

SECTION 6 - RESIDENTIAL ZONE (R1) REGULATIONS

6.1 General Use Regulations

No person shall within the R1 Zone use any lot or erect, alter or use any building or structure except in accordance with the following regulations:

6.1.1 Permitted Uses

- a) Residential uses;
- b) garden suite, in accordance with subsection 4.20 of the By-law;
- c) one home occupation per dwelling unit in accordance with the provisions of subsection 4.23 of this By-law;
- d) one bed and breakfast establishment in accordance with the provisions of subsection 4.4 of this By-law;
- e) accessory use, including only one detached hobby greenhouse smaller than 10 m² (107.64 ft²) in floor area.

6.1.2 Permitted Buildings and Other Structures

- a) One single unit detached dwelling per lot;
- b) buildings and structures accessory to the permitted uses in accordance with subsection 4.1 of this By-law.

6.1.3 Zone Provisions

Zone Provision	Single Unit Detached Dwelling Requirement
Minimum Lot Area	465 m ² (5,005.38 ft ²) or 1,400 m ² (15,069.96 ft ²) for lots without municipal sanitary sewers
Minimum Lot Frontage	15 m (49.21 ft) or 30 m (98.42 ft) for lots without municipal sanitary sewers
Maximum Lot Coverage	35 % (includes accessory buildings and structures)
Minimum Landscaped Open Space	50 %
Maximum Building Height	10 m (32.80 ft)
Minimum Front Yard	6 m (19.68 ft) or 15 m (49.21 ft) for lots without municipal sanitary sewers

Zone Provision	Single Unit Detached Dwelling Requirement
Minimum Interior Side Yard	1.5 m (4.92 ft) or where there is no attached garage, 1.5 m (4.92 ft) on one side and 3 m (9.84 ft) on the other side
Minimum Exterior Side Yard	4.5 m (14.79 ft) or 6 m (19.68 ft) where any garage door opening is located 15 m (49.21 ft) for lots without municipal sanitary sewers
Minimum Rear Yard	6 m (19.68 ft)

6.2 Exceptions

The special regulations contained in subsection 6.2 shall apply to the area or areas defined below.

6.2.1 Defined Area R1-1 as shown on Schedule "A", Map 1 to this By-law

- a) **Permitted Uses**
A tradesman's shop and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 6.1.3 of this By-law.
- d) **Other**
All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-1.

6.2.2 Defined Area R1-2 as shown on Schedule "A", Map 1 to this By-law

- a) **Permitted Uses**
One two-unit dwelling and accessory uses or the uses permitted in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with the following:
 - i) Minimum Lot Area 1,400 m² (15,069 ft²) per dwelling unit;

ii)	Minimum Lot Frontage	6 m (19.68 ft) per dwelling unit;
iii)	Maximum Lot Coverage	35 % (including accessory buildings and structures);
iv)	Minimum North Yard	15 m (49.21 ft);
v)	Minimum South Yard	6 m (19.68 ft ²);
vi)	Minimum West Yard	6 m (19.68 ft ²);
vii)	Minimum East Yard	1.5 m (4.92 ft).

d) **Other Requirements**

Notwithstanding any other requirement of this By-law to the contrary, no minimum yard shall be required between the common vertical wall dividing one dwelling unit from the adjoining dwelling unit. All other requirements pertaining to lands zoned R1 shall also apply to lands zoned R1-2.

6.2.3 Defined Area R1-3 as shown on Schedule "A", Map 13 to this By-law

a) **Permitted Uses**

A surplus goods sales establishment and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.

d) **Other**

All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-3.

6.2.4 Defined Area R1-4 as shown on Schedule "A", Map 17 to this By-law

a) **Permitted Uses**

An automobile body repair shop, an automobile sales and service establishment and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.

d) **Other**

All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-4.

6.2.5 Defined Area R1-5 as shown on Schedule "A", Map 35 to this By-law

- a) **Permitted Uses**
One multiple dwelling with a maximum of 4 dwelling units and accessory uses.
- b) **Permitted Buildings and Other Structures**
The existing building and the addition of a second storey above the existing building resulting in a building having not more than two storeys for the multiple dwelling, and accessory buildings and structures in accordance with subsection 4.1 of this By-law.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with the following requirements:
 - i) Minimum Lot Area 924 m² (9,946.17 ft²);
 - ii) Minimum Lot Frontage 24 m (78.74 ft);
 - iii) Maximum Building Height 2 storeys;
 - iv) Minimum Front Yard 7 m (22.96 ft);
 - v) Minimum Side Yard 2.5 (8.20 ft);
 - vi) Minimum Rear Yard 6 m (19.68 ft).
- d) **Other Requirements**
All those provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-5, except that all parking area standards, landscaping, buffering and other similar items shall be governed through site plan control and not the provisions of this By-law.

