

SECTION 7 - RR Zone - Resort Residential Zone

(1) SCOPE

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

(2) USES PERMITTED

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

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

(3) ZONE REQUIREMENTS

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

- (a) LOT AREA (MINIMUM) - 1 350 m²

The provisions of Section 3(14) (c) as it relates to lot area shall not apply within the RR Zone.

- (b) LOT FRONTAGE (MINIMUM) - 23 m

- (c) FRONT YARD

Within the RR Zone, the front yard shall be considered a rear yard when the property abuts a lake or watercourse.

- (d) INTERIOR SIDE YARD WIDTH (MINIMUM)

Three metres on one side and two metres on the other side, except that where a private garage is attached to a single detached dwelling, the minimum interior side yard width on both sides of such dwelling shall be two metres.

- (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%

(i) ACCESS TO A PUBLIC ROAD

Notwithstanding the provisions of Section 3(2), access to a public road shall not be required.

(4) SPECIAL PROVISIONS

(a) **RR-1 (LOT 5, CONCESSION 2)**

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

(i) **Uses Permitted**

- a single detached dwelling;
- a religious use;
- a public use.

(b) **RR-2 ("h-5") - (Irish Creek Estates - 23CD-01004)**

Notwithstanding any provisions of this by-law to the contrary, within the **RR-2** Zone on Schedule 'A' hereto, the following special provisions shall apply:

(i) **Uses Permitted**

- a maximum of 20 single-detached residential dwellings
home occupations
- private park/recreational areas
- a community entrance feature
- a private right-of-way
- public uses

(ii) **Zone Requirements**

The zone requirements of Section 7 (3) shall apply to the **RR-2 Zone**

- (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) Within the RR-2 Zone, where a lot abuts Puslinch Lake, the front yard shall be considered a rear yard.
- (c) For lots 4 to 9 inclusive, which abut Puslinch Lake, the minimum front yard setback for main buildings and septic systems shall be 15 metres from the front lot line.
- (d) Notwithstanding the provisions of Section 7(3)(d), Minimum Interior Side Yard Width, no buildings, structures or septic systems shall be constructed on lots 1 and 11 within 15 metres of the wetland boundary as illustrated on Schedule 'A' to this By-law.

SECTION 7A - MR Zone – Millcreek Residential Area Zone

By-Law 42/95
Approved by OMB

(1) SCOPE

The provisions of this Section shall apply in the Millcreek Residential Area (MR) Zone, except as otherwise provided hereto.

(2) USED PERMITTED

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

- (a) a maximum of 72 Mobile Homes or Manufactured Dwellings;
- (b) an accessory single detached dwelling unit for the caretaker and/or manager,
- (c) a laundromat serving on site residents only;
- (d) a variety store serving on site residents only;
- (e) an existing private clubhouse serving on site residents only;
- (f) sales of mobile homes or manufactured dwellings for use on site, but not including the manufactured dwelling except in accordance with the following Special Provisions:

(3) ZONE REQUIREMENTS

No person shall, within any MR Zone, use any lot or erect, alter or use any building or structure for purposes of a mobile home or manufactured dwelling except in accordance with the following Special Provisions:

(a) SITE AREA (MINIMUM)

Each mobile home or manufactured dwelling shall be located within a site area that has a minimum area of 280m².

(b) SITE COVERAGE (MAXIMUM)

The coverage of all buildings including accessory buildings within each site area shall not exceed 35.0%.

(c) BUILDING FLOOR AREA (MAXIMUM)

The total building floor area on any site area shall not exceed 96.0m² for all buildings including accessory buildings.

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(d) **BUILDING SETBACK - (MINIMUM)**

Every mobile home or manufactured dwelling shall be located a minimum distance of 3.0m from the front site line. (The front site line is that line abutting a common roadway).

(e) **BUILDING SEPARATION (MINIMUM)**

Every mobile home or manufactured dwelling shall be separated from any other mobile home or manufactured dwelling by a distance of at least 3.5m from the building face.

(f) **ACCESS**

Every mobile home or manufactured dwelling located on a site area shall have access from a common roadway.

(g) **PARKING**

For each mobile home or manufactured dwelling, minimum 1 off-street parking space located on each site area or within a maximum of 30 metres of a site area.

(4) SPECIAL PROVISIONS

(a) At the time of coming into force of this By-law, any use of a site area less than 280m² as identified on Schedule "B" hereto shall comply with all Zone Provisions of sub-section (3) except clause (a).

(b) No person shall, within any MR Zone, use any lot or erect, alter or use any building or structure for purposes other than a mobile home or manufactured dwelling except in accordance with the following provisions.

