provided that the porch or steps are not more than .61 metres above grade.

R2-303 (58-06) - West Main Street, north side, west of Stevensville Road

These lands are zoned "Residential 2 R2-303 Zone" and all of the provisions of By-law 129-90 as amended that relate to lands zoned "Residential 2 R2 Zone" shall apply to those lands zoned "Residential 2 R2-303 Zone" except:

- (a) that notwithstanding the requirements of Subsection 11.3 the minimum lot frontage shall not be less than 67 metres.
- (b) that notwithstanding any of the requirements of Subsection 11.3 the minimum front yard shall not be less than 4.267 metres to the front wall of the residence or garage wall with no overhead door facing the street.
- (c) that notwithstanding the requirements of Subsection 11.3 the minimum rear yard shall not be less than 3.048 metre.
- (d) that in addition to the provisions of Subsection 6.1 Accessory Uses and 6.40 Yard Encroachments Permitted, no accessory buildings, structures or yard encroachments are permitted within 3.048 metres of the top of the bank which is

SECTION 11 – R2 ZONE
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

11.10

shown as the zoning line between the "Hazard H Zone" and the "Residential 2 R2-303 Zone".

- (e) that notwithstanding the provisions of Subsection 6.40(c) unenclosed porches and steps, covered or uncovered may project into the front yard a maximum distance of .61 metres provided that the porch or steps are not more than .61 metres above grade.

R2-315(H) (90-2003) Promenade Way, east side, west of Ridgeway Road

These lands are zoned Residential 2 Holding R2(H)-315 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 Holding R2(H)-315 Zone on Schedule A. Once the Holding has been removed, after the owner has entered into a development agreement to the satisfaction of the Town and the Niagara Peninsula Conservation Authority, these lands shall comply with all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone except:

- (a) that notwithstanding the requirements of Subsection 11.3 - Regulations, the following regulations shall apply to the single detached dwellings:

- Minimum Lot Frontage 6m
- Minimum Lot Area 348.00 sq.m
- Maximum Lot Coverage 40%
- Minimum Front Yard 4.6 m
- Minimum Interior Side Yard

- (i) zero lot line on one side with 3m on the opposite side or

- (ii) 1.2m on each side abutting an interior lot line

- Minimum Interior Side Yard for Detached Garages Nil
- Minimum Exterior Side Yard 4.6 m
- Minimum Rear Yard 7.5 m
- Minimum Floor Area
 - 1 storey dwelling 60.00 sq. m
 - 1½ storey or split level dwelling 75.00 sq. m
 - 2 or 2½ storey dwelling 80.00 sq. m

- Maximum Height 9m measured from the average grade level to the midpoint between the eaves and the ridge, but in no case shall the ultimate height measured from average grade level to the peak of the highest roof be greater than 12m.

SECTION 11 – R2 ZONE
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

11.11

- Minimum Distance between Detached Garages 6.1 m
- Minimum Rear Yard for Detached Garages 1.5 m
- Maximum Building Height for Detached Garages 5.0 m
- Minimum Exterior Side Yard for Detached Garages 4.6 m

- (a) that notwithstanding the requirements of Subsection 6.40 (c), unenclosed porches, balconies, steps and patios covered or uncovered, may project into any front yard or rear yard a maximum distance of 1.5 metres provided that in the case of porches, steps or patios, such uses are not more than 1.3 metres above ground. Uncovered decks or patios may project into any rear yard provided they are not more than 0.6 metres above grade.

R2-318 (222-03) Disher Street, North Side, east of Park Street

These lands are zoned Residential 2 R2-318 and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2-318 Zone on Schedule A, except that notwithstanding the requirements of Subsection 11.3 – Minimum Lot Area, the minimum lot area shall not be less than 464 square metres.

R2-323 (89-04) Village Creek Estates, West Main Street

The lands are zoned Residential 2 R2-323 and all the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2-323 on the attached Schedule A except that their minimum rear yard setback for a dwelling shall be 30 metres.

R2-349 (56-06) – DELETED (SEE BY-LAW 127-06)

R2-358 (127-06) Crystal Ridge Landing, Northeast corner of Thunder Bay Road and Ridge Road South

These lands are zoned Residential 2 R2-358 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2-358 Zone on the attached Schedule A and subject to the following special provision:

- a) All dwelling units shall have attached garages
- b) The minimum front yard setback shall be 4 metres to the dwelling unit and 6 metres to the garage.

R2-360(H) (130-06) W/S OF SPEARS ROAD AND NORTH OF GARRISON ROAD

These lands are zoned Residential 2 Holding R2-360 (H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 Holding R2-360 (H) Zone on the attached Schedule A and subject to the following special provision:

- a) An interim stormwater management facility shall also be permitted

R2-388 (55-08) 385 Ridgeway Road (RELOCATED TO CMU2-388)

R2-391 (121-08) High Pointe, north end of Green Acres Drive

These lands are zoned Residential 2 R2 R2-391 Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2 R2-391 Zone on the attached Schedule A subject to the following special provisions:

- a) A maximum lot coverage of 45%.
- b) A minimum front yard setback of 6 metres.
- c) A minimum interior side yard setback of 1.0 metres for 1 storey, 1.2 metres for over 1 storey and all units to have attached garages.

