

SECTION 6 - HR Zone – Hamlet Residential Zone

(1) SCOPE

The provisions of this Section shall apply in all Hamlet Residential (HR) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

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

- (a) a single detached dwelling;
- (b) a semi-detached or duplex dwelling;
- (c) a rooming house or boarding house;
- (d) a home occupation;
- (e) a public use.

(3) ZONE REQUIREMENTS

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

- (a) LOT AREA (MINIMA)
 - (i) single detached dwelling - 1 390 m²
 - (ii) other uses - 1 860 m²
- (b) LOT FRONTAGE (MINIMUM) - 25 m
- (c) FRONT YARD DEPTH (MINIMUM) - 10 m
- (d) INTERIOR SIDE YARD WIDTH (MINIMUM)
Three metres on one side and one metre on the other side.
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 3.5 m
- (f) REAR YARD DEPTH (MINIMUM) - 7.5 m
- (g) LOT COVERAGE (MAXIMUM) - 30%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 30%

(4) SPECIAL PROVISIONS

(a) HR-1 (POST OFFICE)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated HR-1 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a post office;
- any use permitted in an HR Zone.

(b) HR-2 (MORRISTON)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated HR-2 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- any use permitted in an HR Zone.

(ii) **Zone Requirements**

The zone requirements of Section 6 (3) shall apply, however, lots shall only be created by means of a registered plan of subdivision.

By-law
35-86

(c) HR-3

Notwithstanding any provisions of this By-Law to the contrary, within any area designated HR-3 on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- any use permitted in an HR Zone

(ii) **Zone Requirements**

The zone requirements of Section 6 (3) shall apply with the exception that any structures must be floodproofed and erected within raised building envelopes to 315.0 metres C.G.D. with:

LOT AREA (MINIMUM)	- 4 332 m ²
LOT FRONTAGE (MINIMUM)	- 76.0 m

By-law
28/96

(d) HR-4 (Arkell)

Notwithstanding any provisions of By-Law No. 19/85 to the contrary, within the area zoned HR-4 the following special provisions shall apply:

(i) **Permitted Uses**

- a) a single detached dwelling
- b) a public use, including a public park
- c) a home occupation

(ii) **Zone Requirements**

The zone requirements of Section 6(3) shall apply with the exception of the following:

- a) Lot Area (Minimum) 3,000 m²
- b) Lot Frontage (Minimum) 30 m
- c) Front Yard Depth (Minimum) 6.1 m
- d) Notwithstanding the setback requirements of Section (3)(18)(a), the minimum exterior side yard width shall be 3.5 metres.

SECTION 6A - RC Zone – Residential Community Zone

(1) SCOPE

The provisions of this Section shall apply to all Residential Community (RC) Zones except as otherwise provided in the Special Provisions subsection hereto.

(2) USES PERMITTED

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

- (a) A maximum of 55 single detached dwellings
- (b) A community entrance feature
- (c) Private parks, trails and accessory structures
- (d) A private right-of-way
- (e) Private communal water services

(3) ZONE REQUIREMENTS

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

- (a) For the purposes of implementing the provisions of this By-law, reference to “lot” shall refer to “unit” as defined by the Condominium Act, S.O. 1998, as amended.
- (b) LOT FRONTAGE (MINIMUM) 15 metres
- (c) LOT AREA (MINIMUM) 700 metres square
- (d) MAXIMUM LOT COVERAGE 35%
- (e) MINIMUM FRONT YARD 6 metres
- (f) MINIMUM SIDE YARD 1.83 metres
- (g) MINIMUM REAR YARD 6.5 metres
- (h) MAXIMUM HEIGHT FOR DWELLINGS 6.5 metres
- (i) MAXIMUM NUMBER OF BEDROOMS 2
- (j) MINIMUM FLOOR AREA 93 metres square
- (k) MAXIMUM FLOOR AREA 193 metres square

(4) SPECIAL REGULATIONS

- (a) Access Road (Minimum Right-of-Way Width) - 7.6 metres (two way)
- (b) Off-Street Parking (Minimum) - Minimum 1 parking space per unit
- (c) Visitor Parking Spaces/Area - Minimum of 1 parking space for every four dwellings (i.e. a 55 unit development requires a minimum of 14 parking spaces for visitors). Visitor parking spaces may be clustered with no more than 7 spaces per parking area.

- (d) The community entrance feature, the storm water management facility and the residential lots within the RC Zone are exempt from the provisions of subsection 3(18)(a) and 3(25) of this By-law.