

Section 13 – Urban Residential First Density (UR1)

13.1 Preamble

Within a Urban Residential First Density Zone (UR1), 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.

13.2 13.2.1. Permitted Principal Uses

- a) A public park; and/or
- b) A single detached dwelling.

13.2.2. Permitted Accessory Uses

- a) A type “A” or type “B” home occupation in accordance with the provisions of Section 5.33;
- b) A type “A” home industry in accordance with the provisions of Section 5.34;
- c) An accessory building to the above principal uses;
- d) Additional residential unit(s) subject to the provisions of Section 5.44; and/or
- e) Shipping containers, only when incorporated into a design where a building permit has been issued.

13.3 Zone Regulations

13.3.1. For the property

- a) Lot Area with municipal water: 2,800 square metres (30,140 square feet) minimum;
- b) Lot Frontage with municipal water: 30 metres (98.4 feet) minimum;
- c) Lot Area with private water/well: 4,050 square metres (1 acre) minimum;
- d) Lot Frontage with private water/well: 45.76 metres (150.0 feet) minimum;
- e) Lot Coverage (all buildings): 30% maximum; and
- f) Off-street parking shall be provided in accordance with Section 5.35

13.3.2. For Principal Building

- a) Front Setback: 10 metres (32.8 feet) minimum;
- b) Rear Setback: 10 metres (32.8 feet) minimum;
- c) Interior Side Setback: 3 metres (9.8 feet) minimum;
- d) Exterior Side Setback: 10 metres (32.8 feet) minimum;
- e) Gross Floor Area of Dwelling: 100 square metres (1,076.4 square feet) minimum; and
- f) Building Height: 11 metres (36.1 feet) maximum.

13.3.3. For Accessory Buildings

- a) Rear Setback: 2.5 metres (8.2 feet) minimum;
- b) Interior Side Setback: 2.5 metres (8.2 feet) minimum;
- c) Exterior Side Setback: 10 metres (32.8 feet) minimum;
- d) Lot Coverage: 5% maximum; and
- e) Building Height: 4.5 metres (14.8 feet) maximum.

13.4 General Provisions

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot building, structure or use within the Urban Residential First Density (UR1) Zone.

13.5 Special Urban Residential First Density Zones (UR1)

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

13.5.1 Special Urban Residential First Density-1 (UR1-1)

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

- Part Lot 19, Concession V

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-1 the following special provisions shall apply:

That Section 13.5.1 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.1.1 Zone Regulations

Non-Residential

- a) A farm produce outlet shall be permitted; and
- b) A limited number of livestock may be kept and shall be limited to 2 horses.

13.5.2 Special Urban Residential First Density-2 (UR1-2)

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

- Part Lot 15, Concession VI

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-2 the following special provisions shall apply:

That Section 13.5.2 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.2.1 Zone Regulations

Non-Residential

- a) A commercial garage shall be permitted within an existing structure.

13.5.3 Special Urban Residential First Density-3 (UR1-3)

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

- Part Lot 16, Concession VIII

Notwithstanding any provisions of this By-law to the contrary, on lands zoned

UR1–3 the following special provisions shall apply:

That Section 13.5.3 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.3.1 Zone Regulations

Non-Residential

- a) A small engine sales and service shop shall be permitted within an existing structure.

13.5.4 Special Urban Residential First Density-4 (UR1-4)

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

- Part Lot 5, Concession IX

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1–4 the following special provisions shall apply:

That Section 13.5.4 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.4.1 Zone Regulations

Residential

- a) A sewage system shall be the only permitted use.

13.5.5 Special Urban Residential First Density-5 (UR1-5)

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

- Part Lot 4, Concession IX

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1–5 the following special provisions shall apply:

That Section 13.5.5 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.5.1 Zone Regulations

a) Residential

- i. A single detached dwelling; or
- ii. An accessory dwelling unit to a permitted non-residential use.

b) Non-Residential

- i. A church;
- ii. A Type ‘A’ and Type ‘B’ home occupation;
- iii. A public use;
- iv. A personal service shop;
- v. A merchandise service shop;
- vi. A retail store; or
- vii. A business office.

13.5.6 Special Urban Residential First Density-6 (UR1-6)

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

- Part Lot 8, Concession III

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1–6 the following special provisions shall apply:

That Section 13.5.6 be added to the By-law to regulate the use of the land with

respect to the following provisions.

13.5.6.1 Zone Regulations

a) Non-residential

- i. A restaurant; or
- ii. An art gallery.

13.5.6A Special Urban Residential First Density-6A (UR1-6A) By-law 2002-53

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

- Part Lot 18, Concession II
- Plan 47 Lot 2

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-6A the following special provisions shall apply:

That Section 13.5.6A be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.6A.1 Zone Regulations

- a) Lot frontage shall be 39.62 metres (130 feet) minimum.

13.5.6B Special Urban Residential First Density-6B (UR1-6B) By-law 2002-53

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

- Part Lot 18, Concession II
- Plan 47 Lot 2

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-6B the following special provisions shall apply:

That Section 13.5.6B be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.6B.1 Zone Regulations

- a) Lot area - 2.83 hectares (7 acres) minimum.
- b) Lot frontage - 20 metres (66 feet) minimum.

13.5.7 Special Urban Residential First Density-7 (UR1-7)

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

- Part Lot 34, Concession VIII,

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-7 and the following special provisions shall apply:

That Section 13.5.7 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.7.1 Zone Regulations

Residential

- a) Single detached dwelling units -2 (existing as of 1974 on separate lots which have since merged in title).

13.5.8A Special Urban Residential First Density-8A (UR1-8A)

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

- Part Lot 17 & 18, Concession I

Notwithstanding any provisions of this by-law to the contrary, on lands zoned UR1–8 the following special provisions shall apply:

That Section 13.5.8a be added to the by-law to regulate the use of the land with respect to the following provisions.

13.5.8A.1 Zone Regulations

- a) Interior side yard (abutting rear of Lot 33) 10 metres (32.8 feet).

13.5.8B Special Urban Residential First Density-8B (UR1-8B) By-law 2009-23

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

- Part Lot 13 & 14 and Part of Road Allowance, Concession 1,
- being Parts 1 & 2 on RP 39R-612, save and except Part 1 on RP 39R-1312
- and save and except Parts 1 & 2 on RP 39R-10212
- vacant land, Slater Street

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1–8B the following special provisions shall apply:

That Section 13.5.8b be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.8B.1 Zone Regulations

- a) In addition to the uses permitted in the UR1 Zone, lands zoned Special Urban Residential First Density (UR1-8B-H) Holding Zone may be used for an emergency vehicle access serving the lands zoned Special Hamlet Commercial-5 (HC-5). The emergency vehicle access shall only be permitted if an emergency vehicle access use is not established on lands zoned UR1-9.

13.5.8B.2 Removal of the Holding - H Symbol

- a) That development of the lands zoned OS-2-H, OS-3-H, UR1-8B-H, UR1-9-H & HC-5-H shall not proceed until such time as the “H” symbol has been removed in accordance with the provisions of the Planning Act. The “H” Holding symbol may be removed following completion of the following.
 - i. A Site Plan and Site Plan Agreement has been entered into between the developer and the Township in accordance with the provisions of the Planning Act. The Site Plan and Site Plan Agreement shall address, where appropriate, such issues as access, traffic impact, site grading and drainage, site servicing, landscaping, lighting, fencing, waste management, emergency access, market impact study (if required) and any other matters provided for in the Township Site Plan Control By-law and Section 41 of the Planning Act.
- b) That Zoning By-law No. 2001-58 is hereby amended to give effect to the foregoing and that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or hereinafter dealt with.

13.5.9 Special Urban Residential First Density-9 (UR1-9) By-law 2009-23

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

- Part Lot 13 & 14 and Part of Road Allowance, Concession 1,
- being Parts 1 & 2 on RP 39R-612,
- save and except Part 1 on RP 39R-1312
- and save and except Parts 1 & 2 on RP 39R-10212
- vacant land, Slater Street

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1–9 the following special provisions shall apply:

That Section 13.5.9 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.9.1 Zone Regulations

- a) In addition to the uses permitted in the UR1 Zone, lands zoned Special Urban Residential First Density (UR1-9-H) Holding Zone may be used for an emergency vehicle access serving the lands zoned Special Hamlet Commercial-5 (HC-5). The emergency vehicle access shall only be permitted if an emergency vehicle access use is not established on lands zoned UR1-8B.

