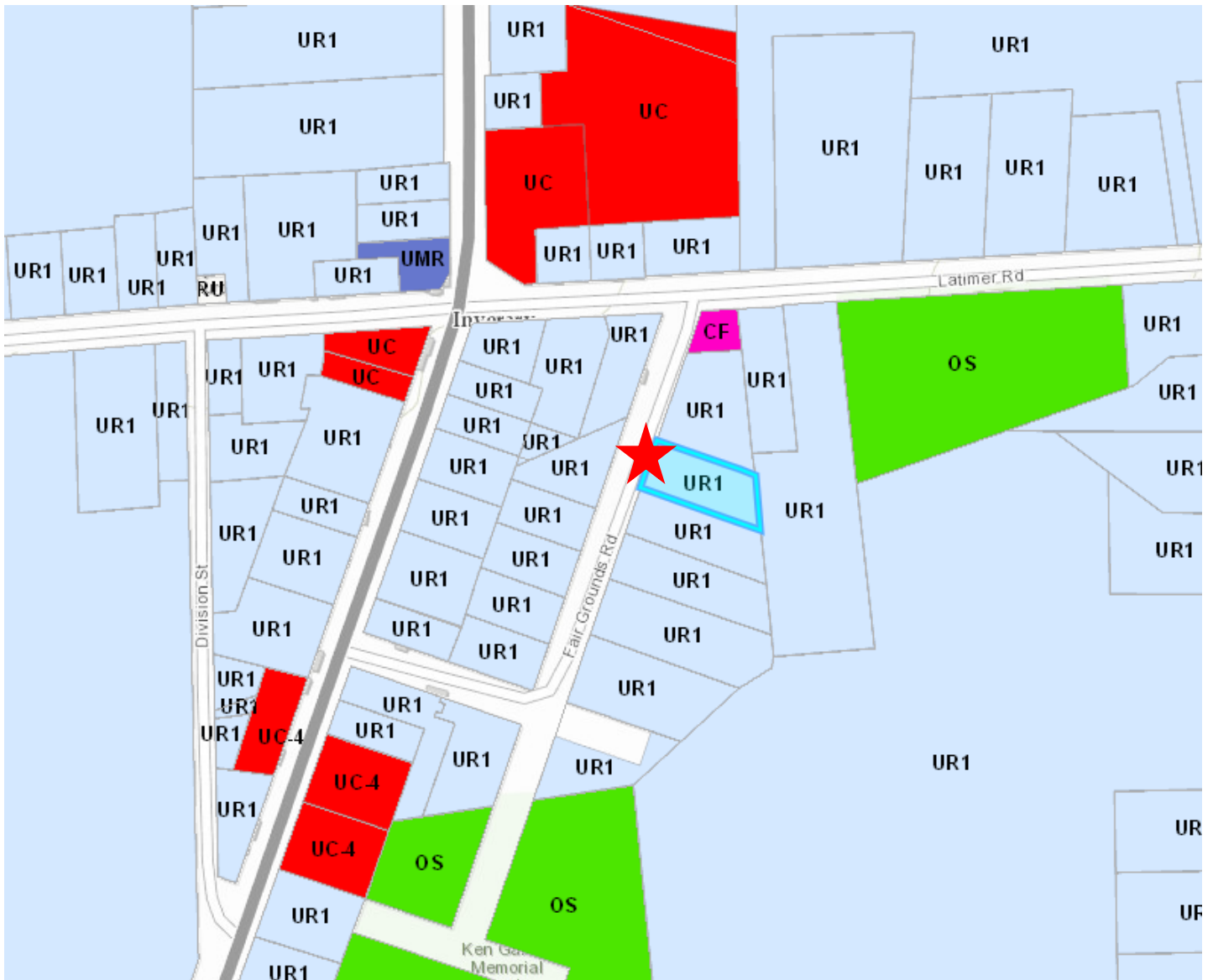


Zoning Information

3770 Fairgrounds Road Inverary



UR1 – Urban Residential Zone

**TOWNSHIP OF SOUTH FRONTENAC
COMPREHENSIVE ZONING BY-LAW
BY-LAW NO. 2003-75**

**PASSED SEPTEMBER 16, 2003
REVISED MAY 15, 2007
REVISED DECEMBER 18, 2012
REVISED JUNE 7, 2016
REVISED AUGUST 5, 2021
CONSOLIDATED January 19, 2023
CONSOLIDATED May 31, 2023
CONSOLIDATED January 23, 2024**

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.

UR1-4 [Lot 9, Concession XII, Portland District (Verona) – Harper]

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Urban Residential (UR1-4) Zone shall be used only in accordance with the following:

- Permitted Uses
 - a. a home industry for the repair, display and retail sale of utility trailers;
 - b. the repair of trailers shall only be undertaken within an enclosed garage building not exceeding 66.14 square metres (712 sq. ft.) in size. Outside display and sale of utility trailers shall be permitted. A low-level (ie., non-pedestal) non-illuminated sign not exceeding 2.97 square metres (32 sq. ft.) advertising the home industry shall be permitted.

All other provisions of this by-law shall apply.

UR1-5 [Lot 9, Concession X, Portland District (Verona) – Campeau]

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Residential (UR1-5) Zone the following provisions shall apply:

- **ZONE PROVISIONS**
 - a. lot frontage (Minimum) 20 metres (65.6 ft.)

All other provisions of this by-law shall apply.

UR1-6 [Lot 6, Concession V, Portland District- Harrowsmith Methodist Church]

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Residential (UR1-6) Zone the following provisions shall apply:

- **ZONE PROVISIONS**

For Single Detached Dwellings

 - a. Lot Area (Minimum) 4,000 square metres (43,563 sq.ft.)
 - b. Lot frontage (Minimum) 45.72 metres (150 ft.)
- Special Provision
 - a. No building or structure shall be located within 22 metres (70 ft.) of the rear lot line of any abutting property.

All other provisions of this by-law shall apply.

UR1-7 [Lot 8 Concession VIII, Storrington District- Sonneveld]

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Urban Residential (UR1-7) Zone the following provision shall apply:

- Zone Provisions
 - a. Lot frontage (Minimum) 26 metres (85 ft.)

All other provisions of this by-law shall apply.

UR1-8 (Part Lot 3, Concession IV, Loughborough District, RKR Landholdings)

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the UR1-8 zone:

- Lot Area (Minimum) 2,266 sq. metres (0.56 ac.)
- Lot Frontage (Minimum) 44 metres (145 ft.)

All other provisions of this By-law shall apply.”

UR1-9 (Part Lot 6, Concession V, Portland District – Everett Kerr)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-9) Zone the following provision shall apply:

- Lot Frontage (Minimum) 9 metres (30 ft.)

All other provisions of this by-law shall apply.

UR1-10 (Part Lot 19, Concession VI, Portland District – Joan Kerr)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-10) Zone the following provision shall apply:

- Lot Frontage (Minimum) 30 metres (98 ft.)

All other provisions of this by-law shall apply.

UR1-11 (Part Lot 7, Concession IX, Storrington District – Freeman)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-11) Zone the following provisions shall apply:

- Setback for Principal Building from any Farm Facility (Minimum) 65 metres (213 ft.)

All other provisions of this by-law shall apply.

UR1-12 (Part Lot 8, Concession IX, Storrington District – Freeman)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-12) Zone the following provisions shall apply:

- Lot Frontage (Minimum) 62 metres (203.4 ft.)
- Lot Area (Minimum) 0.34 Hectares (0.84 ac.)

All other provisions of this by-law shall apply.

UR1-13 (Part Lot 26, Concession II, Storrington District – Brett Campbell)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-13) Zone the following provisions shall apply:

- Lot Frontage (Minimum) 57 Metres (187 ft.)
- Lot Area (Minimum) 0.6Hectares(1.48 ac.)

All other provisions of this by-law shall apply.

UR1-14 (Part Lot 40, Concession VII, Storrington District – McCallum)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-14) Zone the following provisions apply:

- Lot Frontage (Minimum) 45 metres (150 ft.)
- All development must be set back a minimum of 30 metres (98.4 ft.) behind the rear lot line of any abutting property

All other provisions of this by-law shall apply.

UR1-15 (Part Lot 26, Concession I, Storrington District – Wilson)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-15), the following provision applies:

- Lot Frontage (Minimum) 56 metres (183 ft.)

All other provisions of this by-law shall apply.

