

### **Long Semi-detached Dwellings (Section 145)**

(By-law 2020-289)

- (1) A **long semi-detached dwelling** is permitted on any interior lot in an R2, R3 and R4 zone where a **semi-detached dwelling** is permitted.
- (2) The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the **long semi-detached dwelling** including both dwelling units, and
  - (a) are as provided in Table 158A, 160A, or 162A, or
  - (b) where not listed in Table 158A, 160A, or 162A, the minimum lot width and minimum lot area for a long semi-detached dwelling are the same as required for a detached dwelling.
- (3) Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however Subsection (4) must be complied with.
- (4) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion, as measured from the original lot's interior side lot line, is as follows:
  - (a) where a flag lot abuts another flag lot at the side lot line, 1.7 m,
  - (b) In all other cases, 2.2 m. (By-law 2021-111)