

Zoning Information

4277 Maple Drive Verona



UR1 - Urban Residential Zone

SECTION 14 - UR1 URBAN RESIDENTIAL - FIRST DENSITY ZONE

14.1 Within a UR1 Urban Residential First Density Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

14.2 PERMITTED USES

- a single detached dwelling,
- a group home,
- existing agricultural uses,
- a public park,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses,
- a home occupation, according to the provisions of Section 5.28 of this By-law,
- a home industry, according to the provisions of Section 5.29 of this By-law,
- a garden suite according to the provisions of Section 5.33 of this By-law.

14.3 ZONE REGULATIONS

14.3.1 For a Single Detached Dwelling

- Lot Area (Minimum) 8000 sq. metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 metres (250 ft.)
- Front Yard (Minimum) 7.5 metres (24.6 ft.)
- Rear Yard (Minimum) 7.5 metres (24.6 ft.)
- Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- Exterior Side Yard (Minimum) 7.5 metres (24.6 ft.)
- Gross Floor Area (Minimum) 89 sq. metres (958.0 sq. ft.)
- Lot Coverage For Non-Waterfront Lots (Maximum) 30 percent
- Lot Coverage For Waterfront Lots (Maximum) 5 percent
- Building Height (Maximum) 11 metres (36.1 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.

14.3.2 For Accessory Buildings Not Attached To The Principal Building

- Rear Yard (Minimum) 2.5 metres (8.2 ft.)
- Interior Side Yard (Minimum) 2.5 metres (8.2 ft.)
- Exterior Side Yard (Minimum) 7.5 metres (24.6 ft.)
- Building Height (Maximum) 8 metres (26.2 ft.)

14.3.3 For Home Industry Uses

Notwithstanding the provisions of subsection 14.3.2, where an interior side yard and/or rear yard abuts a residential zone, then such interior side yard and/or rear yard shall be a minimum of 15 metres (49.2 ft.). This 15 metre (49.2 ft.) area shall be retained in an open

space condition and the open storage of goods or materials shall not be permitted within this 15 metre (49.2 ft.) area.

14.3.4 For Existing Agricultural Uses

The provision of Section 7.3.1 Zone Regulations for Agricultural uses in a Rural zone shall apply to existing Agricultural uses in an UR1 - Urban Residential - First Density Zone.

14.4 SPECIAL UR1- URBAN RESIDENTIAL - FIRST DENSITY ZONES

UR1-1 (Lot 14, Concession VII, Loughborough District - Pedersen)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential First Density One (UR1-1) shall be used only in accordance with the following:

- The minimum lot area shall be 3,000 sq. metres (32,292.8 sq. ft.).

All other provisions of this by-law shall apply.

URI-2 (Lots 18 and 19, Concession II, Storrington District - Moreland)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential Two (URI-2) shall be used only in accordance with the following:

- Setbacks
 - a. All development, including septic tile beds, shall be set back a minimum of 15 metres (49.2 ft.) from the land zoned "Special Environmental Protection (EP-5) and from any natural or man-made drainage courses on the property.

All other provisions of this by-law shall apply.

UR1-3 (Lot 4, Concession IV, Loughborough District - Radford)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential (UR1-3) shall be used only in accordance with the following:

- Permitted Uses
 - a. internal division of the existing structure, presently used as a single detached dwelling, shall be permitted in order to create a professional office within a portion of the structure, which shall be in addition to one dwelling unit within the same existing structure;
 - b. this exception applies only to the existing structure, and not to any enlargement or replacement of the existing structure.

All other provisions of this by-law shall apply.