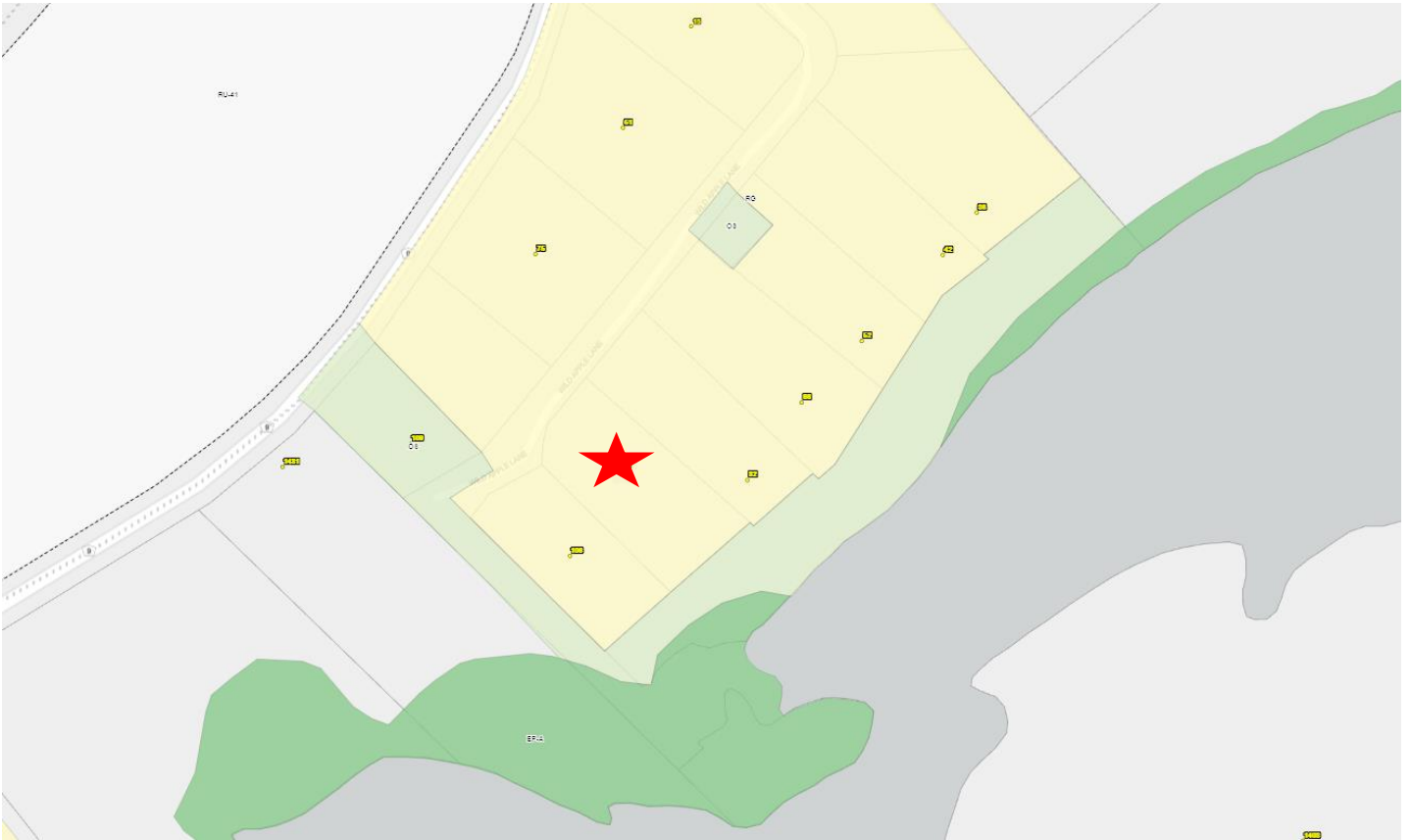


# Zoning Information

## 98 Wild Apple Lane, Elgin



RG – General Residential Zone

## SECTION 5 - RESIDENTIAL ZONES

### 5.1 General Residential (RG)

#### 1. Permitted Uses

single dwelling  
bed and breakfast

#### 2. Zone Provisions

- Lot Area (minimum) 4050 m<sup>2</sup>
- Lot Frontage (minimum)
  - Lots designated **Village and Hamlet** in Official Plan or within a Plan of Subdivision 40 m
  - All other lots 60 m
- Yards (minimum)
  - Front
    - Lots designated **Village and Hamlet** in Official Plan 6 m
    - All other lots 10 m
  - Exterior Side 6 m
  - Interior Side 6 m
  - Rear 7.5 m
- Dwelling Unit Area (minimum) 75 m<sup>2</sup>
- Building Height (maximum) 10 m
- Lot Coverage (maximum)
  - Lot abutting a water body 10%
  - All other lots 20%
- Floor Space Index for lot abutting a water body (maximum) 15%  
(#2016-36 – July, 2016)
- Dwellings per Lot (maximum) 1

#### 3. Additional Provisions

##### 1. General Provisions

In accordance with Section 3 hereof.

