

SECTION 8

URBAN RESIDENTIAL 2 ZONE (UR2)

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8.1 [Permitted Uses](#)

Accessory uses and buildings.
 Place of Worship.
 Day care centres.
 Duplex dwellings.
 Group homes.
 Schools.
 Semi-detached dwellings.
 Single detached dwellings.
 Women's shelters.

(135/2006)

8.2 [Zone Regulations](#)

8.2.1 [Semi Detached and Duplex Dwellings](#)

(1)	Lot Area:		
	semi-detached	(minimum)	780m²
	duplex	(minimum)	650m²
(2)	Lot Frontage:		
	semi-detached	(minimum)	21m
	duplex	(minimum)	18m
(3)	Front Yard Depth:	(minimum)	7.5m

(4)	Side Yard Widths:	(minimum)	3m (each side) provided however, that where there is an attached garage or carport, the minimum side yard width (each side) shall be 1.2m , there is no interior side yard required along the common lot line where dwelling units are attached by a common wall, there is an interior side yard of 0.6m required along the common lot line for those portions of the dwelling units which are not attached by a common wall
(4)	Rear Yard Depth:	(minimum)	7.5m
(5)	Lot Coverage:	(maximum)	30%
(7)	Height:	(maximum)	12m
(8)	Landscaped Open Space:	(minimum)	40% (each half of a semi-detached shall comply with the requirement)

8.2.2 Single Detached Dwellings and Women's Shelters **(41/2010)**

The regulations set out in Section 7.2.1 shall apply.

8.2.3 Schools and Places of Worship

The regulations set out in Section 7.2.2 shall apply.

8.2.4 Day Care Centres **(135/2006)**

The regulations set out in Section 7.2.3 shall apply.

8.2.5 Group Homes **(41/2010)**

The regulations set out in [Section 3.16](#) shall apply.

8.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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8.3.1 UR2-1

8.3.1.1 Site Zone Regulations - Semi-Detached and Duplex Dwelling

(1)	Lot Area: semi-detached duplex	(minimum) (minimum)	550m² 500m²
(2)	Lot Frontage: semi-detached duplex	(minimum) (minimum)	18m 15m
(3)	Front Yard Depth:	(minimum)	6m (limit of road)
(4)	Side Yard Widths:	(minimum)	3m (each side) provided however, that where there is an attached garage or carport, the minimum side yard width (each side) shall be 1.2m , there is no interior side yard required along the common lot line where dwelling units are attached by a common wall, there is an interior side yard of 0.6m required along the common lot line for those portions of the dwelling units which are not attached by a common wall
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	35%
(7)	Landscaped Open Space:	(minimum)	40% (each half of semi –detached dwelling lot to comply with this requirement)
(8)	Height:	(maximum)	12m

8.3.1.2 Site Zone Regulations - Single Detached Dwellings

The regulations set out in Section 7.3.1 shall apply.

8.3.2 UR2-2

8.3.2.1 Site Zone Regulations - Semi Detached and Duplex Dwellings

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Lot Area: | | |
| | semi-detached | (minimum) | 650m² |
| | duplex | (minimum) | 550m² |
| (2) | Lot Frontage: | | |
| | semi-detached | (minimum) | 18m |
| | duplex | (minimum) | 15m |
| (3) | All Other Regulations: | | the regulations set out in Section 8.2.1 shall apply |
-

8.3.3 UR2-3 (See Zoning Map Part 39)

8.3.3.1 Permitted Uses

- (1) Semi-detached dwellings.

8.3.3.2 Site Zone Regulations Semi-Detached Dwelling

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Front Yard Depth: | (minimum) | 5.2m |
| (2) | Fence: | (minimum) | an opaque privacy fence, 1.8m in height along the west property line |
| (3) | All Other Regulations: | | the regulations set out in Section 8.2.1 shall apply to this lot |
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8.3.4 UR2-4 (See Zoning Map Part 40)

8.3.4.1 Permitted Uses

- (1) A women's interval home.
 (2) Accessory uses and buildings.

8.3.4.2 Site Zone Regulations

- | | | |
|-----|------------------------|---|
| (1) | Building Restrictions: | the existing building shall not be enlarged |
|-----|------------------------|---|

- (2) Parking: (minimum) **23** parking spaces are to be provided and the parking area and driveways shall be paved and adequately drained to prevent an overflow of water onto adjacent lands
 - (3) Landscaped Open Space: (minimum) the existing landscaped open space shall be maintained
-

8.3.5 **UR2-5** (See Zoning Map Part 30)

8.3.5.1 **Permitted Uses**

- (1) Parking lot incidental to the multiple attached dwelling units located on the adjacent lands to the west.

8.3.5.2 **Site Zone Regulations**

- (1) Front Yard Depth: (minimum) parking area shall be setback 6m from Roger Street and the setback shall be maintained as landscaped open space
 - (2) Vehicular Access: no vehicular access from Roger Street
 - (3) Fencing: (minimum) - **1.5m** chain link fence with privacy slats maintained along the north and south boundaries of the lot
- **1.5m** chain link fence with privacy slats or an evergreen hedge along the east boundary of the parking lot
-

8.3.6 UR2-6 (See Zoning Map Part 54)

8.3.6.1 Permitted Uses

- (1) Duplex dwellings.

8.3.6.2 Site Zone Regulations

- (1) Lot Area: (minimum) **464m²**
 - (2) Lot Frontage: (minimum) **15.2m**
 - (3) All Other Regulations: the regulations set out in [Section 8.2.1](#) shall apply to this lot
-

8.3.7 UR2-7 (See Zoning Map Part 27)

8.3.7.1 Permitted Uses

- (1) Triplex dwellings.

