

- Section 5.2 of Zoning Bylaw 2015 outlines the spatial regulations for residential zones. As shown in Table 5.2.1 (page 10 of Zoning Bylaw 2015) a property zoned R2, must be a minimum of 715 sq.m. to accommodate a Two-family dwelling (duplex).

5.2.1 General Spatial Regulations Table: Detached Residential Zones

Zone	Minimum Lot Area		Maximum Lot Coverage <i>(see note 1)</i>		Maximum Height <i>(see note 2)</i>		Max St
	Single-Family Dwelling	Two-Family Dwelling	1 Storey	2 and 2.5 Storeys	Roof pitch greater than 3:12 <i>(see note 3)</i>	Roof pitch 3:12 or less <i>(see note 3)</i>	
R1	930m ² <i>(see note 4)</i>		40%	30%	9.0m		
R1.1	500m ² <i>(see note 4)</i>		40%	30%	9.0m	8.0m	
R1.2	Lot area of 400m ² or less	255m ²	40%	30%	8.0m		
	Lot area greater than 400m ²	400m ²	40%	30%	9.0m	8.0m	
R1.3	Lot area of 400m ² or less	255m ²	40%	30%	8.0m		
	Lot area greater than 400m ²	400m ²	40%	30%	9.0m	8.0m	
R2	500m ² <i>(see note 4)</i>	715m ²	40%	30%	9.0m	8.0m	
R3	Single-Family Dwelling with a lot area of 400m ² or less	255m ²	40%	30%	8.0m		
	Single-Family Dwelling with lot area greater than 400m ²	400m ²	40%	30%	9.0m	8.0m	
	Couplet House Dwelling	255m ²	35%		9.0m	8.0m	
R4	248m ²		35% <i>(see note 5)</i>	35% <i>(see note 5)</i>	7.0m	7.0m	
R5	270m ²	400m ²	75%		9.5m		

Notes:

- 1 Refer to Section 5.1.5 for exemptions to lot coverage regulations.
- 2 Refer to Section 5.1.8 for exemptions to maximum height regulations.
- 3 Refer to Section 5.2.3.c for regulations regarding combination roof pitches.
- 4 Refer to Section 5.2.4.a for exemptions to minimum lot area.
- 5 Refer to Section 5.2.4.d.v for exemptions to maximum lot coverage.

- The property at 2044 meets the minimum lot area for a two-family dwelling.
- Please note that when deciding whether a duplex can fit into the property, minimum lot area is but one of the requirements that would apply. There are a number of other bylaws and regulations that also must be met including, but not limited to: setbacks, maximum lot coverage and height restriction.

Best regards,

Yazmin Hernandez, MCIP, RPP

Municipal Planner

Please accept this email as follow up to our phone conversation earlier this morning.

- The property at 2044 Courser Dr. is zoned ***R2 Single and Two-Family Residential*** and has been designated ***RE Neighborhood Residential*** in the Official Community Plan.
- As per the Town's records, the size of the subject property is 823 square metres.