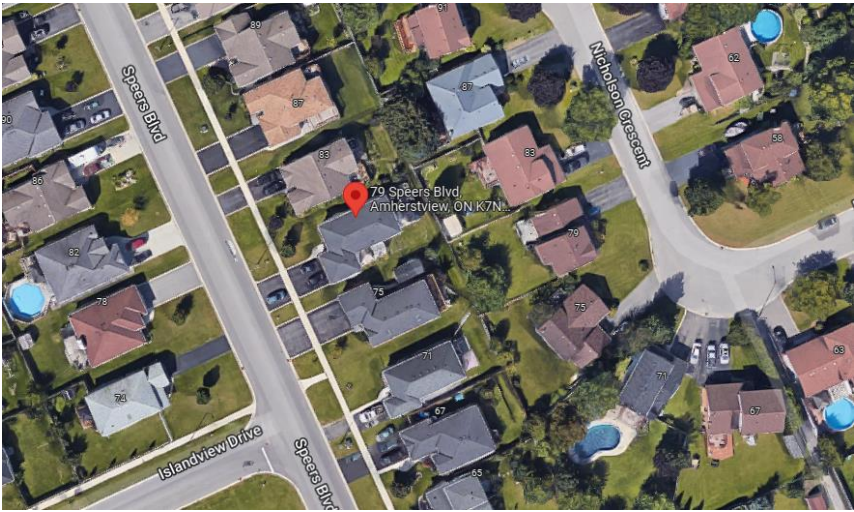


**Figure 1- Location Map: 79 Speers Blvd, Amherstview, K7N1Y8**



**Figure 2 - Zoning Map**  
Excerpt from: Loyalist Township Official Plan  
R1-7 – Residential Zone



**5.11 RESIDENTIAL TYPE ONE (R1) ZONE**

No person shall within any Residential Type One (R1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

**5.11.1 USES PERMITTED**

**a) Residential Uses**

- Single detached dwelling house;
- Existing converted dwelling house;
- Group Home; and
- Home Occupation

**b) Non-residential Uses**

- Public Park; and
- Public use or utility in accordance with the General Provisions of this By-law.

**c) Accessory Uses**

Uses, buildings, and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

**5.11.2 ZONE PROVISIONS FOR SINGLE DETACHED DWELLINGS *By-Law- 2011-076***

**a) Lot Area (minimum):**

- i) Lot serviced by municipal water and sewer ..... 550 square metres
- ii) Lot serviced by municipal water and private waste disposal system .....0.2 ha

**b) Lot Frontage (minimum):**

- i) Lot serviced by municipal water and sewer ..... 15 metres
- ii) Lot serviced by municipal water and private waste disposal system .....30 metres

- c) Yards (minimum):**
  - i) Front Yard:**
    - Lot serviced by municipal water and sewer ..... 7.5 metres
    - Lot services by municipal water and private waste disposal system ..... 7.5 metres
  - ii) Exterior Side Yard:**
    - Lot serviced by municipal water and sewer ..... 6 metres
    - Lot services by municipal water and private waste disposal system ..... 6 metres
  - iii) Interior Side Yard:**
    - 3 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first, provided, that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. The increased side yard requirement does not apply to an attic or loft.
  - iv) Rear Yard (minimum)..... 7.5 metres**
- d) Dwelling Unit Area (minimum)..... 96 square metres**
- e) Lot Coverage (maximum)..... 30 percent**
- f) Setback from Street Centreline:**

In accordance with the General Provisions of this By-law.
- g) Number of Dwelling Houses Per Lot (maximum)..... 1**
- h) Height of Buildings (maximum) ..... 10 metres**
- i) Garage Setback from Front Lot Line (minimum) ..... 6 metres**  
 In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principle dwelling house on the lot.

**5.11.3 GENERAL ZONE PROVISIONS**

In accordance with Section 4, General Provisions of this By-Law.

**5.11.4 EXCEPTION PROVISIONS - RESIDENTIAL TYPE ONE (R1) ZONE**

**5.11.4.1 Residential Type One Exception One (R1-1) Zone**

Part of Lot 37, Broken Front Concession

On the lands zoned (R1-1) a single one bedroom basement apartment with a minimum floor area of 56 square metres shall be permitted as a second dwelling unit.

**5.11.4.2 Residential Type One Exception Two (R1-2) Zone**

On the lands zoned (R1-2) the following zone provisions shall apply:

- a) Rear yard setback (minimum).....4.5 metres

**5.11.4.3 Residential Type One Exception Three (R1-3) Zone**

On the lands zoned (R1-3) the following zone provisions shall apply:

- a) Rear yard setback (minimum).....2.5 metres
- b) Interior yard setback (minimum):

- Minimum width shall be 7.5 metres on one side, plus 1.2 metres on the other side plus 0.6 metres on the narrow side for each additional storey or partial storey above the first.

**5.11.4.4 Residential Type One Exception Four (R1-4) Zone**

Within the R1-4 Zone the following provisions shall apply:

- a) Front yard: (minimum) .....3.5 metres  
(maximum)..... 8 metres
- b) Exterior side yard (minimum).....3.5 metres

c) Lot Frontage:

The minimum lot frontage requirements shall be calculated at the minimum front yard depth of 6 metres.

**5.11.4.5 Residential Type One Exception Five (R1-5) Zone**

*By-Law 2005-16*

Within the R1-5 zone, the garage setback shall read:

Garage Setback from front lot line (minimum) .....	6 metres
Lot Coverage (maximum) for a dwelling .....	35%
Lot Coverage (maximum) for all buildings and structures.....	41%

**5.11.4.6 Residential Type One Exception Five (R1-6) Zone**

*By-Law 2002-59*

Within the R1-6 Zone the following provisions shall apply:

Part of Lot 11, Concession 1, Part1, Reference Plan 29R-7333, Village of Bath

- a) On lands zoned R1-6, no building or structure shall be built below the 76.8 metre geodetic contour.
- b) Notwithstanding Section 4.11b) of Zoning By-law 2001-38, no building or structure shall be erected within 1.2 metres of the 1:100 year floodplain of Muddy Creek

**5.11.4.7 Residential Type One Exception Seven (R1-7) Zone**

*By-Law 2002-91*

On the lands zoned (R1-7) the following zone provisions shall apply,

Notwithstanding the maximum lot coverage provision of the Residential Type One (R1) Zone, the following provisions apply:

- a) Lot Coverage (maximum) for a dwelling 35%
- b) Lot Coverage (maximum) for all buildings and structures 40%

All other provisions of the “R1” Zone shall apply.

**5.11.4.8 Residential Type One Exception Eight (R1-8) Zone**

*By-Law 2003-47*

ADDITIONAL PERMITTED RESIDENTIAL USE: