

6.0 RESIDENTIAL ZONES

VILLAGE RESIDENTIAL ONE (VR1) ZONE

The Village Residential One (VR1) Zone applies exclusively to lots used or proposed to be used for single unit dwellings, duplex dwellings and semi-detached dwellings in the Village of Springfield on lands designated 'Residential' in the Township's Official Plan. Within the VR1 zone, standards apply to such matters as lot area, frontage, setbacks from property lines, height and coverage. Lands zoned VR1 are, or are intended to be, serviced by a municipal sanitary sewage system. A municipal water supply system is as yet unavailable in the Village.

VILLAGE RESIDENTIAL TWO (VR2) ZONE

The Village Residential Two (VR2) Zone applies to low density residential development situated in the Village of Port Bruce. The corresponding land use designation in the Township's Official Plan is 'Recreation Residential'. Dwellings are restricted to single unit dwellings and two unit dwellings in a number of different configurations (e.g. semi-detached dwellings, duplex dwellings, converted dwellings). Group homes are also permitted. Within the VR2 zone, standards apply to such matters as lot area, frontage, setbacks from property lines, coverage and height. Standards vary based on dwelling type. Lands zoned VR2 are, or are intended to be, serviced by a municipal water supply system. A municipal sanitary sewage system is as yet unavailable in the Village.

HAMLET RESIDENTIAL (HR) ZONE

The Hamlet Residential (HR) Zone applies to residential development comprising single unit dwellings and converted dwellings in the recognized settlement areas of Avon, Calton, Copenhagen, Kingsmill Corners, Luton, Lyons, Mount Salem, Orwell, South Gore and Summers Corners. The corresponding land use designation in the Township's Official Plan is 'Hamlet'. Minimum lot area and minimum lot frontage requirements are stipulated for the creation of new lots.

RURAL RESIDENTIAL (RR) ZONE

The Rural Residential (RR) Zone applies to residential lots designated 'Agriculture' in the Township's Official Plan where the size of such lots does not generally exceed 4,000 square metres (approximately 1 acre). Permitted uses are restricted to single unit dwellings and converted dwellings. Bed and breakfast establishments, home occupations and other accessory uses are also permitted. The RR zone is also applied, depending on lot size, to a new lot being created by consent for the purposes of disposing a surplus farm dwelling. Within the RR zone, the minimum lot area is 2000 sq m (0.5 acres). Unlike the Small Lot Agricultural (A4) zone, the keeping of livestock is not permitted.

MOBILE HOME PARK (MH) ZONE

The Mobile Home Park (MH) Zone applies to lands on which a mobile home park is permitted, being the placement of mobile homes on leased sites. Mobile home parks are limited to lands designated 'Hamlet', 'Village' and 'Suburban Area' in the Township's Official Plan. Existing mobile home parks are situated at 13488 Imperial Road (Lyons), 9339 Hacienda Road and in Port Bruce.

6.1 PERMITTED USES, BUILDINGS AND STRUCTURES

6.1.1 Main Uses, Buildings and Structures

No lands, buildings or structures shall be erected or used in the zone prescribed except for the purposes set out in the table below.

| | | <i>A</i> | <i>B</i> | <i>C</i> | <i>D</i> | <i>E</i> |
|-----------|---|------------|------------|-----------|-----------|-----------|
| | USES, BUILDINGS & STRUCTURES | VR1 | VR2 | HR | RR | MH |
| 1 | apartment dwelling | ✓ | | | | |
| 2 | bed & breakfast establishment | ✓ | ✓ | ✓ | ✓ | |
| 3 | boarding house or rooming house | ✓ | ✓ | ✓ | | |
| 4 | community garden as an accessory use | ✓ | ✓ | ✓ | | |
| 5 | converted dwelling | ✓ | ✓ | ✓ | | |
| 6 | double duplex dwelling | ✓ | | | | |
| 7 | duplex dwelling | ✓ | ✓ | ✓ | | |
| 8 | group home | ✓ | ✓ | ✓ | | |
| 9 | home occupation | ✓ | ✓ | ✓ | ✓ | |
| 10 | mobile home | | ✓ | | | ✓ |
| 11 | multiple unit dwelling | ✓ | ✓ | | | |
| 12 | retirement home | ✓ | ✓ | ✓ | | |
| 13 | second dwelling unit | ✓ | ✓ | ✓ | | |
| 14 | semi-detached dwelling | ✓ | ✓ | ✓ | | |
| 15 | single unit dwelling | ✓ | ✓ | ✓ | ✓ | |
| 16 | townhouse dwelling | ✓ | ✓ | | | |
| 17 | triplex dwelling | ✓ | ✓ | | | |
| 18 | two-unit dwelling | ✓ | ✓ | ✓ | | |

6.2 GENERAL USE REGULATIONS

6.2.1 Standards

The standards set out in the table below shall apply in the zones prescribed unless otherwise stipulated herein to the contrary.

| | | A | B | C | D | E |
|----|---|------|------|------|------|------|
| | | VR1 | VR2 | HR | RR | MH |
| 1 | Minimum Lot Area (m ²) | 800 | 1850 | 1850 | 2000 | 4 ha |
| 2 | Minimum Lot Frontage (m) | 20 | 25 | 25 | 30 | 50 |
| 3 | Minimum Setback (m) from a local road | | | | 28 | |
| 4 | Front Yard Depth (m) | 6.0 | 6.0 | 6.0 | 10 | 6.0 |
| 5 | Side Yard Width - Interior (m) ¹ | 2.0 | 2.0 | 2.0 | 3.0 | 6.0 |
| 6 | Side Yard Width - Exterior (m) | 6.0 | 6.0 | 6.0 | | 6.0 |
| 7 | Rear Yard Depth (m) | 7.5 | 7.5 | 7.5 | 10 | 7.5 |
| 8 | Maximum Lot Depth to Lot Frontage Ratio | | | | 3:1 | 20 |
| 9 | Maximum/Minimum Density (uph) | | | | | 20 |
| 10 | Maximum Lot Coverage (%) | 30 | 30 | 30 | 30 | 40 |
| 11 | Maximum Height (m) | 10.5 | 10.5 | 10.5 | 10.5 | 6.0 |
| 12 | Minimum Floor Area (m ²) of a Dwelling | 90 | 75 | 90 | 100 | 56 |
| 13 | Maximum Floor Area (m ²) of an Accessory Building | 120 | 120 | 150 | 200 | 20 |
| 14 | Minimum Landscaped Open Space (%) | 30 | 30 | 30 | 30 | |
| 15 | Maximum Number of Dwellings per Lot | 1 | 1 | 1 | 1 | |
| 16 | Minimum Distance from a Dwelling to a Railway (m) | 30 | 30 | 30 | 120 | |

FOOTNOTES

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where the lot line is a dividing wall of a semi-detached dwelling, no minimum side yard is required

6.3 SPECIAL USE REGULATIONS

6.3.1 Municipal Services

In the VR1 and VR2 zones, no dwelling shall be erected or used unless such dwelling is connected to a municipal water supply system and/or a municipal sanitary sewage system.

6.3.2 Accessory Buildings and Structures

Accessory buildings or structures shall not:

- a) be used for human habitation except as otherwise permitted herein for a second dwelling unit;
- b) be erected closer to the front lot line or the exterior side lot line than the minimum distance required for the main building on the lot;
- c) be erected in the front yard or, in the case of a corner lot, in the exterior side yard;
- d) be erected closer to the road than the dwelling is to that road;
- e) be erected closer than 1.2 metres to any lot line except that a common semi-detached private garage or carport may be centred on the mutual lot line;
- f) exceed the maximum floor area prescribed in Section 6.2.1;
- g) exceed ten (10) percent coverage of the lot area;
- h) exceed six (6.0) metres in height or contain more than two storeys;
- i) be erected within one (1.0) metre of the main building;
- j) be considered an accessory building if attached to the main building in any way.

By-law No. 19-08
General Amendment

6.3.3 Accessory Buildings in the Rural Residential (RR) Zone

Where an accessory building in the Rural Residential (RR) Zone, as a result of a consent being given, exceeds the maximum floor area for an accessory building, the said building shall be deemed to be permitted and may be used, repaired or renovated.