6.2.6 Defined Area R1-6 as shown on Schedule "A", Map 47 to this By-law

- a) **Permitted Uses**
Offices, excluding legal, medical and veterinarian offices and accessory uses in addition to the uses permitted in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
The existing building and additions only and their expansion in accordance with subsection 6.1.2 of this By-law.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other**
All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-6.

6.2.7 Defined Area R1-7 as shown on Schedule "A", Map 47 to this By-law

- a) **Permitted Uses**
A parking lot accessory to the restaurant on the south west corner of the Erie Street and Coronation Avenue intersection or the uses permitted in subsection 6.1.1 of this By-law.

b) **Permitted Buildings and Other Structures**

Buildings and structures permitted in subsection 6.1.2 of this By-law.

c) **Zone Provisions**

All lot and building requirements for the uses permitted in subsection 6.1.1 of this By-law shall be in accordance with subsections 6.1.3 of this By-law. Notwithstanding any other provisions of this By-law to the contrary, all requirements for the parking lot shall be as follows:

- i) the area used for parking shall be set back a minimum distance of:
 - i. 4 m (13.12 ft) from the southern lot line;
 - ii. 4 m (13.12 ft) from the western lot line;
 - iii. 1 m (3.28 ft) from the northern lot line; and
 - iv. 1 m (3.28 ft) from the eastern lot line;
- ii) each parking space shall be at least 3 m (9.84 ft) by 6 m (19.68 ft) and shall be provided with unobstructed access to a street by a driveway, the minimum driveway width shall be 6 m (19.68 ft);
- iii) the parking area shall have a finished cement or solid asphalt or any other permanent type of surfacing and the limits of said parking area shall be defined by a fence, curb or other suitable obstruction designed to provide a neat appearance, and to prevent the encroachment of vehicles on adjoining property;
- iv) all other details regarding the parking area and the balance of the subject property shall be addressed through site plan control.

d) **Other**

All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-7.

6.2.8 Defined Area R1-8 as shown on Schedule "A", Map 54 to this By-law

a) **Permitted Uses**

A small vacation resort lodge with a maximum of eleven dwelling units designed to accommodate not more than twenty-two guests at any one time and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.

Building permits for the vacation resort lodge shall not be issued until such time as site plan agreements are signed and adequate sewage facilities are approved.

b) **Permitted Buildings and Other Structures**

Buildings and structures for the permitted uses.

c) **Zone Provisions**

All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.

d) **Other**

All other provisions that pertain to lands zoned R1 shall also pertain to lands zoned R1-8.

6.2.9 Defined Area R1-9 as shown on Schedule "A", Map 43 to this By-law

- a) **Permitted Uses**
A small equipment repair shop in addition to the uses permitted in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other**
All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-9.

6.2.10 Defined Area R1-10 and R1-10 (h) as shown on Schedule "A", Map 46 to this By-law

- a) **Permitted Uses**
Uses permitted in subsection 6.1.1 for lands zoned R1-10 and existing uses and the extraction of sand and gravel and accessory uses, except that no facility or equipment associated with the crushing, washing and screening of aggregate shall be permitted on land zoned R1-10 (h).
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law for the residential uses and in accordance with the licence issued for the extractive uses. Access to and from the extractive area shall be from Essex Road 20.
- d) **Other**
On those lands zoned R1-10 (h), the h symbol shall be removed in accordance with the criteria established in the Official Plan. All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-10.

6.2.11 Defined Area R1-11 as shown on Schedule "A", Map 59 to this By-law

- a) **Permitted Uses**
A maximum of ten fully serviced mobile homes and the uses permitted in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses and not more than ten mobile homes.

- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other**
All other provisions pertaining to lands zoned R1 shall also apply to lands zoned R1-11.

6.2.12 Defined Area R1-12 as shown on Schedule "A", Map 63 to this By-law

- a) **Permitted Uses**
Not more than two multiple dwellings with a maximum of 18 dwelling units and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 6.1.3 of this By-law.
- d) **Other**
All other provisions that pertain to lands zoned R1 shall also pertain to lands zoned R1-12.

6.2.13 Defined Area R1-13 as shown on Schedule "A", Map 67 to this By-law

- a) **Permitted Uses**
A restaurant and one dwelling unit and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsection 6.1.3 of this By-law.
- d) **Other**
All other provisions that pertain to lands zoned R1 shall also pertain to lands zoned R1-13.

