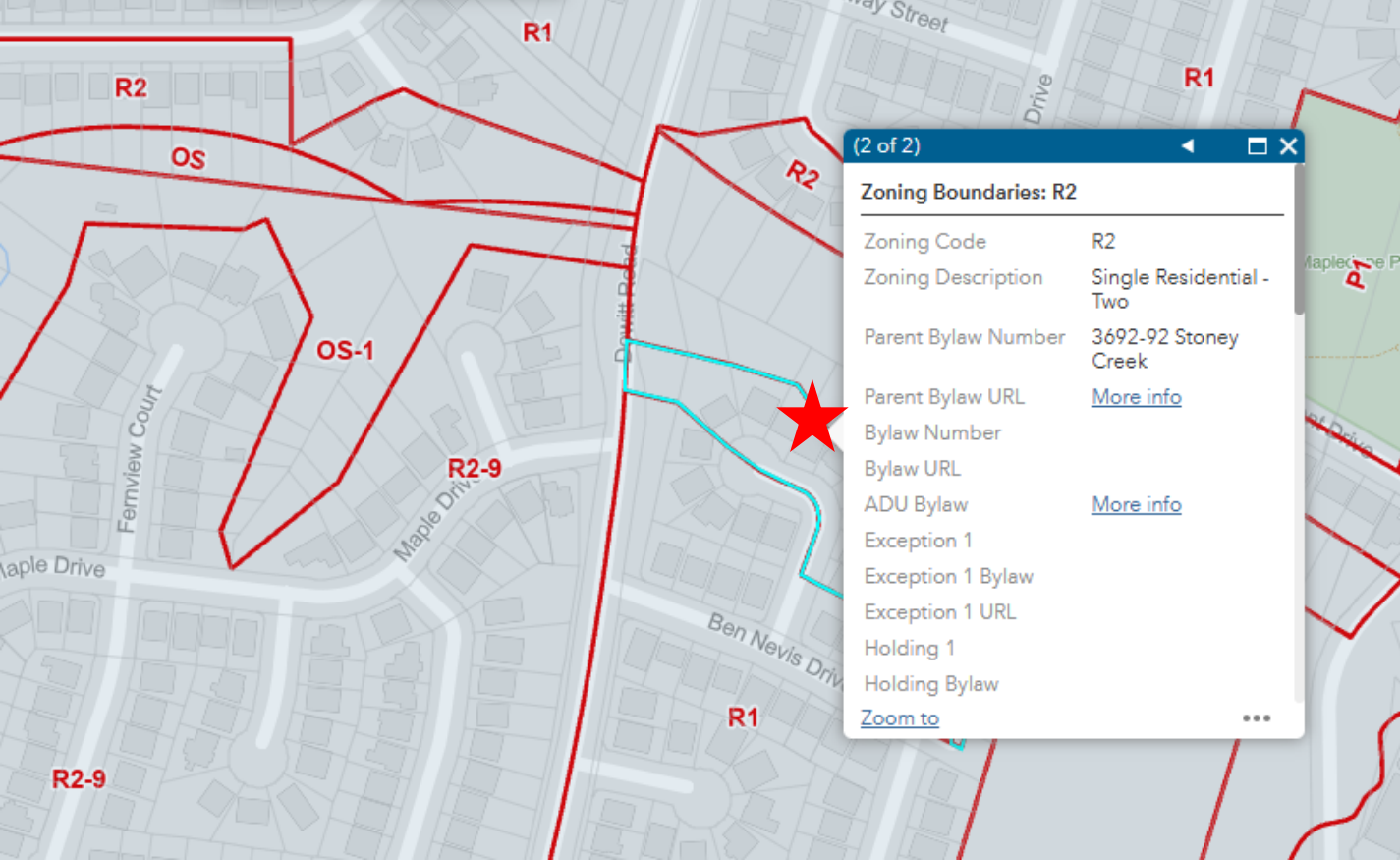


Zoning Information

16 Alder Court Stoney Creek



R2 –Residential Zone

THE CITY OF STONEY CREEK

**ZONING
BY-LAW No.
3692-92**

Consolidated: April 2024

SECTION 6.3 SINGLE RESIDENTIAL "R2" ZONE**6.3.1 Scope**

No person shall within any Single Residential "R2" Zone, use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