13.5.9.2 Removal of the Holding – H Symbol

- a) That development of the lands zoned OS-2-H, OS-3-H, UR1-8B-H, UR1-9-H & HC-5-H shall not proceed until such time as the “H” symbol has been removed in accordance with the provisions of the Planning Act. The “H” Holding symbol may be removed following completion of the following.
 - i. A Site Plan and Site Plan Agreement has been entered into between the developer and the Township in accordance with the provisions of the Planning Act. The Site Plan and Site Plan Agreement shall address, where appropriate, such issues as access, traffic impact, site grading and drainage, site servicing, landscaping, lighting, fencing, waste management, emergency access, market impact study (if required) and any other matters provided for in the Township Site Plan Control By-law and Section 41 of the Planning Act.
- b) That Zoning By-law No. 2001-58 is hereby amended to give effect to the foregoing and that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or hereinafter dealt with.

13.5.10 Special Urban Residential First Density -10 (UR1-10) (zone not used)

13.5.11 Special Urban Residential First Density-11 (UR1-11) By-law 2013-44

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

- Part Lot 8, Concession III
- Part of lots 20, 22, 24 & 25, on Registered Plan 23
- 4923 County Road 45, Baltimore

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1–11 the following special provisions shall apply:

That Section 13.5.11 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.11.1 Zone Regulations

- a) The minimum front yard for a single detached dwelling on lands zoned UR1-11 shall not be less than the front yard existing on the day of passing of this By-law.

That Zoning By-law No. 2001-58 is hereby amended to give effect to the foregoing and that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or hereinafter dealt with.

13.5.12 Special Urban Residential First Density-12 (UR1-12) By-law 2013-45

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

- Part Lot 5, Concession IX
- Part 1 on RP 39R-3375
- Old School House Road, Harwood

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-12 attached, the following special provisions shall apply:

The purpose of this By-law is to rezone the subject lands from Special Urban Residential First Density - 4 (UR1-4) which only permits the use of a private sewage disposal system, to a Special Urban Residential First Density - 12 (UR1- 12) to permit the uses normally found in the UR1 zone including a single detached dwelling. The lot was created in 1990. The By-law also recognizes the existing undersized lot and lot frontage deficiencies.

That Section 13.5.12 be added to the by-law to regulate the use of the land with respect to the following provisions.

13.5.12.1 Zone Regulations

- a) Lot Area - 0.22 hectares (.55 acres) minimum; and
- b) Lot Frontage - 36.6 metres (120 feet) minimum.

That Zoning By-law No. 2001-58 is hereby amended to give effect to the foregoing and that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or hereinafter dealt with.

13.5.13 Special Urban Residential First Density-13 (UR1-13) By-law 2013-53

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

- Part Lot 34, Concession 8
- Part of Plan 30, Block D, part of lots 1, 2, 3 & 14
- 5078 Pine Street, Bewdley

Notwithstanding any provisions of this By-law to the contrary, on lands zoned UR1-13 the following special provisions shall apply:

That Section 13.5.13 be added to the By-law to regulate the use of the land with respect to the following provisions.

13.5.13.1 Zone Regulations

- a) For the Principal Building
 - i. Lot Area - 2000 square metres (0.5 acres) minimum;
 - ii. Lot Frontage - 40.23 metres (132 feet) minimum;
 - iii. Rear Setback - 5.15 metres (16.9 feet) minimum; and
 - iv. Gross Floor Area - 93.8 square metres (1010.5 square feet) minimum.

That the any existing Oak Ridges Moraine Environmental (ORME) Zone identification shall also remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

13.5.14 Special Urban Residential First Density-14 (UR1-14) By-law 2015-50

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

- Part Lot 20, Concession 3
- More particularly described as Part of Part 3 on RP 39R-1613
- (save and except Part 1 on RP 39R-12355 & Part 1 on RP 39R-12736 and Parts 2 & 3 on RP 39R-13260)

Section 13.5.14 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.14.1 Zone Regulations

1. The reduced lot frontage of 23.65 m (77.6 ft) on Smylie Road shall be recognized.

Urban Residential First Density - Holding (UR1-H) By-law 2011-36

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

- Part Lot 6, Concession 2
- More particularly described as
- The lands within Subdivision Application File PRSubdiv 2004/003 being part of subdivision lot 10 and part of subdivision lot 11.