8.3.7.2 Site Zone Regulations

- (1) Parking: (minimum) **1 per dwelling unit**
 - (2) All Other Regulations: the regulations set out in [Section 8.2.1](#) shall apply to this lot
-

8.3.8 UR2-8 (See Zoning Map Part 10)

8.3.8.1 Permitted Uses

- (1) Semi-detached dwellings attached above or below grade and accessory buildings only.

8.3.8.2 Site Zone Regulations

- (1) Lot Area: (minimum) **300m² per dwelling unit**
- (2) Lot Frontage: (minimum) **12m per dwelling unit**
- (3) Front Yard Depth: (minimum) **7.5m**

- (4) Side Yard Widths: (minimum)
- (a) semi-detached dwelling attached above grade only:
- **1.2m**, except that no interior attached above grade side yard shall be provided on the side where dwellings are attached together by a common wall, however, where a wall is not a common wall, the following setbacks shall be provided from the side lot line separating such lots as follows:
 - (i) **1.2m**, measured perpendicularly to such lot line if no abutting side yard of at least **0.6m** is provided on the abutting lot
 - (ii) **0.6m** measured perpendicularly to such side lot line if an abutting side yard of not less than **0.6m** is provided on the abutting lot
- (b) semi-detached dwellings attached below grade only:
- **1.2m** one side, **0.6m** on the other side
- (5) Rear Yard Depth: (minimum) **7.5m**
- (6) Lot Coverage: (maximum) **35%**
- (7) Height: (maximum) **2 storeys**
- (8) Parking Requirements: (minimum) **1 private garage per dwelling, attached to the dwelling, any vehicular entrance of which shall be located not less than 6.0m from the front lot line and not less than 6.0m from any side lot line immediately adjoining a street**

8.3.9 UR2-9 (See Zoning Map Part 29)

8.3.9.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.9.2 Site Zone Regulations - Converted Dwelling

- (1) Lot Frontage: (minimum) **15.2m**
- (2) Side Yard Widths: (minimum) **1.5m** north side yard setback
- (3) All Other Regulations: the regulations set out in Section 7.2.1 shall apply to this lot

8.3.10 UR2-10 (See Zoning Map Part 27)

8.3.10.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.10.2 Site Zone Regulations - Converted Dwelling

- (1) Lot Area: (minimum) **479m²**
- (2) Lot Frontage: (minimum) **15.7m**
- (3) Building Restriction: (minimum) the existing building shall not be enlarged
- (4) All Other Regulations: the regulations set out in Section 7.2.1 shall apply to this lot

8.3.11 UR2-11 (See Zoning Map Part 45)

8.3.11.1 Permitted Uses

- (1) A minor institutional use (a drop-in/resource centre) operated by the Sarnia-Lambton Centre for Children and Youth.

8.3.11.2 Site Zone Regulations

- (1) Parking: (minimum) **2** parking spaces required in tandem in the driveway

8.3.12 UR2-12 (See Zoning Map Part 41)

8.3.12.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.12.2 Site Zone Regulations

- (1) All the regulations set out in Section 7.2.1 shall apply.
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8.3.13 UR2-13 (See Zoning Map Part 41)**8.3.13.1 Permitted Uses**

- (1) A converted dwelling containing up to **4** dwelling units.

8.3.13.2 Site Zone Regulations - Converted Dwelling

- | | |
|---|--|
| (1) Front & Rear Yard Depths: (minimum) | as they existed on the date of passing of this By-law |
| (2) Side Yard Widths: (minimum) | as they existed on the date of passing of this By-law |
| (3) Building Restriction: | the existing building shall not be enlarged |
| (4) Parking: (minimum) | 4 parking spaces |
| (5) All Other Regulations: | the regulations set out in Section 7.2.1 shall apply to this lot |

8.3.14 UR2-14 (See Zoning Map Part 43)**8.3.14.1 Permitted Uses**

- (1) A converted dwelling containing no more than **3** dwelling units.

8.3.14.2 Site Zone Regulations - Converted Dwelling

- | | |
|---|---|
| (1) Lot Area: (minimum) | 463m² |
| (2) Lot Frontage: (minimum) | 15m |
| (3) Front & Rear Yard Depths: (minimum) | as they existed on the date of passing of this By-law |
| (4) Side Yard Widths: (minimum) | as they existed on the date of passing of this By-law |
| (5) Landscaped Open Space: (minimum) | 31% |
| (6) Parking: (minimum) | 3 parking spaces in the rear yard |

8.3.15 UR2-15 (See Zoning Map Part 47)**8.3.15.1 Permitted Uses**

- (1) Semi-detached dwellings and accessory buildings only.

8.3.15.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	550m²
(2)	Lot Frontage:	(minimum)	18m
(3)	Front Yard Depth:	(minimum)	7.5m
(4)	Side Yard Widths:	(minimum)	3m , except that where there is an attached garage or carport the minimum width shall be 1.2m
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	35%
(7)	Height:	(maximum)	10.5m

8.3.16 UR2-16 (See Zoning Map Part 43)**8.3.16.1 Permitted Uses**

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.16.2 Site Zone Regulations - Converted Dwelling

(1)	Lot Area:	(minimum)	as it existed on the date of passing of this By-law
(2)	Lot Frontage:	(minimum)	as it existed on the date of passing of this By-law
(3)	Front Yard Depth:	(minimum)	as it existed on the date of passing of this By-law
(4)	Parking:	(minimum)	3 parking spaces permitted in the required front yard on the south side of the dwelling having a minimum setback of 3.5m
(5)	Driveway:	(maximum)	a maximum width of 8.2m
(6)	Building Restrictions:		the existing building shall not be enlarged
(7)	Screening:	(minimum)	1.5m high opaque privacy fence or hedge along the south property line adjacent to the parking area

8.3.17 UR2-17 (See Zoning Map Part 29)

8.3.17.1 Permitted Uses

- (1) Multiple attached dwellings and a semi-detached dwelling constructed in combination.

