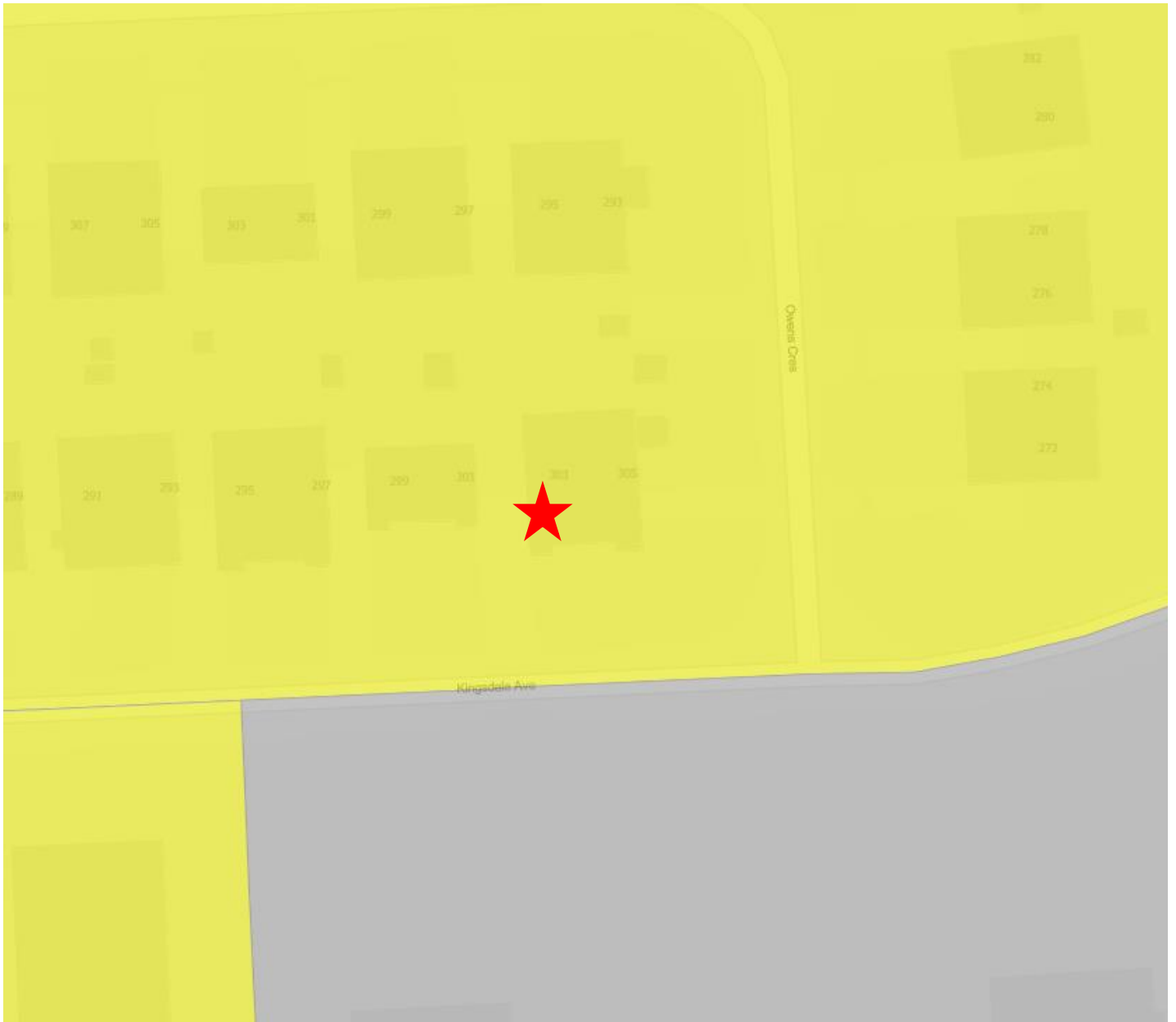


Zoning Information 303 Kingsdale Avenue



UR2.A – Urban Residential Zone

11.3. Urban Residential Zone 2 (UR2)

11.3.1. The use of any lot or building in the UR2 Zone must comply with the provisions of Table 11.3.1.

Table 11.3.1. – UR2 Provisions

Zoning Provision	single detached house, duplex	semi-detached house	non-residential buildings
1. Minimum lot area (square metres)	—	—	—
2. Minimum lot frontage (metres)	10.0	9.0 per dwelling unit	10.0
3. Maximum height (metres)	(a) flat roof : 9.0 (b) all other: 10.7	(a) flat roof : 9.0 (b) all other: 10.7	(a) flat roof : 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	6.0	6.0	6.0
5. Minimum rear setback (metres)	6.75	6.75	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0	6.0
7. Minimum interior setback (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a lot line : 0	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6
8. Minimum aggregate of interior setbacks	—	—	—
9. Minimum landscaped open space	30%	30%	30%
10. Maximum lot coverage	—	—	—
11. Maximum number of principal buildings per lot	1.0	1.0	—
12. Maximum building depth (metres)	—	—	—

11.3.2. The **use** of any **lot** or **building** in the UR2.A Zone must comply with the provisions of Table 11.3.2.

Table 11.3.2. – UR2.A Provisions

Zoning Provision	single detached house, duplex	semi-detached house	non-residential building
1. Minimum lot area (square metres)	—	—	—
2. Minimum lot frontage (metres)	12.0	9.0 per dwelling unit	12.0
3. Maximum height (metres)	(a) flat roof: 9.0 (b) all other: 10.7	(a) flat roof: 9.0 (b) all other: 10.7	(a) flat roof: 9.0 (b) all other: 10.7
4. Minimum front setback (metres)	6.0	6.0	6.0
5. Minimum rear setback (metres)	7.5	7.5	equal to the height of the rear wall
6. Minimum exterior setback (metres)	6.0	6.0	6.0
7. Minimum interior setback (metres)	1.2	(a) 1.2 metres (b) where a common party wall is located along a lot line: 0 metres	3.0 metres plus 0.3 metres for each additional 0.6 metres in height above 4.6 metres
8. Minimum aggregate of interior setbacks	—	—	—
9. Minimum landscaped open space	30%	30%	30%
10. Maximum lot coverage	—	—	—
11. Maximum number of principal buildings per lot	1.0	1.0	—
12. Maximum building depth (metres)	—	—	—