#### 4. Special Exception Zones

##### 1. **RG-1** (*Part of Lots 22 & 23, Concession 1, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.1.2, on the lands zoned RG-1, the following provisions shall prevail: (#97-26 – December, 1997)

- Yards (minimum)
  - Front 7 m
  - Exterior Side 7 m
  - Interior Side 3 m
  - Rear 8 m
- Dwelling Unit Area (minimum) 135 m<sup>2</sup>
- Building Height (maximum) 12 m

##### 2. **RG-2** (*Part of Lot 23, Concessions 1 & 2, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.1.2, on the lands zoned RG-2, the following provisions shall prevail: (#97-26 – December, 1997)

- Yards (minimum)
  - Front 7 m
  - Exterior Side 7 m
  - Interior Side 6 m
  - Rear 8 m
- Dwelling Unit Area (minimum) 135 m<sup>2</sup>
- Building Height (maximum) 8 m

##### 3. **RG-3** (*Part Lot 13 and Part Lot 14, Ward of South Elmsley*)

- Notwithstanding the provisions of Section 5.1.2, on the lands zoned RG-3, the following provisions shall prevail: (#2007-7 – January, 2007)
- a reduced frontage and list of permitted uses

##### 4. **RG-4** (*Part of Lot 27, Concession 4, Village of Newboro*)

Notwithstanding the provisions of Section 5.1.2, on the lands zoned RG-4, the following provisions shall prevail:

- a 576ft<sup>2</sup> storage building shall be allowed and access to the lot shall be acquired over an unopened Township road allowance (#2009-66 - August, 2009)

##### 5. **RG-5** (*Part of Lot 23, Concession 9, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.1.1 to the contrary, on the lands zoned RG-5, an antique shop shall be an additional permitted use. Furthermore, notwithstanding the provisions of Section 5.1.2 to the contrary, on the lands zoned RG-5, two dwelling units shall be permitted. (#2010-8 – February, 2010)

6. **RG-7** (*Vacant Land Condominiums 1 [Units 2-4] & 2 [Units 1-4], Part of Lot 9, Concession 6, North Crosby*)

Notwithstanding the provisions of Section 5.1.2 to the contrary, on the lands zoned RG-7, the following site specific standards apply: (#2014-58 – September, 2014) (#2012-27 – April, 2012 Repealed)

- Lot frontage minimum: 15 metres
- Lot area minimum: 595m<sup>2</sup>
- Minimum front yard: 6 metres
- Minimum interior side yard: 2 metres
- Lot coverage maximum: 50%
- Floor Space Index maximum: 50%

7. **RG-8-h** (*Vacant Land Condominium 1 [Unit 1], Part of Lot 9, Concession 6, North Crosby*)

Notwithstanding the provisions above, a holding designation (h) shall be placed on the subject lands in order to restrict the land uses to existing uses, as well as to permit the placement of a single detached building for the purposes of a Model Home. The placement of a Model Home shall be subject to the following terms: (#2014-58 – September, 2014) (#2012-27 – April, 2012 Repealed)

- A Model Home shall be defined as representative house built and shown as an advertisement for prospective buyers, and shall not be used for residential occupancy;
- A Conditional Building Permit supported by the confirmation of the local slope stability shall be required prior to construction of a Model Home; and
- Required inspections are undertaken and written approval is provided by the Township's Chief Building Official to ensure that there are no health and safety concerns, prior to the use of the building as a Model Home for the general public.

The Holding designation shall remain in place until the following conditions have been met: (#2014-58 – September, 2014) (#2012-27 – April, 2012 Repealed)

- Services are provided in accordance with the Subdivision Agreement and the model home is issued an Occupancy Permit under the Building Code; or
- The Owner installs appropriate services for the Model Home in compliance with the Ontario Building Code, obtains an Occupancy Permit from the Township, and satisfies the Township and County's requirements with regard to entrances and the civic addresses for the Model Home to be used a residential dwelling.

8. **RG-9-T5** (*Plan 1, Part Lots 12 – 15, RP 28R11413, Part 2, South Crosby*)

Notwithstanding the provisions of Section 5.1.1 to the contrary, on the lands zoned RG-9-T5, the following use shall be permitted on a temporary basis of up to 20 years commencing at the date of the passing of this By-law: (#2013-17 - March, 2013)

- Garden Suite

Notwithstanding the provisions of Section 5.2 to the contrary, on the lands zoned RG-9-T5, the following site specific standard applies:

- Yards (minimum)
- Exterior Side            0m

Notwithstanding the provisions of Section 3.23 to the contrary, on the lands zoned RG-9-T5, the following site specific standard applies:

- Street and Private Right-of-Way Setbacks
- Township Street        15m

9.     **RG-11** (*Part of Lot 19, Concession 3, Bastard & South Burgess*)

Notwithstanding the provisions of Section 5.1.1 to the contrary, on the lands zoned RG-11, a multiple dwelling shall be an additional permitted use.

Notwithstanding the provisions of Section 5.1.1 to the contrary, on the lands zoned RG-11, two single dwellings shall be additional permitted uses. (#2016-25 – May, 2016)

10.    **RG-12** (*Part of Lot 6, Concession 3, Bastard & South Burgess*)

Notwithstanding the provisions of Section 3.6 to the contrary, on the lands zoned RG-12, the maximum height restrictions of the Zoning By-Law shall not apply to the existing 22.86m (75 feet) spire which is to be used in accordance with the residential use on the property.