8.3.17.2 Site Zone Regulations

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|------|-------------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 6,200m² |
| (2) | Lot Frontage: | (minimum) | 24m |
| (3) | Front Yard Depth: | (minimum) | 6m from Copland Road |
| (4) | Side Yard Widths: | (minimum) | <ul style="list-style-type: none"> - 7.5m from the north and south property lines, except if the side wall of a multiple attached dwelling abuts the north or south property lines, the minimum setback shall be 6m - minimum setback from the rear lot line of 741 and 755 Copland Road shall be 4.5m |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 1 storey |
| (8) | Landscaped Open Space: | (minimum) | 40% |
| (9) | Number of Dwellings: | (maximum) | <ul style="list-style-type: none"> - each multiple dwelling shall contain a maximum of 4 dwelling units - the total number of dwelling units on the lot shall not exceed 14 |
| (10) | Number of Buildings: | | more than 1 building may be located on the lot |
| (11) | Private Outdoor Amenity Area: | (minimum) | shall be provided immediately adjacent to each dwelling unit and shall be no less than 69m² in area, have a minimum width equal to the width of the dwelling unit and be accessible from the dwelling unit |
| (12) | Accessory Buildings: | (minimum) | shall be located within a side or rear yard and shall be a minimum of 0.6m from the side or rear lot line |
| (13) | Parking Space Location: | (minimum) | 3m from a property line |
-

8.3.18 UR2-18 (See Zoning Map Part 27)

8.3.18.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.18.2 Site Zone Regulations - Converted Dwelling

- (1) Front & Rear Yard Depths: (minimum) as they existed on the date of passing of this By-law
 - (2) Side Yard Widths: (minimum) as they existed on the date of passing of this By-law
 - (3) Parking Spaces: (minimum) **3** parking spaces to be provided in the rear yard (west of the dwelling and may be provided in tandem in the driveway off of Eddy Drive)
 - (4) All Other Regulations: the regulations set out in Section 7.2.1 shall apply to this lot
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8.3.19 UR2-19 (See Zoning Map Part 27)

8.3.19.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.19.2 Site Zone Regulations - Converted Dwelling

- (1) Front & Rear Yard Depths: (minimum) as they existed on the date of passing of this By-law
 - (2) Side Yard Widths: (minimum) as they existed on the date of passing of this By-law
 - (3) All Other Regulations: the regulations set out in Section 7.2.1 shall apply to this lot
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8.3.20 UR2-20 (See Zoning Map Parts 9, 31, 47 and 62)

8.3.20.1 Permitted Uses

- (1) Semi-detached dwelling and accessory buildings only.

8.3.20.2 Site Zone Regulations

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|-----|-------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 670m² |
| (2) | Lot Frontage: | (minimum) | 18m |
| (3) | Front Yard Depth: | (minimum) | 7.5m |
| (4) | Side Yard Widths: | (minimum) | 3m , except that where there is an attached garage or carport the minimum side yard width shall be 1.2m |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 10.5m |

8.3.21 UR2-21 (See Zoning Map Part 56)

8.3.21.1 Permitted Uses

- (1) A converted dwelling containing up to **6** dwelling units and a dwelling for a caretaker.
- (2) Those uses permitted in [Section 8.1](#).

8.3.21.2 Site Zone Regulations - Converted Dwelling - 6 Units

- (1) By-law and Code Compliance:(minimum) the property shall comply with the Property Standards By-law, the Ontario Building Code and the Ontario Fire Code
- (2) Fencing: (minimum) **1.2m** solid wood privacy fence together with a row of cedar trees having a minimum height of **0.9m** and spaced every **0.76m** on centre, shall be installed and maintained from the north wall of the dwelling to the north lot line at a depth not greater than **9.1m** from the front lot line

- (3) Landscaped Open Space: (minimum) - to be maintained to a minimum width of **9.1m** along the north lot line, commencing at the front lot line and extending to a depth of **33.5m**
 - landscaping in the front yard, excluding the driveway, shall be maintained for a minimum depth of **4.8m**
 - (4) Garage Roof: (minimum) the roofing material for the garage located in the rear yard shall be installed and maintained with a low reflective material to reduce adverse visual impact on adjoining properties due to sun glare
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8.3.22 UR2-22 (See Zoning Map Part 57)

8.3.22.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.22.2 Site Zone Regulations - Converted Dwelling

- (1) Front Yard Depth: (minimum) as existed on the date of passing of this By-law
 - (2) Parking: (minimum) **1** parking space for each dwelling unit
 - (3) All Other Regulations: the regulations set out in Section 7.2.1 shall apply
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8.3.23 UR2-23 (See Zoning Map Part 39)

8.3.23.1 Permitted Uses

- (1) A converted dwelling containing up to **3** units.