That as per By-law 2007-10, notwithstanding any provision to the contrary, on lands zoned UR1-H and shown on Schedule “A” attached thereto and forming part of this By-law, the following shall apply:

- a) Development of the lands zone UR1-H shall not proceed until the “Holding” (H) symbol has been removed by way of an amendment to this by-law in accordance with the provisions of the Planning Act, R.S.O, 1990. Council may consider a by-law to remove the “Holding” (H) symbol from the property upon completion of the following to the satisfaction of Council:
 - i. That a Stormwater Management plan/report be prepared and approved by the GRCA and the Township;
 - ii. That an Environmental Impact Study be completed and approved by the GRCA and the Township;
 - iii. That the owner enter into a subdivision agreement with the Township of Hamilton addressing among other things performance guarantees, detailed engineering, Hydrogeological and utility servicing issues.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

Note: The Holding provision was removed via By-law 2017-40 on September 19, 2017. The lands are now known as Plan M-921, Archibald Court, Baltimore.

13.5.15 Special Urban Residential First Density-15 (UR1-15) By-law 2017-09

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

- 5421 Lakeshore Dr., Harwood
- Part Lot 4, Concession 9
- More particularly described as
- Parts Lots 17, 18 & 19 on Plan 2 and Lots 1 & 2 on Plan 53, Harwood,
- Now being Part 1 on RP 39R- 13502

That Section 13. 5.15 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.15 Zone Provisions

The following provisions shall apply:

- 13.5.15.1: Minimum lot area 1465.5 square metres (0.36 acres)
- 13.5.15.2: Minimum lot frontage 36.68 metres (120.34 feet) on Lakeshore Drive, Harwood
- 13.5.15.3: Minimum front setback 7.85 metres (25.75 feet) existing dwelling
- 13.5.15.4: Minimum exterior side setback 7 metres (22.96 feet) existing dwelling
- 13.5.15.5: Minimum gross floor area 63.25 square metres (680.81 square feet) existing dwelling
- 13.5.15.6: Minimum side setback 1.17 metres (3.83 feet) existing detached garage
- 13.5.15.7: Maximum gross floor area 36 square metres (387.5 square feet) existing detached garage

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

13.5.16 Special Urban Residential First Density-16 (UR1-16) By-law 2017-09

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

- 5429 Lakeshore Dr., Harwood
- Part Lot 4, Concession 9
- More particularly described as
- Part Lots 4 & 5, on Plan 53 and Part Lots 17 & 18 on Plan 2
- Now being Parts 2 & 3 on RP 39R- 13502

That Section 13.5.16 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.16 Zone Provisions

The following provisions shall apply:

- 13.5.15.1: Minimum lot area 489.5 square metres (5269 square feet)
- 13.5.16.2: Minimum lot frontage 15.24 metres (50 feet)
- 13.5.16.3: Minimum front setback 9.1 metres (29.8 feet) existing dwelling
- 13.5.16.4: Minimum interior side setback 1.5 metres (4.92 feet) existing dwelling
- 13.5.16.5: Minimum gross floor area 68.43 square metres (736.46 square feet) existing dwelling
- 13.5.16.6: Minimum rear setback 0.61 metres (2 feet) existing detached accessory shed
- 13.5.16.7: Minimum side setback 0.36 metres (1.18 feet) existing detached accessory shed.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

13.5.17 Special Urban Residential First Density-17 (UR1-17)

Specialty zone not used.

13.5.18 Special Urban Residential First Density-18 (UR1-18) By-law 2018-25

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

- Part Lot 20, Concession 3
- More particularly described as
- Part of Part 3 on RP 39R-1613
- (save and except Part 1 on RP 39R-12355, Part 1 on RP 39R-12736,
- Parts 2 & 3 on RP 39R-13260 and Part 1 on RP 39R-13683)

Section 13.5.17 be added to the by-law to regulate the use of the land with respect to the following provisions

13.5.18.1 Zone Regulations

1. The reduced lot frontage of 23.65 metres (77.6 feet) on Smylie Road shall be recognized.

That any existing Environmentally Sensitive Area (ESA) overlay identification shall remain on the subject lands.

That the remaining provisions of Section 13.3 shall remain in force and effect in respect of the UR1-18 and UR1-19 zones.

That Zoning By-law No. 2001-58, as otherwise amended, is hereby amended to give effect to the foregoing, that Zoning By-law No. 2001-58, as otherwise amended, shall in all other respects remain in full force and effect save as it may otherwise be amended or thereafter dealt with.

