

Zoning Information

506 West St S Orillia



R2 - Residential Zone

PART 10 - SECOND DENSITY RESIDENTIAL (R2) ZONE

10.1 USES PERMITTED

- 10.1.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Second Density Residential (R2) Zone, except for the following uses:

Single Detached Dwelling
 Duplex Dwelling
 Bed and Breakfast Establishment
 Place of Worship
 Elementary or Secondary School
 Park

10.2 ZONE PROVISIONS

- 10.2.1 No person shall hereafter change the use of any building, structure or land or erect or use any building or structure, in a Second Density Residential (R2) Zone, except in conformity with the following zone provisions:

- 10.2.1.1 Lot Area (min.) 460 sq. m
 Duplex Dwelling or Bed and Breakfast Establishment 550 sq. m
 Section 3.11 shall not apply to a Duplex Dwelling or a Bed and Breakfast Establishment

- 10.2.1.2 Lot Frontage (min.) 15 m
 Duplex Dwelling or Bed and Breakfast Establishment 18 m
 Section 3.11 shall not apply to a Duplex Dwelling or a Bed and Breakfast Establishment

- 10.2.1.3 Yard Requirements (min.)
 (a) Front 6.0 m
 (b) Interior side 1.2 m
 (c) Exterior side 4.5 m
 (d) Rear 7.5 m
 (e) Water Setback 7.5 m

- 10.2.1.4 Lot Coverage (max.) 35 %

- 10.2.1.5 Building Height (max.) 11 m

- 10.2.1.6 Landscaped Open Space (min.) 30 %

- 10.2.1.7 Notwithstanding Sections 10.1.1 and 10.2.1, an Elementary or Secondary School or Place of Worship shall only be permitted in accordance with the zone provisions of Section 6.2.