6.3.2 Permitted Uses For Each Lot

By-law 22-196

- (a) A single detached dwelling
- (b) Uses, buildings or structures accessory to a permitted use
- (c) A Home Occupation
- (d) In addition to the uses permitted in Section 6.3.2 (a), (b), and (c), on a lot identified on Figure 1 of Part 15: Special Figures, the following additional uses are permitted:

- 1. A Semi-Detached Dwelling
- 2. A Duplex
- 3. Street

Townhouses

6.3.3 Zone Regulations For Uses Permitted Under Section 6.3.2 (d)

By-law 22-196

- (a) Minimum Lot Area
 - Interior Lot - 460 square metres
 - Corner Lot - 505 square metres
- (b) Minimum Lot Frontage
 - Interior Lot - 15 metres
 - Corner Lot - 16.5 metres
- (c) Minimum Front Yard - 6 metres
- (d) Minimum Side Yard - No part of any dwelling shall be located closer than 1.25 metres except as provided in clauses 1, 2 and 3 below:

By-law 3863-93

- 1. An attached garage or attached carport may be erected at a distance of not less than 1 metre from a side lot line which does not abut a flankage street;
- 2. On an interior lot, where no attached garage or attached carport is

provided, the minimum side yard on one side shall be 3 metres; and

- 3. On a corner lot, the minimum side yard abutting the flankage lot line shall be 3 metres, except that an attached garage or attached carport which fronts on the flankage lot line shall not be located within 5.5 metres of the flankage lot line.

By-law 5068-00

- (e) Minimum Rear Yard - 7.5 metres
- (f) Maximum Building Height - 11 metres
- (g) Maximum Lot Coverage - 40 percent

6.3.3.1 Zone Regulations For Uses Permitted Under Section 6.3.2 (a)

By-law 22-196

- (a) Semi-detached dwelling shall comply with the provisions of Sections 6.6.3, 6.6.4, 6.6.5, 6.6.5.1, 6.6.5.2, and 6.6.6.
- (b) Duplex dwellings shall comply with the provisions of Sections 6.7.3 (c), 6.7.4, 6.7.5, 6.7.6, 6.7.6.1, and 6.7.6.2.
- (c) Street townhouse dwellings shall comply with the provisions of Sections 6.9.3, 6.9.4, 6.9.5, and 6.9.5.1.

6.3.4 Regulations For Parking For The Use Permitted Under Section 6.3.2 (a)

By-law 22-196

Minimum number of parking spaces - 2 per dwelling of which only one may be provided in the required front yard. Tandem parking is permitted.

6.3.5 Regulations For Accessory Buildings

Accessory buildings are permitted in accordance with Section 4.5 and 6.1.4.

6.3.6 Regulations For Home Occupations

Home occupations are permitted in accordance with Section 4.8.

6.3.6.1 Regulations for Secondary Dwelling Units and Secondary Dwelling Units – Detached

Secondary Dwelling Units and Secondary Dwelling Units – Detached are permitted in accordance with Section 6.1.7.

6.3.6.2 Regulations For Converted Dwellings

By-law 22-196

Converted dwellings are permitted in accordance with Section 6.1.7.3.

6.3.7 Special Exemptions**R2 - 1 3, 5 First Street South, Schedule "A", Map No. 5**

In addition to the uses permitted in Section 6.3.2 of the Single Residential "R2" Zone, those lands zoned "R2-1" by this By-law may also be used for medical offices.

R2 - 2 22-50 Oakridge Drive, Schedule "A", Map No. 6

Notwithstanding the provisions of paragraph (e) of Section 6.3.3 of the Single Residential "R2" Zone, on those lands zoned "R2-2" by this By-law, the minimum rear yard shall be 15.24 metres and no inground swimming pool shall be permitted within such required rear yard.

R2 - 3 86, 88 Maple Drive, Schedule "A", Map No. 6

Notwithstanding the provisions of paragraph (e) of Section 6.3.3 of the Single Residential "R2" Zone, on those lands zoned "R2-3" by this By-law, the minimum rear yard shall be 15 metres.