13.5.19 Special Urban Residential First Density-19 (UR1-19) By-law 2018-25

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

- Part Lot 20, Concession 3
- More particularly described as
- Part 2 on RP 39R-3049 and Part 1 on RP 39R-13683

That Section 13.5.19 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.19 Zone Provisions

1. Notwithstanding any provision to the contrary, the following provisions shall apply to the development of the property in respect of a future detached accessory building:
 - a) Gross Floor Area: 87 square metres (936.46 square feet) maximum;
 - b) Building Height: 6 metres (19.68 feet) maximum; and
 - c) Location: may sit in front of the front line of the principal building and shall maintain the minimum front setback requirement of the zone.

13.5.20 Special Urban Residential First Density-20 (UR1-20) By-law 2018-55

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

- 8707 Minifie Road, Cold Springs
- Part Lot 14, Con 5
- More particularly described as
- Part of Part 1 on RP 39R-2767 together with
- Part 2 on RP 39R-13821

That Section 13.5.20 be added to the by-law to regulate the use of the land with respect to the following provisions

13.5.20 Zone Provisions

1. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
 - a) Minimum lot area: 3058 square metres (0.75 acres); and
 - b) The three existing detached accessory buildings that sit in front of the line of the front wall of the house and the line of the exterior side wall of the house are recognized but shall not be replaced in these locations. Any new or replacement structure shall be within the rear yard and/or interior side yard as required by By-law 2001-58 as amended.

13.5.21 Special Urban Residential First Density-21 (UR1-21) By-law 2018-55

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

- Vacant land on Timlin Road, Cold Springs
- Part Lot 14, Con 5
- More particularly described as
- Parts 3, 7 & 8 RP 39R-13821

That Section 13.5.21 be added to the by-law to regulate the use of the land with respect to the following provisions

13.5.21 Zone Provisions

1. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
 - a) Lot coverage: 25% maximum.

13.5.22 Special Urban Residential First Density-22 (UR1-22) By-law 2018-55

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

- 3987 Timlin Road, Cold Springs
- Part Lot 14, Con 5
- More particularly described as
- Part 5 on RP 39R-13821

That Section 13.5.22 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.22 Zone Provisions

1. Notwithstanding any zone provisions to the contrary, the following zone provisions shall apply to this parcel:
 - a) Minimum front setback: 4.24 metres (13.91 feet) of principal building/dwelling.

13.5.23 Special Urban Residential First Density-23 (UR1-23) By-law 2019-28

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

- Part of the severed parcel of application B-08/18
- Burwash Road, Baltimore
- Part Lot 7, Con 2
- Being Part of Lot 47 on Plan 23
- Now more particularly described as
- Part 3 on RP 39R-13822

That Section 13.5.23 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.23 Zone Provisions

- a) Lot frontage: 36.58 metres (120.00 feet) Burwash Road minimum.

13.5.24 Special Urban Residential First Density-24 (UR1-24) By-law 2020-06

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

- (being the severed portion of application B-21/18)
- Part of Lot 20, Con 4
- Now more specifically described as
- Part 2 on RP 39R-14088

That Section 13.5.24 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.24 Zone Provisions

Notwithstanding the permitted uses in the Urban Residential First Density (UR1) zone, the following special provisions shall apply

- a) Minimum Lot Area: 3809 square metres (0.94 acres);
- b) Minimum Lot Frontage: 44.5 metres (146 feet).

13.5.25 Special Urban Residential First Density-25 (UR1-25) By-law 2020-06

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

- (being the retained portion of application B-21/18)
- Part of Lot 20, Con 4
- Now more specifically described as
- Part 1 on RP 39R-14088

That Section 13.5.25 be added to the by-law to regulate the use of the land with respect to the following provisions:

13.5.25 Zone Provisions

Notwithstanding the permitted uses in the Urban Residential First Density (UR1) zone, the following special provisions shall apply:

- a) The existing concrete frame barn and/or any other detached accessory building shall not be used for farm animals;
- b) The existing pen in the center of the yard shall not be used for farm animals;
- c) The minimum side setback for the existing concrete frame barn shall be 2.03 metres (6.66 feet);
- d) The maximum height of the existing concrete frame barn shall be as it sits on the date of the passing of this by-law;
- e) The maximum gross floor area of the existing concrete barn shall be as it sits on the date of the passing of this by-law;
- f) The minimum side setback for the existing shed shall be 0.27 metres (0.88 feet); and

- g) The minimum side setback for the existing deck shall be 0.04 metres (0.13 feet).