8.3.23.2 Site Zone Regulations

- (1) Parking: (minimum) **3** parking spaces to be located in the rear yard
- (2) Setbacks: (minimum) all setbacks shall be as they existed on the date of passing of this By-law
- (3) All Other Regulations: the regulations set out in Section 7.2.1 shall apply

8.3.24 UR2-24 (See Zoning Map Part 39)

8.3.24.1 Permitted Uses

- (1) A centre for the teaching and treatment of children with learning and emotional difficulties.

8.3.24.2 Site Zone Regulations

- (1) Setbacks: (minimum) the front, side and rear yard setbacks for the existing structure shall be maintained
- (2) Height and Building Area: (maximum) there shall be no increase in the height or building area of the existing structure
- (3) Parking Spaces: (minimum) there shall be a minimum of **6** parking spaces provided on the lot, other than within the required front yard setback
- (4) Lot Frontage: (minimum) **20.5m**
- (5) Landscaping: (minimum) the existing landscaping and plant material shall be maintained
- (6) Number of Children: (maximum) the maximum number of children, at each of the morning program and the afternoon program, shall be limited to **10**

8.3.25 UR2-25 (See Zoning Map Part 58)

8.3.25.1 Permitted Uses

- (1) A diagnostic and assessment centre and administrative offices for the Sarnia-Lambton Centre for Children and Youth.

8.3.25.2 Site Zone Regulations

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|-----|----------------------------------|---|
| (1) | Landscaped Open Space: (minimum) | a minimum of 50% of the said lands shall be provided and maintained as landscaped open space, which shall include a children's outdoor play area having a minimum area of 50m² |
| (2) | Setbacks: (minimum) | the existing front, side and rear yard setbacks shall be maintained |
| (3) | Height and Floor Area: (maximum) | there shall be no increase in the height or floor area of the existing buildings |
| (4) | Character: (minimum) | the buildings shall maintain a residential character |
| (5) | Parking Lot: (minimum) | the parking lot shall be paved and drained to the continuing satisfaction of the City Engineer of the City of Sarnia |
| (6) | Lighting: (minimum) | any exterior lighting of the buildings or parking area shall be of a non-glare nature and directed away from adjacent residential properties and streets |
| (7) | Signs: | any signs on the said lands shall be subject to the approval of the Director of Planning and Building of the City of Sarnia |
| (8) | Trees: (minimum) | all trees having a caliper in excess of 10cm shall be preserved |
| (9) | Privacy Screening: (minimum) | privacy screening satisfactory to the Director of Planning and Building of the City of Sarnia shall be provided and maintained along the south property line, along the east property line from the south property line to a point 15m from Ontario Street and along the west property line from the south property line to a point 35m from Ontario Street |

8.3.26 UR2-26 (See Zoning Map Part 58)

8.3.26.1 Permitted Uses

- (1) Beauty salon.

8.3.26.2 Site and Zone Regulations

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|--------------------------------------|---|
| (1) Floor Area and Location: | the beauty salon shall be located in the basement and shall not have a floor area of more than 23m² |
| (2) Operator: | the sole operator of the beauty salon shall be the resident of the dwelling |
| (3) Setbacks: (minimum) | the existing front, side and rear yard setbacks shall be maintained |
| (4) Landscaped Open Space: (minimum) | a minimum of 55% of the lot shall be maintained as landscaped open space |
| (5) Character: | the residential character of the building shall be retained |
| (6) Vegetation: (minimum) | the existing vegetation on the lot shall be retained and maintained |
| (7) Signs: | no exterior signs shall be permitted on the lot and no interior sign visible from outside the building shall be permitted |

8.3.27 UR2-27 (See Zoning Map Part 57)

8.3.27.1 Permitted Uses

- (1) Social or service club.

8.3.28 UR2-28 (See Zoning Map Part 41)

8.3.28.1 Permitted Uses

- (1) Triplex dwelling.

8.3.28.2 Site Zone Regulations - Triplex Dwelling

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|---------------------|-----------|--|
| (1) Setback: | (minimum) | a minimum setback of .91m shall be provided from the north property line to the existing building |
| (2) Parking Spaces: | (minimum) | a minimum of 5 parking spaces shall be provided on the lot |
| (3) Screening: | (minimum) | screening in the form of an opaque privacy fence or hedge at least 1.5m in height shall be installed along the north and south property lines of the lot adjacent to the parking area, and such screening shall be subject to the approval of the Director of Planning and Building of the City of Sarnia |
| (4) Driveway: | (minimum) | the driveway shall be surfaced with granular or hard surface material subject to the approval of the said Director of Planning and Building |
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8.3.29 UR2-29 (See Zoning Map Part 58)

8.3.29.1 Permitted uses

- (1) Used book store.

8.3.29.2 Site Zone Regulations

- (1) Parking:
 - that no parking be provided in the rear yard
 - that **3** parking spaces be provided with **2** parking spaces to be located in the north driveway (in tandem) and **1** in the south driveway
 - that parking be permitted in the **3m** setback from Russell Street, measured from the proposed limit of Russell Street
 - that parking be permitted in the **3m** landscaped strip adjacent to the north property line
- (2) Setback: (minimum) that a minimum north side yard setback of **2.7m** be provided

8.3.30 UR2-30 (See Zoning Map Part 57)

8.3.30.1 Permitted Use

- (1) Personal service shop and second storey dwelling unit.

8.3.30.2 Site Zone Regulations

- (1) Buffer Strip: (minimum) a minimum buffer strip of **2.16m** shall be provided adjacent to the south property line in the rear yard
- (2) Landscaped Open Space: (minimum) a minimum landscaped area of **35%** of the total lot be provided

8.3.31 UR2-31 (See Zoning Map Part 42)

8.3.31.1 Permitted Uses

- (1) An existing automobile service station (Cameron Automobile Service).

