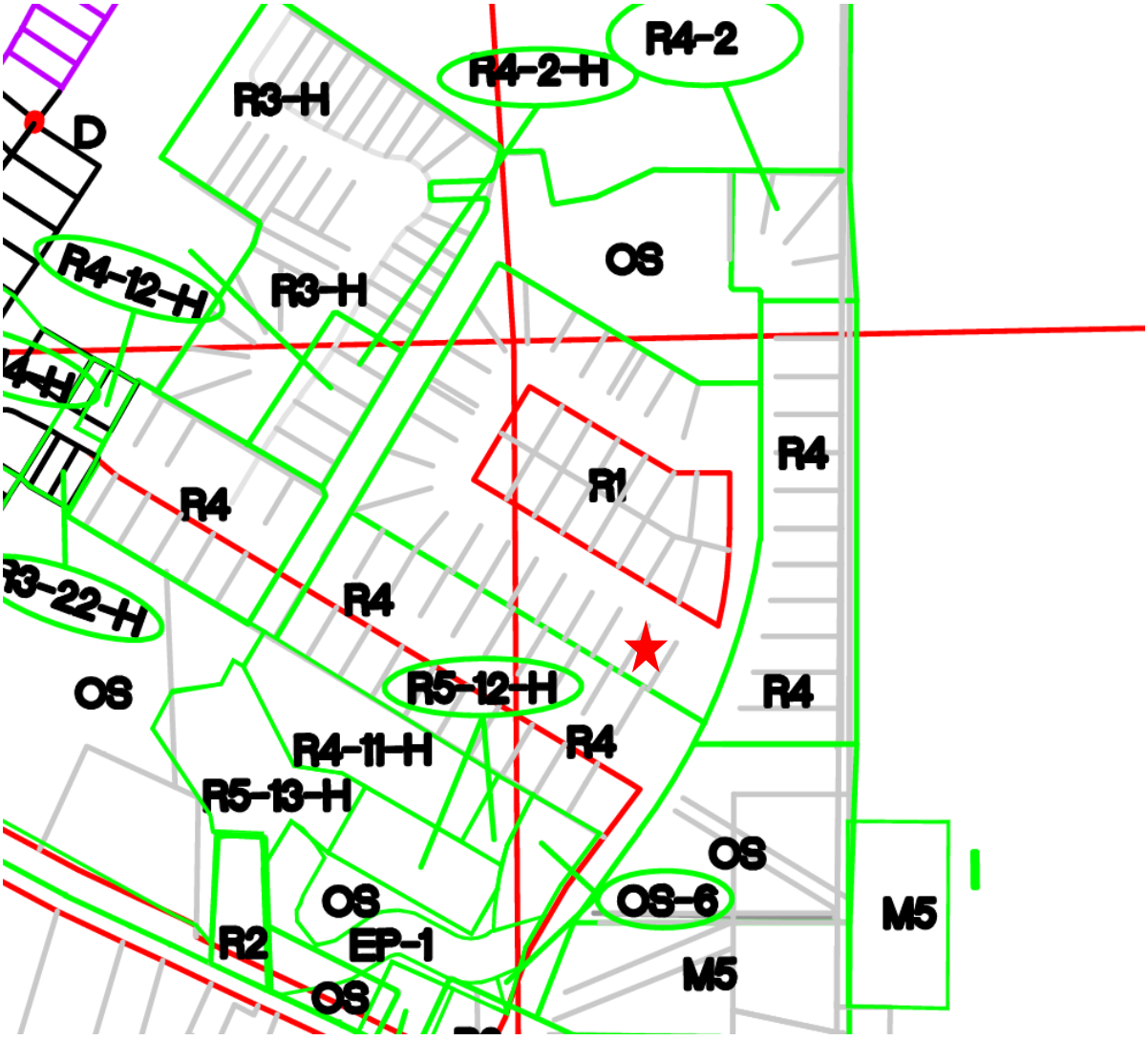
Zoning Map

97 Pruyn Crescent, Bath



R1 – Residential Type 1

5.1 ZONE CLASSIFICATION

All lands within The Corporation are divided into zones and classified as follows:

Section	Zone	Symbol
5.2	Environmental Protection	EP
5.3	Recreation / Open Space	OS
5.4	Prime Agriculture	PA
5.5	Restricted Agricultural	RA
5.6	Rural	RU
5.7	Estate Residential	ER
5.8	Rural Residential	RR
5.9	Shoreline Residential	SR
5.10	Hamlet Residential	HR
5.11	Residential Type 1	R1
5.12	Residential Type 2	R2
5.13	Residential Type 3	R3
5.14	Residential Type 4	R4
5.15	Residential Type 5	R5
5.16	Residential Type 6	R6
5.17	Community Facility	CF
5.18	Institutional	I
5.19	Hamlet Commercial	C1
5.20	Highway Commercial	C2
5.21	Rural Commercial	C3
5.22	Shopping Centre Commercial	C4
5.23	Village Commercial	C5
5.24	Recreation Commercial	C6
5.25	Light Industrial	M1
5.26	Rural Industrial	M2
5.27	General Industrial	M3
5.28	Extractive Industrial	M4
5.29	Waste Management	M5
5.30	Future Development	D

5.11 RESIDENTIAL TYPE ONE (R1) ZONE

No person shall within any Residential Type One (R1) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.11.1 USES PERMITTED

a) Residential Uses

- Single detached dwelling house;
- Existing converted dwelling house;
- Group Home; and
- Home Occupation

b) Non-residential Uses

- Public Park; and
- Public use or utility in accordance with the General Provisions of this By-law.

c) Accessory Uses

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

5.11.2 ZONE PROVISIONS FOR SINGLE DETACHED DWELLINGS *By-Law- 2011-076*

a) Lot Area (minimum):

i) Lot serviced by municipal water and sewer ..... 550 square metres
ii) Lot serviced by municipal water and private waste disposal system .....0.2 ha

b) Lot Frontage (minimum):

i) Lot serviced by municipal water and sewer .....15 meters
ii) Lot serviced by municipal water and private waste disposal system .....30 metres

c) Yards (minimum):

i) Front Yard:

- Lot serviced by municipal water and sewer ..... 7.5 metres
- Lot services by municipal water and private waste disposal system ..... 7.5 metres

ii) Exterior Side Yard:

- Lot serviced by municipal water and sewer ..... 6 metres
- Lot services by municipal water and private waste disposal system ..... 6 metres

iii) Interior Side Yard:

- 3 metres on one side, 1.2 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first, provided, that where a garage or carport is attached to or is within the main building, or the lot is a corner lot, the minimum width of the interior side yard shall be 1.2 metres plus 0.6 metres for each additional or partial storey above the first. The increased side yard requirement does not apply to an attic or loft.

iv) Rear Yard (minimum) ..... 7.5 metres

d) Dwelling Unit Area (minimum) ..... 96 square metres

e) Lot Coverage (maximum) ..... 30 percent

f) Setback from Street Centreline:

In accordance with the General Provisions of this By-law.

g) Number of Dwelling Houses Per Lot (maximum) 1

h) Height of Buildings (maximum) ..... 10 metres

i) Garage Setback from Front Lot Line (minimum) ..... 6 metres
In no case shall the garage extend more than 2.0 metres closer to the front lot line than the principle dwelling house on the lot.

5.11.3 GENERAL ZONE PROVISIONS

In accordance with Section 4, General Provisions of this By-Law.

5.11.4 EXCEPTION PROVISIONS - RESIDENTIAL TYPE ONE (R1) ZONE

5.11.4.1 Residential Type One Exception One (R1-1) Zone

Part of Lot 37, Broken Front Concession

On the lands zoned (R1-1) a single one bedroom basement apartment with a minimum floor area of 56 square metres shall be permitted as a second dwelling unit.

5.11.4.2 Residential Type One Exception Two (R1-2) Zone

On the lands zoned (R1-2) the following zone provisions shall apply:

a) Rear yard setback (minimum).....4.5 metres

5.11.4.3 Residential Type One Exception Three (R1-3) Zone

On the lands zoned (R1-3) the following zone provisions shall apply:

a) Rear yard setback (minimum).....2.5 metres

b) Interior yard setback (minimum):

- Minimum width shall be 7.5 metres on one side, plus 1.2 metres on the other side plus 0.6 metres on the narrow side for each additional storey or partial storey above the first.

5.11.4.4 Residential Type One Exception Four (R1-4) Zone

Within the R1-4 Zone the following provisions shall apply:

a) Front yard: (minimum) .....3.5 metres
(maximum).....8 metres

b) Exterior side yard (minimum).....3.5 metres

c) Lot Frontage:

- The minimum lot frontage requirements shall be calculated at the minimum front yard depth of 6 metres.

5.11.4.5 Residential Type One Exception Five (R1-5) Zone *By-Law 2005-16*

Within the R1-5 zone, the garage setback shall read:

Garage Setback from front lot line (minimum) .....…6 metres
Lot Coverage (maximum) for a dwelling ……..... 35%
Lot Coverage (maximum) for all buildings and structures…… 41%

5.11.4.6 Residential Type One Exception Five (R1-6) Zone B*y-Law 2002-59*

Within the R1-6 Zone the following provisions shall apply:

Part of Lot 11, Concession 1, Part1, Reference Plan 29R-7333, Village of Bath

a) On lands zoned R1-6, no building or structure shall be built below the 76.8 metre geodetic contour.

b) Notwithstanding Section 4.11b) of Zoning By-law 2001-38, no building or structure shall be erected within 1.2 metres of the 1:100 year floodplain of Muddy Creek

5.11.4.7 Residential Type One Exception Seven (R1-7) Zone *By-Law 2002-91*

On the lands zoned (R1-7) the following zone provisions shall apply,

Notwithstanding the maximum lot coverage provision of the Residential Type One (R1) Zone, the following provisions apply:

a) Lot Coverage (maximum) for a dwelling 35%

b) Lot Coverage (maximum) for all buildings and structures 40%

All other provisions of the "R1" Zone shall apply.

5.11.4.8 Residential Type One Exception Eight (R1-8) Zone *By-Law 2003-47*

ADDITIONAL PERMITTED RESIDENTIAL USE:

- a converted single unit dwelling house containing a maximum of two residential units

All other provisions of the R1 zone apply.

5.11.4.9 Residential Type One Exception Nine (R1-9) Zone *By-Law (2004-29)*

On the lands zoned (R1-9) the following zone provisions shall apply,

Notwithstanding the provisions of Section 4.1 of zoning by-law 2001-38, as amended, a garage, with a maximum building area of 62.8m²(676 ft²), may be constructed prior to the establishment of a principle use. Such a garage shall be used for residential purposes only and shall not be used for a home occupation until a dwelling house is built.

5.11.4.10 Residential Type One Exception Ten (R1-10) Zone *By-Law (2004-49)*

On the lands zoned (R1-10) the following zone provisions shall apply,

East half of Lot 76, Registered Plan 91, Village of Odessa

a) Additional Permitted Non-Residential Use
- a parking lot associated with an adjacent funeral home property

b) Planting Strip
- shall be required along the length of the southerly interior lot line where it abuts a residential zone and shall be installed in accordance with the General Provisions of this by-law.

All other provisions of the "R1" Zone remain in effect for this property.

5.11.4.11 Residential Type One Exception Eleven (R1-11) Zone *By-Law – 2007-37*

On the lands Zoned R1-11 the following provisions apply:

a) Front Yard (minimum): 4.0 metres
b) Rear Yard (minimum): 6.0 metres
c) Garage setback from Front Lot Line (minimum): 6.0 metres
d) All other provisions of the R1 zone

5.11.4.12 Residential Type One Exception Twelve (R1-12) Zone *By-Law – 2007-27*

Within the R1-12 Zone the following provisions shall apply:

a) Lot Coverage (maximum): 35% plus an additional 5% for accessory building and structures for a single storey single detached dwelling house.
b) Lot coverage (maximum): 30% for a single detached dwelling house greater than a single storey in height.
c) For the purposes of determining the meaning of single storey a basement or walkout basement shall not be considered a storey.
d) All other provisions of the R1 zone pertain.

5.11.4.13 Residential Type One Exception Thirteen (R1-13) Zone *By-Law – 2012-068*

Within the R1-13 zone an existing seasonal cottage is permitted but at such time the cottage is converted into or replaced by *a* single detached dwelling house, such dwelling house shall be serviced by municipal water and sanitary sewers in accordance with Section 4.32(b).

5.11.4.14 Residential Type One Exception Fourteen (R1-14) Zone *By-Law – 2014-050*

Properties within the R1-14 Zone, the following provisions shall apply:

a) Permitted Residential Uses
- single detached dwelling house
- home occupation
- public park

b) Special Provisions

-Maximum height of one detached garage shall be 6.0 metres, all other accessory buildings and structures shall comply with Section 4.1 of this by-law.

c) Connection to Municipal Services

- Notwithstanding Section 4.32 of this by-law, an existing dwelling may be serviced by a private water system and a private sewage disposal system, but if the existing dwelling is expanded, renovated, or demolished in full or in part and then replaced, the dwelling shall be connected to municipal piped water and municipal piped sewage in accordance with Section 4.32.

d) Notwithstanding Section 4.11 of this by-law, the minimum setback from the Lake Ontario 1:100 year floodline shall be 5 metres.

e) Minimum Lot Frontage
- on private water and private sewer – 20 metres
- on municipal water and municipal sewer – 15 metres

All other provisions of the Residential Type One (R1) Zone apply