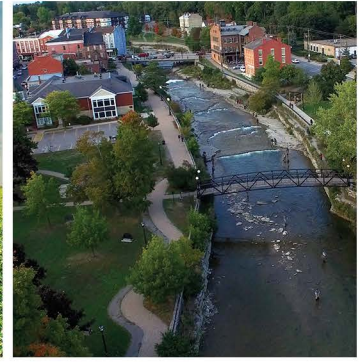


# Zoning Information

## 45 Elgin Street North, Port Hope



RES1-1 - Residential Zone



# ZONING BY-LAW 20/2010

**Adopted: June 29, 2010**  
**OMB Approved: Feb. 14, 2011**  
**Last Updated: January 15, 2019**

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## PART 6 - RESIDENTIAL ZONES

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### 6.1 LIST OF APPLICABLE ZONES

Low Density Residential One	RES1-1, RES1-2, RES1-3, RES1-4, RES1-5
Low Density Residential Two	RES2-1, RES2-2
Medium Density Residential	RES3
High Density Residential	RES4
Hamlet Residential One	RESV1
Hamlet Residential Two	RESV2
Rural Residential	RESR
Estate Residential	RESE

### 6.2 GENERAL PROHIBITION

No *person* shall, within any Residential *Zone*, *use* or permit the *use* of any land, or *erect, alter, enlarge, use* or maintain any *building* or *structure* for any *use* other than as permitted in Table 6.1 and in accordance with the standards contained in Tables 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7, below, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

### 6.3 PERMITTED USES

*Uses* permitted in a *Zone* are denoted by the symbol 'X' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 6.1, below. Any number(s) following the symbol 'X', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed at the end of the Permitted Use Table 6.1:

**Table 6.1: Permitted Uses in the Residential Zones**

<b>USE</b>	<b>RES 1</b>	<b>RES 2</b>	<b>RES 3</b>	<b>RES 4</b>	<b>RES V1</b>	<b>RES V2</b>	<b>RES R</b>	<b>RES E</b>
<i>Dwelling, Single Detached</i>	X	X	X		X	X	X	X (1)
<i>Dwelling, Semi-Detached</i>	X (2)	X	X					
<i>Bed and Breakfast Establishment</i>	X	X	X		X	X	X	
<i>Boarding or Rooming House</i>		X	X		X	X	X	
<i>Custom Workshop (5)</i>	X	X	X	X	X	X	X	X
<i>Day Nursery</i>	X	X	X	X	X	X	X	
<i>Dwelling, Accessory (6)</i>	X	X	X					
<i>Dwelling, Apartment</i>				X		X (3)		
<i>Dwelling, Duplex</i>	X (2)	X	X			X (3)		
<i>Dwelling, Multiple-Unit</i>			X	X		X (3)		
<i>Dwelling, Street Townhouse</i>			X	X		X (3)		
<i>Group Home Type 1 (4)</i>		X			X	X	X	
<i>Home Occupation (5)</i>	X	X	X	X	X	X	X	X
<i>Mobile Home</i>								
<i>Mobile Home Park</i>								
<i>Private Home Daycare</i>	X	X	X	X	X	X	X	
<i>Retirement Home</i>			X	X				
<i>Senior Citizen Home</i>			X	X		X (3)		

## **SPECIAL PROVISIONS**

1. Minimum *floor area* for a *single detached dwelling* – 140.0 square metres.
2. Only *uses* legally existing on or before June 21, 1976.
3. Subject to Section 4.32 (Services Required) of this By-law.
4. Subject to Section 4.36.1 (Special Setbacks – Group Homes) of this By-law.
5. Subject to Section 4.13 (*Home occupations* and *Custom workshops*) of this By-law.
6. Subject to Section 4.2.1 (*Accessory – Residential Zones*) and within a *single detached dwelling* or *semi-detached dwelling* only.

## **6.4 ZONE STANDARDS**

No *person* shall within any *Zone* use or permit the *use* of any *lot* or *erect, alter, use any building* or *structure* except in accordance with the following *zone* standards in Tables 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7, below. Any number(s) following the *zone* standard, *zone* heading or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of Tables 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7:

**Table 6.2: Standards for the Low Density Residential One (RES1) Zone**

<b>Zone</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Required Front Yard</b>	<b>Minimum Required Exterior Side Yard</b>	<b>Minimum Required Interior Side Yard</b>	<b>Minimum Required Rear Yard</b>	<b>Maximum Height</b>
RES1-1	700.0 m <sup>2</sup>	18.0 m	7.5 m	7.5 m	1.2 m (1)	7.5 m	11.0 m
RES1-2	460.0 m <sup>2</sup> (2)	15.0 m (3)	6.0 m	3.0 m (4)	1.2 m (5)	7.5 m	11.0 m
RES1-3	415.0 m <sup>2</sup> (6)	13.7 m (7)	6.0 m	3.0 m (4)	1.2 m (5)	7.5 m	11.0 m
RES1-4	370.0 m <sup>2</sup> (8)	12.0 m (9)	6.0 m	3.0 m (4)	1.2 m (5)	7.5 m	11.0 m
RES1-5	310.0 m <sup>2</sup> (8)	12.0 m (9)	6.0 m	3.0 m (4)	1.2 m (5)	7.5 m	11.0 m

**SPECIAL PROVISIONS**

1. Shall be increased to 3.0 metres on one side only.
2. Minimum *lot area* for a *corner lot* – 505.0 square metres.
3. Minimum *lot frontage* for a *corner lot* – 16.5 metres.
4. *Minimum required exterior side yard* for a *private garage* or *carport* – 5.5 metres.
5. *Minimum required interior side yard* for a *private garage* or *carport* – 1.2 metres. Shall be increased to 3.0 metres on one side only on a *lot* where no attached *private garage* or *carport* is provided.
6. Minimum *lot area* for a *corner lot* – 465.0 square metres.
7. Minimum *lot frontage* for a *corner lot* – 15.2 metres.
8. Minimum *lot area* for a *corner lot* – 425.0 square metres.
9. Minimum *lot frontage* for a *corner lot* – 13.7 metres.
10. Minimum *lot area* for a *corner lot* – 390.0 square metres.
11. Minimum *lot frontage* for a *corner lot* – 11.7 metres.

**Table 6.3: Standards for the Low Density Residential Two (RES2-1) Zone**

<b>Building</b>	<b>Minimum Lot Area</b>	<b>Minimum Lot Frontage</b>	<b>Minimum Required Front Yard</b>	<b>Minimum Required Exterior Side Yard</b>	<b>Minimum Required Interior Side Yard</b>	<b>Minimum Required Rear Yard</b>	<b>Maximum Height</b>
<i>Single Detached Dwelling</i>	460.0 m <sup>2</sup> (1)	15.0 m (2)	6.0 m	3.0 m (3)	1.2 m (4)	7.5 m	11.0 m
<i>Semi-Detached Dwelling</i>	350.0 m <sup>2</sup> /unit	9.0 m/unit	6.0 m	6.0 m	1.2 m (5)	7.5 m	11.0 m
<i>Duplex Dwelling</i>	700.0 m <sup>2</sup>	18.0 m	6.0 m	6.0 m	1.8 m (6)	7.5 m	11.0 m
<i>Boarding or Rooming House</i>	555.0 m <sup>2</sup>	18.0 m	6.0 m (7)	6.0 m (7)	1.2 m (7)(8)	7.5 m (7)	11.0 m
<i>Group Home Type 1 (9)</i>	555.0 m <sup>2</sup>	18.0 m	6.0 m (7)	6.0 m (7)	1.2 m (7)(8)	7.5 m (7)	11.0 m