8.3.31.2 Site Zone Regulations

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|-----|------------------------------|-----------|---|
| (1) | Setbacks: | (minimum) | that all existing setbacks be maintained for the automobile use |
| (2) | Fuel Dispensing Restriction: | (minimum) | that no fuel dispensing facilities be permitted on the lot |

8.3.32 UR2-32 (See Zoning Map Part 58)

8.3.32.1 Permitted Uses

- (1) Offices.
- (2) Orthopaedic supply stores.
- (3) Personal service shops.

8.3.32.2 Site Zone Regulations

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Landscaped Open Space: | (minimum) | a minimum of 50% of the said lands be provided and maintained as landscaped open space |
| (2) | Setbacks: | (minimum) | the existing front, side and rear yard setbacks shall be maintained |
| (3) | Height and Floor Area: | (maximum) | there shall be no increase in height or area of the existing building |
| (4) | Character: | (minimum) | the buildings shall maintain a residential character |
| (5) | Parking Lot: | | the parking lot shall be paved and drained to the continuing satisfaction of the City Engineer of the City of Sarnia |
| (6) | Lighting: | | any exterior lighting of the building or parking area shall be of a non-glare nature and directed away from the adjacent residential properties and streets |
| (7) | Sign: | | any sign on the lot shall be non-illuminated and located no closer than 6m from the front site line |

(8)	Trees:	(minimum)	all trees having a caliper in excess of 10cm shall be preserved
(9)	Screening:	(minimum)	privacy screening to the satisfaction of the Director of Planning and Building of the City of Sarnia shall be provided and maintained along the south property line, along the east property line to the rear of the existing building and shall be joined to the existing building and along the west property line from the south property line to a point 35m from Ontario Street
(10)	Parking Rate:	(minimum)	parking for an orthopaedic supply shop shall be provided at a rate of 1/20m² of the total floor area

8.3.33 UR2-33 (See Zoning Map Part 69)

8.3.33.1 Permitted Uses

- (1) Woodworking and service shop.

8.3.33.2 Site Zone Regulations

(1)	Location:		the woodworking and service shop shall be located only in the existing building on the rear (15.24m X 21.34m) portion of the lot, known municipally as 227 Stockwell Street
(2)	Parking:	(minimum)	that 2 parking spaces be provided and maintained adjacent on the north side of the existing building located at 227 Stockwell Street for in-tandem parking
(3)	Setbacks:	(maximum)	that the setbacks for the building located at 227 Stockwell Street be as they existed on the date of the passing of this By-law
(4)	Buildings:	(maximum)	that a residential dwelling and an existing commercial building be permitted on the lot

8.3.34 UR2-34 (See Zoning Map Part 54)**8.3.34.1 Permitted Uses**

- (1) Community centre.
- (2) Minor institutions.

8.3.34.2 Site Zone Regulations

- | | | | |
|-----|-----------------------------|-----------|--|
| (1) | Lot Coverage: | (maximum) | the lot coverage by buildings shall not exceed a maximum of 37% |
| (2) | Landscaped Open Space: | (minimum) | a minimum of 10% of the lot shall be provided and maintained as landscaped open space |
| (3) | Parking Spaces: | (minimum) | a minimum of 55 parking spaces shall be provided and maintained on the lot and may be located within the required setback areas |
| (4) | Floor Area: | (maximum) | the floor area of the minor institutional uses shall not exceed 50% of the total floor area of the building |
| (5) | Driveway and Parking Areas: | | driveways and parking areas shall be located, paved and drained to the satisfaction of the City Engineer of the City of Sarnia |

8.3.35 UR2-35 (See Zoning Map Part 54)**8.3.35.1 Permitted Uses**

- (1) Ambulance dispatch facility.

8.3.35.2 Site Zone Regulations

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Setbacks: | (minimum) | as existed on the date of passing of this By-law |
| (3) | Landscaped Open Space: | (minimum) | as existed on the date of passing of this By-law |
| (4) | Parking: | (minimum) | as existed on the date of passing of this By-law |
| (5) | Height: | (maximum) | as existed on the date of passing of this By-law |

8.3.36 UR2-36 (See Zoning Map Part 29)

8.3.36.1 Permitted Uses

- (1) The lands shall only be used for an off-site parking lot for the Place of Worship located at **841 Exmouth Street**.

8.3.36.2 Site Zone Regulations

- (1) Landscaped Strip: (minimum) - **2m** in width along the east and west limits of the parking lot
 - **3m** in width along the south limit of the parking lot
 - the strip is to be comprised of grass, shrubs and trees
- (2) Lighting: (maximum) the north half of the parking lot is to be illuminated and the lighting shall be directed away from adjacent residential properties
- (3) Parking: (minimum) **31** spaces with wheelstops
- (4) Fencing: (minimum) a **1.2m** high chain link fence along the east property line from Exmouth Street to the driveway for the parking lot
- (5) Walkway: (minimum) **0.9m** in width along the east limit of the driveway

8.3.37 UR2-37 (See Zoning Map Part 57)

8.3.37.1 Permitted Uses

- (1) Parking of **2** tandem dump trucks as a Home Occupation.
- (2) Uses permitted in Section 7.1.

8.3.37.2 Site Zone Provisions - Dump Truck Parking

- (1) Location: (minimum) shall be parked in the driveway but not within the required front yard setback
- (2) Curb Weight: (maximum) each truck shall not exceed **10,400 kilograms**

8.3.38 UR2-38 (See Zoning Map Part 69)**8.3.38.1 Permitted Uses**

- (1) A rest home.
- (2) Accessory uses and buildings.
- (3) Those uses set out in Section 7.1.

