

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.

(Amended by By-law No. 19-08 General Amendment)

		A	B	C	D	E
		VR1	VR2	HR	RR	MH
1	Minimum Lot Area (m²)	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 (m²) of a Dwelling	90	75	90	100	56
13	Maximum Floor Area (m²) 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

- ① 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) *(Amended by General Amendment By-law No. 19-08)* 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) *(Amended by General Amendment By-law No. 19-08)* 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.

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 (Added by By-law No. 20-58 Near and Boegel)

a) Defined Area

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

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

- a) Defined Area
 RR-1 as shown on Schedule "A", Map No. 59.
- b) Minimum Lot Area 1,750 m²

6.7.2 *(Added by By-law No. 19-93 DeRyk (As per Application for Consent No. E 97/18))*

a) Defined Area

RR-2 as shown on Schedule “A”, Map No. 62.

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|----|-----------------------------|----------------------|
| b) | <u>Minimum Lot Area</u> | 1,875 m ² |
| c) | <u>Minimum Lot Frontage</u> | 25 m |

6.7.3 *(Added by By-law No. 20-60 2660711 Ontario Inc. (Jake Penner) As per Township of Malahide Official Plan Amendment No. 18)*

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| a) | <u>Defined Area</u>
RR-3 as shown on Schedule “H” | |
| 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</u>
<u>a Townhouse Dwelling</u> | 4 |

6.7.4 *(Added by By-law No. 20-78 Nicholson (As per Consent Application No. E 31/20))*

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|----|---|-------|
| a) | <u>Defined Area</u>
RR-4 as shown on Schedule ‘A’, Map No. 63. | |
| b) | <u>Minimum Side Yard Width</u>
existing accessory building | 1.0 m |

6.7.5 *(Added by By-law No. 21-49 (Balazy))*

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| a) | <u>Defined Area</u>
RR-5 as shown on Schedule ‘H’ | |
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b) Accessory Building

i) Notwithstanding Sub-sections 6.3.2 b), c), and d), an accessory building described as a detached garage is permitted in front of the existing dwelling.

ii) The location of the accessory building described in i) above shall be on the east-side of the subject property, and no closer than 6.0 m to the front lot line.

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) Minimum Separation Distance

between a mobile home site and a sewage
disposal lagoon or a solid waste disposal site 185 m