UR1-16 (Part Lot 7, Concession IV, Portland District – Larcon Farms)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-16), the following provision applies:

- Lot Frontage (Minimum) 61 metres (200 ft.)

All other provisions of this by-law shall apply.

UR1-17 (Part Lot 19, Concession VI, Portland District – Kerr)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-17), the following provisions apply:

- Waterfrontage (Minimum) 100 metres (328 ft.)
- Road Frontage (Minimum) 35 metres (115 ft.)

All other provisions of this by-law shall apply.

UR1-18 (Part Lot 7, Concession VIII, Storrington District – Howlett)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-18), the following provisions apply:

- Lot Frontage (Minimum) 64 metres (210 ft.)
- No development shall occur behind the rear lot line of any abutting property.

All other provisions of this by-law shall apply.

UR1-19 (Part Lot 4, Concession V, Loughborough District – Morgan)

Notwithstanding the zone regulations in section 14.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential-First Density (UR1-19), the following provisions apply:

ZONE REGULATIONS

- Lot Area (Minimum) 3237 m² (0.8 ac.)
- Lot Frontage (Minimum) 55 metres (180 ft.)
- Setback from Highwater Mark or Floodline Of a Waterbody (Minimum) 30 metres (98.4 ft.)

All other provisions of this by-law shall apply.

UR1-20 (5056 Battersea Road, Part of Lot 9, Concession 9, District of Storrington – Reynolds)
(By-Law 2021-37, Passed July 13, 2021 – File No. Z-21-05)

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential First Density (UR1-20), the following provisions apply:

- Lot Frontage (Minimum) 60 Metres (196.8 ft.)

All other provisions of this by-law shall apply.

UR1-21-H (Part of Lot 9, Concession 9, District of Storrington – Reynolds)
(By-Law 2021-37, Passed July 13, 2021 – File No. Z-21-05)

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential First Density (UR1-21-H), the following provisions apply:

- Lot Frontage (Minimum) 20 Metres (66 ft.)

The holding (“H”) symbol shall prohibit the construction of any buildings or development on the parcel until such time as a plan of subdivision agreement is entered into between the property owner and the Township to ensure the orderly development of the lands zoned UR1-21-H. Upon entering into a plan of subdivision agreement – a by-law may be passed in order to remove the holding (“H”) symbol.

All other provisions of this by-law shall apply.

UR1-22 (4989 Road 38, Part Block D, Plan 57, Part Lot 7, Concession 5, District of Portland – Lepp)
(By-Law 2022-57, Passed June 21, 2022 – File No. PL-ZBA-2022-0066)

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-22), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- The single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and well.

All other provisions of this by-law shall apply.

**UR1-23 (Part Lot 1, Concession 7, District of Storrington - Moreland)
(By-Law 2022-95, Passed October 11, 2022 – File No. PL-ZBA-2022-0125)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-23), the following provisions apply to any dwelling:

- Lot Area (Minimum) 0.6 hectares (1.5 acres)

All other provisions of this by-law shall apply.

UR1-24 (Part 1, Reference Plan 13R22753, Part Lot 20, Concession 2, District of Storrington – Ireland)

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (UR1-24), the following provisions apply:

- A single detached dwelling is permitted to contain two dwelling units.
- A third dwelling unit in an accessory building shall be permitted.
- A third dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- The single detached dwelling and the third dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.
- Accessory Building Height (maximum) 7.4 Metres (24.1 ft.)

All other provisions of this by-law shall apply.

**UR1-25 (Part of Lot 8, Concession 9, District of Storrington)
(By-law 2023-106, Passed December 19, 2023, File No. PL-ZBA-2023-0092)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-25), the following provisions apply:

- Lot Area (Minimum) 0.6 hectares (1.4 acres)
- Lot Frontage (Minimum) 73 metres (239.5 ft)

All other provisions of this by-law shall apply.

**UR1-26 (Part of Lot 8, Concession 9, District of Storrington)
(By-law 2023-106, Passed December 19, 2023, File No. PL-ZBA-2023-0092)**

Notwithstanding the provisions of Section 14 or any other provision of this By-law to the contrary, on the lands zoned Special Urban Residential – First Density (UR1-26), the following provisions apply:

- Lot Frontage (Minimum) 67 metres (219.8 ft)

All other provisions of this by-law shall apply.