(a) **GROSS FLOOR AREA (MAXIMUM)**

Laundromat	100m ²
Variety Store	150m ²
Private Club	300m ²

(b) **SALES AREA/OUTDOOR DISPLAY MAXIMUM**

500m²

SECTION 7B - ML Zone - Mini Lakes Zone

By-Law 17/00
Approved by OMB

(1) SCOPE

The provisions of this Section shall apply in the Mini Lakes (ML) Zone except as otherwise provided hereto.

(2) USES PERMITTED

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

- (a) one dwelling unit, as defined under subsection (3), per site
- (b) an accessory single detached dwelling for a caretaker or manager
- (c) an administrative office
- (d) a laundromat serving on site residents only
- (e) a library serving on site residents only
- (f) a variety store serving on site residents only
- (g) a maintenance building servicing the site
- (h) a recreation building and pavilion
- (i) a sales office for sites and dwelling units
- (j) uses accessory to the above permitted uses

(3) PERMITTED DWELLING UNITS

Within the ML Zone, a dwelling unit is permitted for year-round occupancy only if:

- (a) it is a mobile home or manufactured building which complies with the Ontario Building Code (OBC) for year-round occupancy; or
- (b) it is a unit that is existing on a site on the subject lands as of the date of passing of this By-law that can be converted to an equivalent OBC or CSA standard for year-round occupancy and certified as such by a professional engineer to the satisfaction of the Chief Building Official in accordance with the Ontario Building Code Act and amendments thereto. All conversions to year-round use must comply with the most recent OBC or CSA standards for acceptance;
- (c) all other requirements of this By-law are met; and
- (d) an occupancy permit for year-round occupation has been issued by the Chief Building Official.

(4) PROHIBITED DWELLING UNITS

Within the ML Zone, no travel trailers or recreational vehicles including any additions thereto shall be occupied for year-round use nor be permitted to convert to year-round use.

(5) DWELLING SITE REQUIREMENTS

- (a) **Site Area (Minimum)**
Each dwelling unit shall be situated on a site that has a minimum site area of 280 square metres. Notwithstanding the above, a maximum of 63 sites may contain less than the 280 sq. m. minimum area provided they are greater than 230 sq. m. in total site area.
- (b) **Site Width (Minimum)**
Each site shall have a minimum width of 9.0 metres measured at the required minimum front yard.
- (c) **Site Front Yard (Minimum)**
Each dwelling unit shall be located a minimum distance of 3.0 metres from the front site line. The front site line is that line which abuts a common internal roadway.
- (d) **Site Side Yard (Minimum)**
Each dwelling unit shall have a minimum rear yard of 1.2 metres.
- (e) **Site Rear Yard (Minimum)**
Each site shall have a minimum rear yard of 1.2 metres.
- (f) **Dwelling Unit Floor Area (Maximum)**
The maximum dwelling unit floor area is 116.0 square metres. Notwithstanding the above, this By-Law recognizes those dwelling units which existed prior to the date of passing of this By-Law that have a floor area greater than 116.0 square metres.
- (g) **Dwelling Unit Floor Area (Minimum)**
The minimum dwelling unit floor area is 53.5 square metres.
- (h) **Site Coverage (Maximum)**
The coverage of a site by all buildings and structures shall not exceed 35%.
- (i) **Dwelling Unit Height (Maximum)**
No dwelling unit shall exceed 1 storey in height.

(6) GENERAL ZONE REQUIREMENTS

- (a) **Maximum Density**
A maximum of 400 residential sites may be permitted within the ML Zone.
- (b) **Building Separation (Minimum)**
Each dwelling unit shall be separated from any other dwelling unit by a minimum distance of 3.5 metres from the building face. Every accessory building shall be separated from the main building on the site by a distance of at least 1.2 metres.

(c) **Parking**

A minimum of 1 parking space shall be provided for each dwelling unit on a site. Visitor parking shall be provided on the basis of 1 space for every 10 sites within the ML Zone and subject to the provisions of Section 3(16) of the Zoning By-law.

(d) **Access**

Each dwelling unit shall have direct access to a common internal roadway which has a minimum unobstructed travel width of 6 metres. Exceptions to the minimum width may be permitted, provided they are illustrated on a site plan approved by Council in consultation with the Township Fire Chief.

(e) **Building Floor Area (Maximum)**

The following uses shall have a maximum floor area of:

laundromat	100 sq. metres
variety store	150 sq. metres
recreation building	500 sq. metres

(f) **Additional Zone Requirements**

Unless otherwise provided above, all other applicable regulations of By-law 19/85, as amended, including Section 3 General Provisions shall apply to the ML Zone.