6.3.4 Home Occupations

The following provisions shall apply to home occupations:

- a) shall be permitted within a dwelling or within an accessory building;
- b) the floor area of the dwelling including the basement area used for the home occupation shall not exceed twenty-five (25) percent of the floor area of the dwelling or forty (40) square metres, whichever is the lesser;

- c) the floor area of an accessory building used for the home occupation shall not exceed seventy-five (75) square metres except in the Rural Residential (RR) Zone where the floor area of an accessory building used for a home occupation shall not exceed one hundred (100) square metres;
- d) the character of the dwelling as a residence shall not change or a nuisance, particularly in regard to noise, odour, traffic or parking shall not be created;
- e) mechanical equipment shall not be used, the operation of which would result in any noise, fumes, dust or odours perceptible outside the dwelling or accessory building;
- f) the maximum number of persons engaged in the home occupation but who reside on a lot other than the lot on which the home occupation is conducted shall be limited to one (1).

6.3.5 Single Unit Dwellings – Minimum Distance Separation (MDS I)

In the Rural Residential (RR) Zone, no single unit dwelling shall be erected or used except in accordance with Minimum Distance Separation I (MDS I) as established by the Province, as amended, and implemented under the guidelines established by the Province, as amended. The foregoing shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock building or structure or manure storage facility than the dwelling being altered or replaced.

6.4 VILLAGE RESIDENTIAL ONE (VR1) ZONE – ‘SITE-SPECIFIC’ ZONES

6.4.1 a) Defined Area

VR1-1 as shown on Schedule “D”, Map No. 2.

b) Permitted Uses

motorcycle shop
all other permitted uses of the VR1 zone

6.4.2 a) Defined Area

VR1-2 as shown on Schedule “D”, Map No. 2.

b) Permitted Uses

construction and woodworking shop
all other permitted uses of the VR1 zone

6.4.3 a) Defined Area

VR1-3 as shown on Schedule “D”, Map No. 1.

b) Minimum Side Yard Width 1.5 m

6.4.4 a) Defined Area

VR1-4 as shown on Schedule “D”, Map No. D2.

By-law No. 20-58
Near and Boegel

b) Minimum Front Yard Depth

Second Dwelling Unit 1.8 m

c) Maximum Floor Area

Second Dwelling Unit 60 m²

6.5 VILLAGE RESIDENTIAL TWO (VR2) ZONE – ‘SITE-SPECIFIC’ ZONES

6.5.1 a) Defined Area

VR2-1 as shown on Schedule “O”, Map No. 3.

b) Permitted Uses

accessory use
commercial uses accessory to seasonal dwelling units
one single unit dwelling on one lot

6.6 HAMLET RESIDENTIAL (HR) ZONE – ‘SITE-SPECIFIC’ ZONES

6.6.1 a) Defined Area

HR-1 as shown on Schedule “C”.

b) Permitted Uses

truck top manufacturer
all other permitted uses of the HR zone

6.6.2 a) Defined Area

HR-2 as shown on Schedule “E”.

b) Permitted Uses

motor vehicle body shop as an accessory use
all other permitted uses of the HR zone

c) Prohibited Uses

outside storage

d) Maximum Floor Area

- motor vehicle body shop as an accessory use 237.8 m²
- e) Maximum Number of Off-site Employees
 - motor vehicle body shop as an accessory use 3
- f) Minimum Number of Parking Spaces
 - motor vehicle body shop as an accessory use 3
- g) Maximum Height
 - exhaust stack ancillary to motor vehicle body shop as an accessory use 7.62 m

6.6.3 a) Defined Area

HR-3 as shown on Schedule “L”.

b) Permitted Uses

sorting and storage of scrap metals within a 98.1 m² building as an accessory use
all other permitted uses of the HR zone

c) Prohibited Uses

no scrap metals or materials associated with the business shall be stored outside, with the exception of temporary storage within a maximum of 3 trailers each having a maximum volume of 17 m³.

6.6.4 a) Defined Area

HR-4 as shown on Schedule “L”.

b) Permitted Uses

fruit and vegetable stand
market garden
one single detached dwelling

6.7 RURAL RESIDENTIAL (RR) ZONE – ‘SITE-SPECIFIC’ ZONES

6.7.1 a) Defined Area

RR-1 as shown on Schedule “A”, Map No. 59.

b) Minimum Lot Area

1,750 m²

By-law No. 19-61
DeRyk (As per
Application for
Consent No. E 98/18)

| | | | |
|--------------|--|----------------------|--|
| 6.7.2 | a) <u>Defined Area</u> RR-2 as shown on Schedule "A", Map No. 62. | | By-law No. 19-93 DeRyk (As per Application for Consent No. E 97/18) |
| | b) <u>Minimum Lot Area</u> | 1,875 m ² | |
| | c) <u>Minimum Lot Frontage</u> | 25 m | |
| 6.7.3 | a) <u>Defined Area</u> RR-3 as shown on Schedule "H" | | By-law No. 20-60 2660711 Ontario Inc. (Jake Penner) As per Township of Malahide Official Plan Amendment No. 18 |
| | b) <u>Permitted Uses</u> townhouse dwelling accessory uses | | |
| | c) <u>Minimum Front Yard Depth</u> | 25 m | |
| | d) <u>Minimum Side Yard Width</u> | 3.0 m | |
| | e) <u>Minimum Rear Yard Depth</u> | 64 m | |
| | f) <u>Maximum Floor Area</u> townhouse dwelling | 410 sq m | |
| | g) <u>Maximum No. of Dwelling Units in a Townhouse Dwelling</u> | 4 | |
| 6.7.4 | a) <u>Defined Area</u> RR-4 as shown on Schedule 'A', Map No. 63. | | By-law No. 20-78 Nicholson (As per Consent Application No. E 31/20) |
| | b) <u>Minimum Side Yard Width</u> existing accessory building | 1.0 m | |

6.8 MOBILE HOME PARK (MH) ZONE – 'SITE-SPECIFIC' ZONES

- 6.8.1** a) Defined Area
MH-1 as shown on Schedule "C".
- b) Minimum Lot Frontage

| | | |
|----|--|--------|
| | for a mobile home site where there is a public or communal water supply | 15.2 m |
| c) | <u>Minimum Separation Distance</u> | |
| | between a mobile home site and a sewage disposal lagoon or a solid waste disposal site | 185 m |

7.0 COMMERCIAL ZONES

GENERAL COMMERCIAL (GC) ZONE

The General Commercial (GC) Zone applies to lands comprising the historic downtown cores in the settlement areas of Springfield and Port Bruce and designated 'Commercial' in the Township's Official Plan. Within the GC zone, a broad range of commercial uses are permitted which, for the most part, are engaged in the selling and offering of goods and services. Also permitted are institutional uses and residential uses. Minimum setbacks do not generally apply and maximum building coverage is permitted. To ensure commercial uses remain prominent at 'street level', residential uses are restricted to locations above the first floor with the exception of free-standing multiple unit dwellings. Commercial fishing operations in Port Bruce, which were previously permitted in the Flood Fringe (FF) Zone in the Township's former Zoning By-law, are now recognized through the application of "site-specific" (GC-#) zoning.

HAMLET COMMERCIAL (HC) ZONE

The Hamlet Commercial (HC) Zone applies to lands situated in the settlement areas of Avon, Calton, Copenhagen, Kingsmill Corners, Luton, Lyons, Mount Salem, Orwell, South Gore and Summers Corners. The corresponding land use designation in the Township's Official Plan is 'Hamlet'. Within the HC zone, commercial uses are permitted characterized by those which are small in scale and which are compatible with the predominantly residential character of these small settlement areas. Due to the unavailability of a municipal sanitary sewage system and a municipal water supply system, minimum lot areas apply to the creation of new lots.

RURAL COMMERCIAL (RC) ZONE

The Rural Commercial (RC) Zone applies to lands situated outside of the designated settlement areas in the rural area of the Township. It applies to non-agriculturally related commercial uses largely in existence prior to the adoption of the Township's Official Plan which serves to generally prohibit such uses due to their potential incompatibility with agriculture and their impact on the loss of agricultural land for non-agricultural related purposes. In addition, a range of vehicular-oriented commercial uses are permitted which rely upon large lot areas to accommodate building coverage, off-street parking, outside storage and display. Unlike the compact commercial development which is characteristic of the settlement areas, minimum setbacks are applied to ensure, amongst other matters, adequate building setbacks, on-site landscaping and parking.

HIGHWAY COMMERCIAL (HWC) ZONE

The Highway Commercial (HWC) Zone applies to existing commercial uses outside of Springfield and Port Bruce and outside of the designated hamlets. It also applies to lands situated at the periphery of Springfield fronting on Highway No. 3. The HWC Zone permits a wide range of commercial uses which typically seek out sites on well travelled highways and county roads with ample on-site parking for the purpose of meeting the needs of the motoring public.