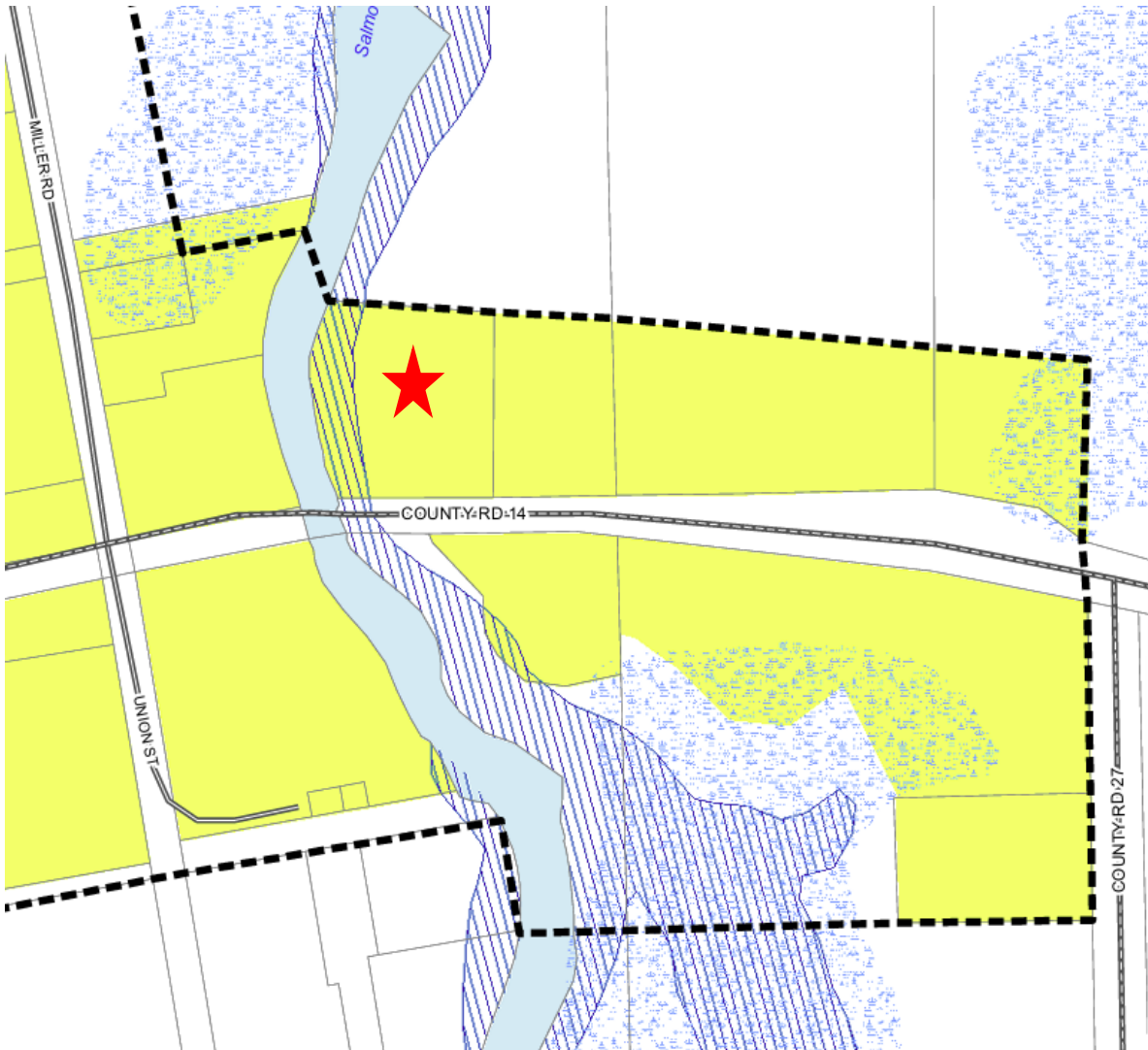


Zoning Map

1069 County Road 14, Enterprise



HR – Hamlet Residential

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



August 5, 2014

Township of Stone Mills
4504 County Road 4
Centreville Ontario K0K 1N0
Tel.: (613) 378-2475
Fax: (613) 378-0033
www.stonemills.com

4.8 HAMLET RESIDENTIAL (HR) ZONE

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

4.8.1 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. Uses, buildings and structures accessory to any of the permitted uses specified in accordance with the General Provisions of this By-law.

4.8.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....45 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.

4.8.3 EXCEPTION PROVISIONS - HAMLET RESIDENTIAL (HR) ZONE

4.8.3.1.1 HAMLET RESIDENTIAL EXCEPTION ZONE ONE (HR-1)

Civic Address: 6056 County Road 41, Erinsville

Legal Description: Part of Lots 37 and 38, Concession 2, Geographic Township of Camden East; Part 1 on Plan 29R-10464

Within the HR-1 Zone, the following regulatory provisions shall apply:

- | | | |
|----|----------------------|-----------|
| a) | Minimum Lot Area | 0.6 ha |
| b) | Minimum Lot Frontage | 40 metres |
- (By-law No. 2017-876)

4.10.2 ZONE PROVISIONS FOR RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....60 metres
- c)** Yards (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard6 metres
 - iii. Interior Side Yard..... 5 metres
 - iv. Rear Yard15 metres
- d)** Dwelling Unit Area (minimum)60 square metres
- e)** Number of Dwellings per Lot (maximum)1
- f)** Height of Buildings (maximum).....10 metres
- g)** Separation Requirement - Between dwelling
and Community Facility Use.....5 metres

4.10.3 ZONE PROVISIONS FOR NON-RESIDENTIAL USES

- a)** Lot Area (minimum) 1 ha
- b)** Lot Frontage (minimum).....45 metres
- c)** Yards (minimum)
 - i. Front Yard15 metres
 - ii. Exterior Side Yard10 metres
 - iii. Interior Side Yard.....10 metres
 - iv. Rear Yard15 metres
- d)** Lot Coverage (maximum)10 percent
- e)** Landscaped Open Space Requirement (minimum).....30 percent
- f)** Height of Buildings (maximum).....14 metres
- g)** Planting Strip - In accordance with the General Provisions of this By-law
- h)** Special Setbacks – In accordance with the General Provisions of this By-law.

4.10.4 EXCEPTION ZONE PROVISIONS - COMMUNITY FACILITY (CF) ZONE

4.10.4.1.1 HAMLET RESIDENTIAL EXCEPTION ZONE ONE (HR-1)

Civic Address: 6046 County Road 41, Erinsville
Legal Description: Part of Lots 37 and 38, Concession 2, Geographic Township
of Camden East; Part 2 on Plan 29R-10464

Within the HR-1 Zone, the following regulatory provisions shall apply:

- a) Minimum Interior Side Yard 4 metres
(By-law No. 2017-876)