8.3.38.2 Site Zone Regulations - Rest Home

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 700m² |
| (2) | Lot Frontage: | (minimum) | 23m |
| (3) | Front Yard Depth: | (minimum) | 9m from Devine Street |
| (4) | Side Yard Widths: | (minimum) | 6m , except that a minimum setback of 2m shall be provided from Eddings Street |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 10m |
| (8) | Landscaped Open Space: | (minimum) | 30% |
| (9) | Parking Location: | | - permitted in the required front yard setback from Devine Street provided it is not closer than 6m from the front lot line
- any parking in the rear yard shall be setback a minimum of 3m from the lot line |

8.3.39 UR2-39 (See Zoning Map Part 69)**8.3.39.1 Permitted Uses**

- (1) A converted dwelling containing up to **4** dwelling units.

8.3.39.2 Site Zone Regulations - Converted Dwelling

- | | | | |
|-----|---------------|-----------|--------------|
| (1) | Lot Frontage: | (minimum) | 19.8m |
|-----|---------------|-----------|--------------|

8.3.40 UR2-40 (See Zoning Map Part 67)

8.3.40.1 Permitted Uses

- (1) May include a minor institutional use comprised of an administrative office, an office for a homeless program, a food bank and a soup kitchen, all operated by the Inn of the Good Shepherd, at the property municipally known as **115 John Street**.

8.3.40.2 Site Zone Regulations

- (1) Subject to the provisions of Section 7.2.2.

8.3.41 UR2-41 (See Zoning Map Part 39)

8.3.41.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.41.2 Site Zone Regulations - Converted Dwelling

- (1) Lot Area: (minimum) **383.21m²**
- (2) All Other Regulations: the regulations set out in Section 7.2.1 shall apply to this use

8.3.42 UR2-42 (See Zoning Map Part 54)

(37/2003 – OMB Approved)

8.3.42.1 Permitted Uses

- (1) A converted dwelling containing up to **3** dwelling units.

8.3.42.2 Site Zone Regulations - Converted Dwelling

- (1) Front & Rear Yard Depths: (minimum) as they existed on the date of passing of this By-law
- (2) Side Yard Widths: (minimum) as they existed on the date of passing of this By-law
- (3) Parking Spaces: (minimum) **3** parking spaces to be provided in tandem in the driveway on the south side of the dwelling
- (4) All other Regulations: the regulations set out in Section 7.2.1 shall apply to this use

8.3.43 UR2-43 (See Zoning Map Part 27)

(6/2003)

8.3.43.1 Permitted Uses

- (1) A converted dwelling containing a maximum of **3** dwelling units.

8.3.43.2 Site Zone Regulations - Converted Dwelling

- (1) Parking - **1** parking space shall be provided for each dwelling unit and parking may be provided in tandem.
- (2) The regulations of Section 7.2.1 shall apply to this use.

8.3.44 UR2-44 (See Zoning Map Part 39)

8.3.44.1 Permitted Uses

- (1) A converted dwelling containing up to **4** dwelling units.

8.3.44.2 Site Zone Regulations - Converted Dwelling

- (1) Parking: (minimum) **2** parking spaces

8.3.45 UR2-45 (See Zoning Map Part 30)

(9/2006)

8.3.45.1 Permitted Uses

- (1) Those uses set out in [Section 8.1](#)
- (2) A converted dwelling containing up to three **3** dwelling units.

8.3.45.2 Site Zone Regulations - Converted Dwelling

- (1) Frontage: (minimum) as existed on the date of passing of this By-law
- (2) Lot Area: (minimum) as existed on the date of passing of this By-law
- (3) Front & Rear Yard Depths: (minimum) as existed on the date of passing of this By-law
- (4) Side Yard Widths: (minimum) as existed on the date of passing of this By-law

- (5) Parking Spaces: (minimum) 3 parking spaces to be provided in tandem in the driveway.
 - (6) All Other Regulations: as set out in [Section 8.2.1](#) shall apply to this use
-

8.3.46 UR2-46 (See Zoning Map Part 30)

(110/2003)

8.3.46.1 Permitted Uses

- (1) Those uses set out in [Section 8.1](#).
- (2) A converted dwelling containing up to three 3 dwelling units.

8.3.46.2 Site Zone Regulations – Converted Dwelling

- (1) Parking - 1 parking space shall be provided for each dwelling unit and parking may be provided in tandem.
-

8.3.47 UR2-47 (See Zoning Map Part 57)

(115/2005)

8.3.47.1 Permitted Uses

- (1) Those uses set out in [Section 8.1](#).
- (2) A converted dwelling containing up to three 3 dwelling units.

8.3.47.2 Site Zone Regulations - Converted Dwelling

- (1) Front & Rear Yard Depths: (minimum) as they existed on the date of passing of this By-law.
 - (2) Side Yard Widths: (minimum) as they existed on the date of passing of this By-law.
 - (3) Parking Spaces: (minimum) 3 parking spaces to be provided in tandem in the driveway.
 - (4) All other Regulations: the regulations set out in Section 7.2.1 shall apply to this use.
-

8.3.48 UR2-48 (See Zoning Map Part 30)**(78/2006)****8.3.48.1 Permitted Uses**

- (1) Those uses set out in [Section 8.1](#)
- (2) A triplex (3 unit) dwelling.