6.2.14 Defined Area R1-14 as shown on Schedule "A", Map 68 to this By-law

- a) **Permitted Uses**
A variety store, gas bar and bicycle rental establishment and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.

- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other**
All other provisions that pertain to lands zoned R1 shall also pertain to lands zoned R1-14.

6.2.15 Defined Area R1-15 as shown on Schedule "A", Map 58 to this By-law

- a) **Permitted Uses**
An ambulance dispatch and storage establishment and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-15.

6.2.16 Defined Area R1-16 as shown on Schedule "A", Map 58 to this By-law

- a) **Permitted Uses**
A variety store, automobile service station and accessory uses in addition to the uses permitted in the R1 Zone as indicated in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-16.

6.2.17 Defined Area R1-17 as shown on Schedule "A", Map 57 to this By-law

- a) **Permitted Uses**
A greenhouse operation, a wholesale and retail store and accessory uses in addition to the uses permitted in subsection 6.1.1 of this By-law.

- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with subsections 6.1.3 of this By-law.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-17.

6.2.18 Defined Area R1-18 as shown on Schedule "A", Map 57 to this By-law

- a) **Permitted Uses**
The uses permitted in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with the following:
 - i) no minimum lot frontage requirement;
 - ii) main buildings shall be setback a minimum of 12 m (39.37 ft) from all lot lines;
 - iii) accessory buildings and structures shall be in accordance with subsection 4.1 of this By-law except that a swimming pool shall be permitted in the south yard only, shall not be located within 1.5 m (4.92 ft) of any lot line and shall not have water circulating or treatment equipment such as pumps or filters located closer than 3 m (9.84 ft) to the east, west or south lot lines.
- d) **Other Provisions**
All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-18.

6.2.19 Defined Area R1-19 as shown on Schedule "A", Map 58 to this By-law

- a) **Permitted Uses**
The uses permitted in subsection 6.1.1 of this By-law.
- b) **Permitted Buildings and Other Structures**
Buildings and structures for the permitted uses.
- c) **Zone Provisions**
All lot and building requirements for the permitted buildings and structures shall be in accordance with the following:
 - i) Minimum Lot Area 1,400 m² (15,069.96 ft²);
 - ii) Minimum Lot Frontage 15 m (49.21 ft);

- iii) Maximum Lot Coverage 35 % (including accessory buildings and structures);
- iv) Minimum North Yard 40 m (131.23 ft);
- v) Minimum South Yard 6 m (19.68 ft);
- vi) Minimum West Yard 1.5 m (4.95 ft);
- vii) Minimum East Yard 1.5 m (4.95 ft);
- viii) Other Requirements All other requirements pertaining to lands zoned R1 shall also apply to lands zoned R1-19 except that subsection 4.27, Lake Erie Shoreline Setback Regulations shall not apply to lands zoned R1-19. In addition, notwithstanding any other provisions of the R1-19 Zone to the contrary, no building or structure shall be located within 60 m (196.85 ft) of the water's edge.

d) Other Provisions

All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-19.

6.2.20 Defined Area R1-20 as shown on Schedule "A", Map 58 to this By-law

a) Permitted Uses

The uses permitted in subsection 6.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses.

c) Zone Provisions

No part of any building or structure shall be located:

- i) closer than 30 m (98.42 ft) to the foot of the Lake Erie embankment, measured horizontally along a line perpendicular to a line drawn along the foot of the embankment;
- ii) closer than 1 m (3.28 ft) to the southern limit of the registered right-of-way;
- iii) further than 60 m (196.85 ft) from the foot of the Lake Erie embankment, measured horizontally along a line perpendicular to a line drawn along the foot of the embankment;
- iv) closer than 1.5 m (4.92 ft) to any side lot line.

d) Other Provisions

Subsection 4.27, Lake Erie Shoreline Setback Regulations do not apply to lands zoned R1-20. All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-20.

6.2.21 Defined Area R1-21 as shown on Schedule "A", Map 66 to this By-law

a) Permitted Uses

The uses permitted in subsection 6.1.1 of this By-law.

b) Permitted Buildings and Other Structures

Buildings and structures for the permitted uses in section 6.1.2 of this By-law

c) Zone Provisions

Zone provisions for the permitted buildings and structure shall be in accordance with subsection 6.1.3 except the minimum frontage shall be according to the approved application for plan of subdivision.

d) Other Provisions

All other provisions that pertain to lands zoned R1 shall also apply to lands zoned R1-21.