

## **SECTION 7 - VILLAGE RESIDENTIAL "R1" ZONE**

### **7.1 GENERAL PROHIBITION**

Within a Residential "R1" Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsection 3, 4, and 5 of this Section.

### **7.2 USES PERMITTED**

Dwelling unit, Accessory  
 Bed and breakfast establishment  
 Home occupation  
 Dwelling, Single Detached

### **7.3 ZONE REGULATIONS**

#### 7.3.1 Single Detached Dwelling

(a)	Minimum Lot Area	2000 m <sup>2</sup>
(b)	Minimum Lot Frontage	30 metres
(c)	Minimum Required Yards	
	(i) Front Yard	7.5 metres
	(ii) Rear Yard	7.5 metres
	(iii) Interior Side Yard	3 metres
	(iv) Exterior Side Yard	4.5 metres
(d)	Maximum Lot Coverage	35%
(e)	Maximum Building Height	11 metres
(f)	Minimum Gross Floor Area	55.74 m <sup>2</sup>

## **7.4 ZONE EXCEPTIONS**

### **7.4.1 R1-1 Zone**

Notwithstanding the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the minimum lot area and lot frontage for lands within the R1-1 Zone shall be 0.34 hectares and 35 metres respectively.

### **7.4.2 R1-2 Zone**

Notwithstanding the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the minimum area and frontage for lands within the R1-2 Zone shall be 0.41 hectares and 35 metres respectively.

### **7.4.3 R1-3 Zone**

Notwithstanding the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the minimum lot area and lot frontage for lands zoned "R1-3" shall be 0.69 hectares and 50 metres respectively, with the exception of Lot 1, Registered Plan 51M-665. For Lot 1 the minimum frontage and area requirements shall be 45.9 metres and 0.68 hectares respectively. As well, for those lands within the "R1-3" Zone, the calculation of lot area may include lands within the Environmental Protection "EP" Zone.

### **7.4.4 R1-4 Zone**

Notwithstanding the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the minimum lot area and lot frontage for those lands zoned "R1-4" shall be 0.80 hectares and 50 metres respectively, with the exception of Lots 46, 87 and 90 on Registered Plan 51M-665. For Lots 46, 87, and 90 the minimum frontage and/or area requirements shall be 20.15 metres and 0.42 hectares, 42.6 metres, and 0.39 hectares respectively. As well, for those lands zoned within the "R1-4" Zone, the calculation of lot area may include lands within the Environmental Protection "EP" Zone.

### **7.4.5 R1-5 Zone**

Notwithstanding the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the minimum lot area and frontage for those lands zoned "R1-5" shall be 0.3 hectares and 35 metres respectively,

with the exception of Lot 94 on Registered Plan 51M-665. For Lot 94 the minimum frontage requirement shall be 31.80 metres.

#### 7.4.6 R1-6 Zone

Notwithstanding the permitted uses of the Residential "R1" Zone, the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the permitted uses, minimum lot or block area and lot or block frontage and other provisions for those lands zoned "R1-6" shall be 0.8 hectares and 35 metres respectively, with the exception of lots 67, 69, and 70 on Registered Plan 51M-665. For lot 67 the minimum frontage shall be 32.3 metres and for lots 69 and 70, Registered Plan 51M-665 the minimum area shall be 0.69 and 0.42 hectares respectively.

#### 7.4.7 R1-7 Zone

Notwithstanding the minimum lot area and lot frontage provisions of the Residential "R1" Zone, the minimum lot area and lot frontage for lands zone "R1-7" shall be 0.8 hectares and 10 metres respectively. As well, for those lands zoned "R1-7", the calculation of lot area may include lands within the Environmental Protection "EP" Zone.

#### 7.4.8 R1-8 Zone

Notwithstanding the permitted uses and Zone regulations of the Residential "R1" Zone, one accessory boathouse may be permitted on those lands zoned "R1-8" subject to the following provisions:

- (a) The boathouse is accessory to a main dwelling use located no greater than 30 metres from the lot within the "R1-8" Zone.
- (b) No living or habitation space shall be permitted.
- (c) Minimum Side Yard shall be 1.22 metres and the Minimum Rear Yard shall be 3.0 metres.
- (d) Maximum Coverage shall be 20%.
- (e) No permit for a boathouse shall be issued where shoreline alterations are proposed unless accompanied by a Work Permit from the appropriate Ministry or Agency.

#### 7.4.9 R1-9 Zone

Notwithstanding the provisions of Section 7.3.1 (a) and (b), for those lands described as 46 Hazel Street and zoned “R1-9”, the minimum frontage and minimum area shall be 21 metres and 180 square metres respectively.