8.3.48.2 Site Zone Regulations - Converted Dwelling

- | | | | |
|-----|---------------------------|-----------|--|
| (1) | Frontage | (minimum) | as existed on the date of passing of this By-law. |
| (2) | Lot Area: | (minimum) | as existed on the date of passing of this By-law. |
| (3) | Front & Rear Yard Depths: | (minimum) | as existed on the date of passing of this By-law. |
| (4) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law. |
| (5) | Parking Spaces: | (minimum) | 3 parking spaces to be provided in tandem in the driveway. |
| (6) | All Other Regulations: | | as set out in Section 8.2.1 shall apply to this use. |

8.3.49 UR2-49 (See Zoning Map Part 41)**(18/2009)****8.3.49.1 Permitted Uses**

- (1) Those uses set out in Section 8.1.
- (2) A Public Hall.

8.3.49.2 Site Zone Regulations – Public Hall

- | | | | |
|-----|---------------------------|-----------|---|
| (1) | Front & Rear Yard Depths: | (minimum) | as existed on the date of passing of this By-law. |
| (2) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law. |
| (3) | Parking Spaces: | (minimum) | 9 parking spaces to be provided. |

8.3.49.3 Site Zone Regulations for all other permitted uses

- (1) The Regulations of Section 8.2 shall apply

8.3.50 UR2-50 (See Zoning Map Part 54)**(22/2010)****8.3.50.1 Permitted Uses**

- (1) Those uses set out in [Section 8.1](#).
- (2) An existing converted dwelling containing up to 4 dwelling units.

8.3.50.2 Site Zone Regulations – Existing Converted Dwellings

- | | | | |
|------|---|-----------|---|
| (1) | Lot Area: | (minimum) | 450m² |
| (2) | Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | as existed on the date of passing of this By-law. |
| (4) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law. |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 50% |
| (7) | Height: | (maximum) | as existed on the date of passing of this By-law. |
| (8) | Landscaped Open Space: | (minimum) | 26% |
| (9) | Parking Spaces: | (minimum) | 1 per dwelling unit |
| (10) | Parking in the Required Front Yard: | | not permitted |
| (11) | Notwithstanding Section 3.37(5)(d), parking spaces may be provided within 6m of the dwelling. | | |
| (12) | Permitted Encroachments: | | as existed on the date of passing of this By-law. |
| (13) | Lot Coverage for all accessory buildings: | (maximum) | 10m² |

8.3.50.3 Site Zone Regulations – All other uses

- (1) Redevelopment of the site for those uses set out in [Section 8.1](#) shall comply with the applicable regulations set out in [Section 8.3.1](#) for the UR2-1 Zone.

8.3.51 UR2-51 (See Zoning Map Part 39)**(122/2011)****8.3.51.1 Permitted Uses**

- (1) Those uses set out in [Section 8.1](#).
- (2) A triplex dwelling

8.3.51.2 Site Zone Regulations – Triplex Dwelling

- | | | | |
|-----|-----------|-----------|--|
| (1) | Lot Area: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Frontage: | (minimum) | as existed on the date of passing of this By-law |

(3)	Front & Rear Yard Depths: (minimum)	as existed on the date of passing of this By-law.
(4)	Side Yard Widths: (minimum)	as existed on the date of passing of this By-law.
(5)	Lot Coverage: (maximum)	as existed on the date of passing of this By-law.
(6)	Height: (maximum)	as existed on the date of passing of this By-law.
(7)	Landscaped Open Space: (minimum)	40%
(8)	Landscaping Requirements:	the regulations set out in Section 3.20 shall not apply to the east and west lot lines. A 5m wide planting strip shall be provided along the south lot line.
(9)	Parking Spaces : (minimum)	1.5 parking spaces per dwelling unit which may be provided in tandem. All driveways and parking areas shall be located in the rear yard.
(10)	Driveway Width: (maximum)	9m

8.3.51.3 Site Zone Regulations for all other permitted uses

The regulations set out in [Section 8.3.1](#) shall apply.

8.3.52 UR2-52 (See Zoning Map Part 59)

(49/2012)

8.3.52.1 Permitted Uses

- (1) Mini-storage warehouse and accessory office.
- (2) Those uses set out in [Section 8.1](#).

8.3.52.2 Site Zone Regulations for mini storage and accessory office

(1)	Lot Area: (minimum)	as existed on the date of passing of this By-law
(2)	Frontage: (minimum)	as existed on the date of passing of this By-law
(3)	Front Yard Depth: (minimum)	shall be the front yard depth of the existing dwelling adjacent on the east side of the property.
(4)	West Side Yard: (minimum)	6.5m
(5)	East Side Yard: (minimum)	4.5m
(6)	North Rear Yard : (maximum)	4.5m
(7)	Lot Coverage: (maximum)	40% for all buildings and structures.
(8)	Height: (maximum)	- 2.7m – for all new mini-storage warehouse buildings within 15

			metres of the north and east lot lines; - 4.14m for all other mini-storage warehouse buildings; - 1 storey for the accessory office building.
(9)	Landscaped Open Space: (minimum)		15%
(10)	Open Storage:		the display and/or storage of vehicles, equipment and material is not permitted.
(11)	Parking:		maximum of three (3) parking spaces are permitted in the front yard.
(12)	Signage		Notwithstanding the regulations in the City's sign by-law, to the contrary, all signs shall be subject to the regulations applying to signs in commercial zones in the City's Sign By-law, except that there shall be no portable signs permitted in the required front yard.
(13)	Fencing:	(minimum)	a 1.82m high privacy fence along the north, east and west property lines.

