

Section 8 – Estate Residential (ER)

8.1 Preamble

Within an Estate Residential Zone (ER), no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than a permitted use in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

8.2 8.2.1. Permitted Principal Uses

- a) A public park;
- b) A principal single detached dwelling;
- c) A riding club; and/or
- d) Open space uses.

8.2.2. Permitted Accessory Uses

- a) A type “A” home occupation in accordance with the provisions of Section 5.33;
- b) An accessory building to the above principal uses;
- c) Additional residential unit(s) subject to the provisions of Section 5.44; and/or
- d) Shipping containers, only when incorporated into a design where a building permit has been issued.

8.3 Zone Regulations

8.3.1. For the property

- a) Lot Area: 6000 square metres (64,585.6 square feet) minimum;
- b) Lot Frontage: 50 metres (164.0 feet) minimum;
- c) Lot Coverage (all buildings): 15% maximum; and
- d) Off-street parking shall be provided in accordance with Section 5.35.

8.3.2. For Principal Building

- a) Front Setback: 20 metres (65.6 feet) minimum;
- b) Rear Setback: 15 metres (49.2 feet) minimum;
- c) Interior Side Setback: 6 metres (19.7 feet) minimum;
- d) Exterior Side Setback: 15 metres (49.2 feet) minimum;
- e) Gross Floor Area of Dwelling: 150 square metres (1614.6 square feet) minimum; and
- f) Building Height: 11 metres (36.1 feet) maximum.

8.3.3. For Accessory Building

- a) Rear Setback: 3 metres (9.8 feet) minimum;
- b) Interior Setback: 3 metres (9.8 feet) minimum;

c) Exterior Side Setback: 15 metres (49.2 feet) minimum; and

d) Building Height: 4.5 metres (14.8 feet) maximum.

8.4 General Provisions

All special provisions of Section 5 “General Provisions” shall apply, where applicable, to any land, lot building structure or use within the Estate Residential (ER) Zone.

8.5 Special Estate Residential (ER) Zones

All other provisions of the By-law shall apply except as specified by each special zoning requirement.

8.5.1 Special Estate Residential-1 (ER-1) By-law 2005-22

The lands subject to this By-law amendment are described as follows:

- Part Lot 18, Concession I,
- Part Block K, Plan 436
- 49 Skye Valley Drive

Notwithstanding any provisions of this By-law to the contrary, on lands zoned ER-1 the following special provisions shall apply: