

SECTION 6 - GENERAL PROVISIONS TO RESIDENTIAL DISTRICTS

6.1 RESIDENTIAL LOT OCCUPANCY

No person shall erect more than one main building on any Residential lot.

6.2 INCREASE OF FRONTAGE AND AREA OF REGISTERED LOTS

The frontage and area of a Registered lot with less frontage or area than required may be increased by the conveyance of the whole or part of adjoining lots provided that all the provisions of this By-law applicable to the district in which the lots are situated are complied with for each lot.

6.2.1 Notwithstanding any other provisions in this By-law contained, where a parcel of land on the date of the passing of this By-law has insufficient frontage or area to permit the owner thereof or any person who hereafter purchases or acquires the same from such owner, to comply with the provisions of this By-law and such owner is not on the date of the passing of the By-law (and such purchaser is not at the date of such purchase) the owner of any adjacent lands, this By-law shall not prevent the erection of one single-detached dwelling on the said parcel provided that the yards, coverage, floor area and height provisions of the Residential district in which such parcel is situate are complied with, and provided that such parcel has not less than 12 metres of frontage and not less than 371 square metres of area. (By-law 1603)

6.3 CORNER LOTS

In any Residential District:

- (a) where a main building is erected upon a corner lot with its main front entrance facing the front of such lot, such main building shall have a full front yard as required in this By-law, but the minimum width of the side yard facing the street upon which the lot flanks shall be the lesser of 3.0 metres or one-half the required depth of the average front yard of the lots fronting on the flanking street;
- (b) where an accessory building is erected upon a corner lot at the rear of which (whether a lane intervenes or not) there is a lot restricted to Residential uses fronting or flanking on a street which flanks such corner lot, such accessory building shall be located in such a manner that no part of it shall be nearer the street line of the flanking street than the distance prescribed by this By-law as a front yard for the lot so in the rear;
- (c) where a main building is erected upon a corner lot with its main front entrance facing the flank of such lot, such main building shall be deemed to have two front yards, one on the street upon which such lot fronts, and one on the street upon which such lot flanks, and shall conform to the respective front yard requirements applicable to each of such streets.
- (d) Deleted.
- (e) Deleted.

6.4 PARKING AND STORAGE OF COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICT/ZONE (By-law 1999-133)

No commercial vehicle, registered by the Ministry of Transportation, of greater than 4500 kilograms gross vehicle weight or the cab/tractor or the trailer portion of a tractor trailer vehicle, shall be parked or stored in a Residential District or Zone, except when such commercial vehicle is temporarily parked for the purposes of delivering to, or servicing the premises. The owner or occupant of the lot, building or structure may personally use any building which is accessory to the lot, building, or structure of which he/she is owner or occupant for the storage of one (1) commercial vehicle. The foregoing shall only apply in the Rural Agricultural (RA) District where the lot area is less than 1.2 hectares (3 acres).

No school bus used as a commercial vehicle, designed for carrying 10 or more passengers, shall be parked or stored in a Residential District or Zone.

Any bus used for church purposes may be parked on the lot on which is located the church.

6.5 Deleted by By-law 1999-133

6.6 MUNICIPAL SERVICES REQUIRED

No person shall hereafter erect or use in whole or in part, any building or structure for any Residential purpose on any land on which municipal water supply and sanitary sewer are not available or will not be available within one (1) year, except in any RA, RR1 or RR2 Districts.

6.7 HOME OCCUPATION (By-law 1999-133)

Home occupations may be permitted in accordance with the following provisions:

1. The home occupation shall be clearly secondary to the main residential use and shall not change the character of the dwelling unit;
2. The home occupation shall be limited to one per dwelling unit and shall utilize the lesser of 25 percent of the gross floor area of the dwelling unit or 28 square metres and shall be entirely contained within the main building;
3. The home occupation may only employ a person or persons who maintain primary residence within the dwelling unit;
4. The home occupation shall not create any nuisance or result in any intrusion to the residential character of the neighbourhood through increased traffic, outdoor storage, noise, lighting, signage, parking, odour or refuse and shall not impact upon neighbourhood amenities;
5. The retail sale, or rental of any goods or wares, not produced on the premises, unless incidental to the home occupation, shall not be permitted as a primary home occupation. (By-law 2003-138)
6. No more than two (2) clients or customers shall be present in the dwelling unit at any time in conjunction with the home occupation;
7. The home occupation shall not involve the use of on-site signage which will

draw attention to the fact that the dwelling unit is used for such purpose;

8. The following uses shall not be considered as home occupations:
 - (a) Veterinary Clinic
 - (b) Clinic
 - (c) Dry Cleaning Establishment
 - (d) Commercial Greenhouse
 - (e) Motor Vehicle Repair Shop, Class A and Class B
 - (f) Multiple Chair Hairdresser or Barber
 - (g) Pet Shop
 - (h) Arcade
 - (i) Second Hand Shop
 - (j) Service or Repair Shop, Class A and Class B
 - (k) Funeral home
 - (l) Body-Rub Parlour (By-law 2000-60)
9. A home occupation shall not be permitted in apartment building units;
10. Private home day care facilities and babysitting services are permitted as home occupations and are not subject to the provisions of Section 6.7 (b) and 6.7 (f).

6.8

INSTITUTIONAL USES IN RESIDENTIAL DISTRICTS

Nothing contained in this By-law shall prevent the use of any land, building or structure, in any Residential District for the following:

- (a) schools (public, separate, private or nursery) or colleges,
- (b) churches or synagogues,
- (c) church halls and Sunday schools only when located on the same lot as the church or synagogue.

6.9

ROOMERS AND BOARDERS

Nothing in this By-law shall prevent the keeping of not more than two roomers or boarders in any single-detached dwelling, semi-detached dwelling, duplex dwelling, double duplex dwelling, except in the case of a single-detached dwelling where the family consists of a group of not more than five unrelated persons.

6.10 **EXCEPTIONS TO DISTRICT LAND USE**

6.10.1 Notwithstanding anything contained in Section 8.1 of this By-law, the lands described below and any structures or buildings thereon may be used as an office or maintenance and machine shop.

Commencing on the north-west corner of the intersection of Ontario Road and Pearson Road;

Thence northerly along the westerly boundary of Pearson Road a distance of 304.8 metres;

Thence westerly parallel to Ontario Road, a distance of 91.44 metres;

Thence southerly parallel to Pearson Road a distance of 304.8 metres;

Thence easterly along the north limit of Ontario Road a distance of 91.44 metres to the point of commencement.

(ONTARIO ROAD AND PEARSON ROAD)

6.10.2 Deleted.

6.10.3 Deleted.

6.10.4 Notwithstanding anything contained in Section 7.1 of this By-law, the lands described below and any structures or buildings thereon may be used as a machine shop and apartment building.

Commencing at the north west corner of Lot 12, Concession 6;

Thence southerly along the westerly limit of said Lot 21.336 metres to a point;

Thence easterly and parallel to the northerly limit of said Lot 30.48 metres to a point;

Thence northerly and parallel to the westerly limit of said Lot 21.336 metres to a point in the northerly limit of said Lot;

Thence westerly along the northerly limit of said Lot 30.48 metres to the place of beginning.

(254 DOANS RIDGE ROAD)

6.10.5 Deleted.

6.10.6 Deleted.

6.11 No person shall, in any district designated as R1, R2, R3, RM1 or RM2, use any lot, building or structure for the keeping of hives containing bees. (By-law 1694)