

Zoning Information 99 Varty Lake Road



RR – Rural Residential Zone

RLS – Residential Limited Service

TOWNSHIP OF STONE MILLS ZONING BY-LAW NO. 2014-744



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4.6 RURAL RESIDENTIAL (RR) ZONE

No person shall within any Rural (RR) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.6.1 USES PERMITTED

a) Residential Uses

- i. Single-detached dwelling; and
- ii. Two-unit dwelling.

b) Non-Residential Uses

- i. Community garden; and
- ii. Private or public park.

c) Accessory Uses

- i. Home Occupation in accordance with the General Provisions of this By-law;
- ii. Recreational facilities accessory to any of the permitted uses;
- iii. Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law; and
- iv. One bunkie may be permitted as an accessory use to a permitted single-detached dwelling provided that where sanitary facilities are included in the bunkie, approval is received from the appropriate approval authority.

4.6.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a) Lot Area (minimum) 1 ha
- b) Lot Frontage (minimum).....60 metres
- c) Minimum Yards
 - i. Front Yard7.5 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d) Dwelling Unit Area (minimum)60 square metres
- e) Lot Coverage (maximum)20 percent
- f) Number of Dwellings Per Lot (maximum)1
- g) Height of Buildings (maximum).....10 metres
- h) Special Setbacks - In accordance with the General Provisions of this By-law.
- i) Alternate Minimum Lot Area – the minimum lot area requirements may be reduced to not less than 0.5 ha without an amendment to this By-law. Acceptable technical studies prepared by a qualified professional shall be provided in support of the Alternate Minimum Lot Area.

4.6.3 EXCEPTION ZONE PROVISIONS - RURAL RESIDENTIAL (RR) ZONE

4.7 RESIDENTIAL LIMITED SERVICE (RLS) ZONE

No person shall within any Residential Limited Service (RLS) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

4.7.1 USES PERMITTED

a) Residential Uses

- i. Single-detached dwelling.

b) Non-Residential Uses

- i. Community garden; and
- ii. Private or public park.

c) Accessory Uses

- i. Home occupation in accordance with the General Provisions of this By-law;
- ii. Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law;
- iii. One bunkie may be permitted as an accessory use to a permitted residential use provided that where sanitary facilities are included in the bunkie, approval is received from the appropriate approval authority.

d) Service Provision

Delivery of municipal services (garbage and snow removal) may not be provided to lots located in the (RLS) zone. The provision of emergency services (fire, police and ambulance) may also be limited in areas zoned (RLS) due to the access constraints. The municipality does not assume the responsibility of road maintenance for lots located in the (RLS) zone accessed by private roads or right-of-ways.

4.7.2 PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Minimum Yards
 - i. Front Yard7.5 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard.....5 metres
 - iv. Rear Yard10 metres
- d)** Dwelling Unit Area (minimum) 50 square metres

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- e) Lot Coverage (maximum) 10 percent
 - f) Number of Dwellings Per Lot (maximum) 1
 - g) Height of Buildings (maximum) 10 metres
 - h) Special Setbacks - In accordance with the General Provisions of this By-law
 - i) Alternate Minimum Lot Area – The minimum lot area requirements may be reduced to not less than 0.5 ha without an amendment to this By-law. Acceptable technical studies prepared by a qualified profession shall be provided in support of the Alternate Minimum Lot Area .

4.7.3 EXCEPTION ZONE PROVISIONS - RESIDENTIAL LIMITED SERVICE (RLS) ZONE