R2-426 (11-10) South of Elizabeth Road, East of Schooley Road and West of Elmwood Avenue

These lands are zoned Residential 2 R2-426 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Residential 2 R2 Zone by this by-law shall apply to those lands zoned Residential 2 R2- 426 Zone on Schedule A subject to the following special provisions:

- a) Minimum lot area shall not be less than 370 square metres;
- b) Minimum lot frontage shall not be less than 14.7 metres;
- c) Minimum front yard setback shall not be less than 4.5 metres to the dwelling and 6.0 metres to the garage;
- d) Minimum rear yard setback shall not be less than 7.5 metres; and
- e) Maximum lot coverage not be more than 45%;

R2-467 (25-12) Northeast Corner Of Thunder Bay Road and Prospect Point Road and West of Maple Leaf Avenue (Ridgeway Shores Phase 2)

These lands are zoned Residential 2 R2-467 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Residential 2 (R2) Zone by this by-law shall apply to those lands zoned Residential 2 Holding R2-467 Zone on Schedule A subject to the following special provisions:

- a) Notwithstanding the Zone Regulations in Section 11.3, single detached dwellings shall be subject to the following special provisions:
- i) Minimum lot frontage - 13 metres except 17 metres for corner lots.
 - ii) Minimum lot area – 400 square metres.
 - iii) Minimum front yard – 4 metres to the front face of the dwelling unit and 6 metres to the garage.
 - iv) Minimum interior side yard – 1.2 metres except 3 metres on one side of an interior lot where no attached garage or carport is provided.
 - v) Maximum lot coverage - 45%.

R2-525(H) (72-2015) Spears Garden Subdivision

These lands are zoned “Residential 2 Holding (R2-525H) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 Holding (R2-525H) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the Zone Regulations for Dwellings in Section 11.3, single detached dwellings shall be subject to the following special provisions:
- i) Minimum lot area – 460 square metres
 - ii) Maximum lot coverage – 50%
 - iii) Minimum front yard – 6 metres to the front of the garage and 4.5 metres to the front face of the dwelling unit
 - iv) Minimum interior side yard – 1.2 metres for anything above a one-storey dwelling
 - v) Minimum rear yard – 7.5 metres
 - vi) Maximum building height – 10.5 metres

R2-531 (87-2015) 114 Idylewylde Street

These lands are zoned “Residential 2 (R2-530) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 (R2-531) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

SECTION 11 – R2 ZONE
TOWN OF FORT ERIE COMPREHENSIVE ZONING BY-LAW 129-90
OFFICE CONSOLIDATION

11.14

a) Notwithstanding the Zone Regulations for Dwellings in Section 11.3, single detached dwellings shall be subject to the following special provisions:

- i) Minimum lot area – 478 square metres
- ii) Minimum interior side yard – 1.0 metres for anything above a one-storey dwelling

R2-552 (552-2016) Village Creek Phase 3

These lands are zoned “Residential 2 Holding R2-552 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 Holding R2-552 Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- a) Notwithstanding the zone Regulations for Dwellings in Section 11.3, single detached dwellings shall be subject to the following provisions:
 - i) Maximum lot coverage – 50%
 - ii) Minimum front yard –4.5 metres to the front face of the dwelling unit and 6 metres to the front face of the garage
 - iii) Minimum rear yard – 7.5 metres”

R2-553 (553-2016) Village Creek Phase 3

These lands are zoned “Residential 2 R2-553Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 R2-553 Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- a) Notwithstanding the zone Regulations for Dwellings in Section 11.3, single detached dwellings shall be subject to the following provisions:
 - i) Maximum lot coverage – 50%
 - ii) Minimum front yard –4.5 metres to the front face of the dwelling unit and 6 metres to the front face of the garage
 - iii) Minimum interior side yard – 1.0 metres
 - iv) Minimum rear yard – 7.5 metres
 - v) Maximum height of a building – 2.5 storeys, 10.5 metres”

R2-586 (108-2017) 185 Catherine Street

These lands are zoned “Residential 2 (R2-586) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 (R2-586) Zone” shown as Part 1 on the attached Appendix “1” and shall be subject to the following provisions:

- a) Notwithstanding the list of “Permitted Uses” in Section 11.2, the subject lands may also be used for a duplex dwelling.
- b) Notwithstanding the “Regulations for Dwellings” in Section 11.3, the permitted uses shall be subject to the following provisions:
 - i) Minimum westerly side yard – 0.9 metres
- c) Notwithstanding the requirements of Section 6.1 (b), an accessory structure may be located 0.3 metres from the easterly side lot line and the eaves may be located 0 metres from the westerly side lot line.

R2-588(H) (120-2017) 397 Garrison Road & 0 Louisa Street, Peace Bridge Subdivision

These lands are zoned “Residential 2 (R2-588(H)) Zone” (Part 1), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 (R2-588(H)) Zone” shown as Part 1 on the attached Appendix “1” and shall be subject to the following provisions:

- a) Maximum Lot Coverage – 45% (one storey dwellings)

R2-589 (H) (120-2017) 397 Garrison Road & 0 Louisa Street, Peace Bridge Subdivision

These lands are zoned “Residential 2 (R2-589(H)) Zone” (Part 2), and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Residential 2 (R2) Zone” by this by-law shall apply to those lands zoned “Residential 2 (R2-589(H)) Zone” shown as Part 2 on the attached Appendix “1” and shall be subject to the following provisions:

- a) Maximum Lot Coverage – 45% (one storey dwellings)
- b) Minimum Lot Area – 465 sq. m