

## **SECTION 9 - ER2 Zone – Estate Residential Type 2 Zone**

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### **(1) SCOPE**

The provisions of this Section shall apply in all Estate Residential Type 2 (ER2) Zones except as otherwise provided in the Special Provisions Subsection hereto.

### **(2) USES PERMITTED**

No person shall, within any ER2 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following ER2 uses, namely:

- (a) a single detached dwelling;
- (b) a home occupation;
- (c) a public use.

### **(3) ZONE REQUIREMENTS**

No person shall, within any ER2 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (MINIMUM) - 0.4 ha
- (b) LOT FRONTAGE (MINIMUM) - 50 m
- (c) FRONT YARD DEPTH (MINIMUM) - 15 m
- (d) INTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (f) REAR YARD DEPTH (MINIMUM) - 10 m
- (g) LOT COVERAGE (MAXIMUM) - 30%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 30%
- (i) SEPARATION FROM ADJACENT BARNs

No single detached dwelling shall be located closer than 180 metres to the barns of an intensive agricultural use on adjacent property.

### **(4) SPECIAL PROVISIONS**

- (a) **ER2-1 - Estate Residential Type 2 (Slater)**  
Notwithstanding any provisions of this By-law to the contrary, within any area designated ER2-1 on Schedule 'A' hereto, the following special provisions shall apply:

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- (i) On lots 13 - 27 inclusive, a rear yard setback of at least fifteen metres for buildings, structures and septic tanks will be required.

(b) **ER2-2 (Aberfoyle Creek Estates - Phase 2)**

Notwithstanding subsections 3(18)(a), 9(3)(b), (d) and (f), and any provisions of this By-law to the contrary, the area zoned **ER2-2** on Schedule 'A' hereto may be used for a permitted use listed under subsection 9(2) subject to the following special provisions and all other applicable provisions of this By-law:

- (i) LOT FRONTAGE (MINIMUM) 27.5 metres
- (ii) INTERIOR SIDE YARD WIDTH (MINIMUM) 5 metres
- (iii) Lots 2, 3, 4 and 5 (as illustrated on the Revised Draft Plan 23T-98006 dated January 25, 1999) shall maintain a Rear Yard Depth (Minimum) of 15 metres.
- (iv) Lots 6 and 7 (as illustrated on the Revised Draft Plan 23T-98006 dated January 25, 1999) shall maintain a Minimum Rear Yard Depth of 30 metres.
- (v) Lots 15, 16, 17 and 18 (as illustrated on the Revised Draft Plan 23T-98006 dated January 25, 1999) shall maintain a Minimum Front Yard Depth of 10 metres.

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(c) **ER2-3 (Aberfoyle Creek Estates Phase 3)**

Notwithstanding any provisions of this by-law to the contrary, within the ER2-3 Zone on Schedule "A" hereto, the following special provisions shall apply:

- (i) LOT FRONTAGE (MINIMUM) 27.5 metres
- (ii) LOT AREA (MINIMUM) 3240 m<sup>2</sup>
- (iii) INTERIOR SIDE YARD WIDTH (MINIMUM) 5 metres