8.3.52.3 Site Zone Regulations for all other permitted uses

- (1) Redevelopment of the site for those uses set out in Section 8.1 shall comply with the applicable regulations set out in [Section 8.3.1](#) for the UR2-1 Zone.

8.3.53 UR2-53 (See Zoning Map Part 29)

(09/2014)

8.3.53.1 Permitted Uses

- (1) A converted dwelling containing a maximum of three (3) dwelling units, of which one dwelling unit may be permitted in a cellar.
- (2) Those uses set out in [Section 8.1](#).

8.3.53.2 Site Zone Regulations

8.3.53.2.1 Converted Dwelling

(1)	Lot Frontage:	(minimum)	as existed on the date of passing of this By-law
(2)	Lot Area:	(minimum)	as existed on the date of passing of this By-law
(3)	Front Yard Depth:	(minimum)	as existed on the date of passing of this By-law

- | | | | |
|-----|------------------------|-----------|---|
| (4) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law |
| (5) | Rear Yard Depth: | (minimum) | as existed on the date of passing of this By-law |
| (6) | Parking Spaces: | (maximum) | 3 parking spaces to be provided. 2 parking may be provided in tandem |
| (7) | All Other Regulations: | | the regulations set out in Section 7.2.1 shall apply |

8.3.52.2.2 All Other Uses

- (1) Redevelopment of the site for those uses set out in [Section 8.1](#) shall comply with the applicable regulations set out in [Section 8.3.1](#) for the UR2-1 Zone.

8.3.54 UR2-54 (See Zoning Map Part 38)

(54/2019)

8.3.54.1 Permitted Uses

- (1) A converted dwelling containing a maximum of three (3) dwelling units
 (2) Those uses set out in [Section 8.1](#).

8.3.54.2 Site Zone Regulations - Converted Dwelling

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Lot Frontage: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Lot Area: | (minimum) | as existed on the date of passing of this By-law |
| (3) | Front Yard Depth: | (minimum) | as existed on the date of passing of this By-law |
| (4) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law |
| (5) | Rear Yard Depth: | (minimum) | as existed on the date of passing of this By-law |
| (6) | Parking Spaces: | (maximum) | 3 parking spaces to be provided. |
| (7) | All Other Regulations: | | the regulations set out in Section 8.2.1 shall apply |

8.3.54.3 All Other Uses

- (1) Redevelopment of the site for those uses set out in [Section 8.1](#) shall comply with the applicable regulations set out in [Section 8.3.1](#) for the UR2-1 Zone.

8.3.55 UR2-55 (See Zoning Map Part 54)

(150/2019)

8.3.55.1 Permitted Uses

- (1) A converted dwelling containing a maximum of three (3) dwelling units
- (2) Those uses set out in [Section 8.1](#).

8.3.54.2 Site Zone Regulations - Converted Dwelling

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Lot Frontage: | (minimum) | as existed on the date of passing of this By-law |
| (2) | Lot Area: | (minimum) | as existed on the date of passing of this By-law |
| (3) | Front Yard Depth: | (minimum) | as existed on the date of passing of this By-law |
| (4) | Side Yard Widths: | (minimum) | as existed on the date of passing of this By-law |
| (5) | Rear Yard Depth: | (minimum) | as existed on the date of passing of this By-law |
| (6) | Parking Spaces: | (maximum) | 3 parking spaces to be provided. |
| (7) | All Other Regulations: | | the regulations set out in Section 8.2.1 shall apply |

8.3.54.3 All Other Uses

- (1) Redevelopment of the site for those uses set out in [Section 8.1](#) shall comply with the applicable regulations set out in [Section 8.3.1](#) for the UR2-1 Zone.

8.3.55 UR2-55 (See Zoning Map Part 54)

(150/2019)

8.3.55.1 Permitted Uses

- (1) A converted dwelling containing a maximum of three dwelling units.
- (2) Those uses set out in [Section 8.1](#).

8.3.55.2 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Lot Frontage: | (minimum) | as existed on the date of the passing of this By-law; |
| (2) | Lot Area: | (minimum) | as existed on the date of the passing of this By-law; |
| (3) | Front Yard Depth: | (minimum) | as existed on the date of the passing of this By-law; |
| (4) | Side Yard Widths: | (minimum) | as existed on the date of the passing of this By-law; |
| (5) | Rear Yard Depth: | (minimum) | as existed on the date of the passing of this By-law; |

- (6) Parking Spaces: (minimum) 3 parking spaces to be provided.
- (1) All Other Regulations: (minimum) the regulations set out in Section 8.2.1 shall apply.

8.3.56 UR2-56 (See Zoning Map Part 57)

(139/2020)

8.3.56.1 Permitted Uses

- (1) Those uses set out in [Section 8.1](#).

8.3.56.2 Site Zone Regulations

- (1) Setbacks: (minimum) as existed on the date of the passing of this By-law;
- (2) Height: (maximum) as existed on the date of the passing of this By-law;
- (3) Coverage: (maximum) as existed on the date of the passing of this By-law;

8.3.57 UR2-57 (See Zoning Map Part 38)

(29/2021)

8.3.57.1 Permitted Uses

- (1) Those uses set out in [Section 8.1](#).

8.3.56.2 Site Zone Regulations

- (1) Setbacks: (minimum) as existed on the date of the passing of this By-law;
- (2) Height: (maximum) as existed on the date of the passing of this By-law;
- (3) Coverage: (maximum) as existed on the date of the passing of this By-law;