

Section 7: Residential Zones

Within a Residential (R) Zone, Residential Multiple (RM) Zone, Rural Residential (RUR) Zone and Residential Shoreline (RS) Zone, no person shall use any land, or erect, locate or use any building or structure for or except such purposes and according to such provisions as may be set out in the following sub-sections.

All other provisions of this By-law also apply. This Section must be read in conjunction with the additional reference and requirements found in Section 3: Definitions, and Section 5: General Provisions.

7.1 Residential (R) Zone

7.1.1 R - Permitted Uses

- a) One single detached dwelling
- b) Home Occupation
- c) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

7.1.2 R – Zone Provisions

	Full Services	Municipal Sanitary Only	Municipal Water Only	Private Services
a) Minimum Lot Frontage	15 metres	20 metres	30 metres	30 metres
b) Minimum Lot Area	500 m ²	1,400 m ²	4,000 m ²	4,000 m ²
c) Maximum Lot Coverage	30 %	30 %	20 %	20 %
d) Minimum Front Yard Setback	7.5 metres	7.5 metres	7.5 metres	7.5 metres
e) Minimum Interior Side Yard Setback	1.5 metres	1.5 metres	3.0 metres	3.0 metres
f) Minimum Exterior Side Yard Setback	3.0 metres	6.0 metres	6.0 metres	6.0 metres
g) Minimum Rear Yard Setback	7.0 metres	9.0 metres	9.0 metres	9.0 metres
h) Maximum Height	11 metres	11 metres	11 metres	11 metres
i) Minimum Gross Floor Area (Dwelling)	90 m ²	90 m ²	90 m ²	90 m ²

7.2 Residential Multiple (RM) Zone

7.2.1 RM - Permitted Uses

- a) Single detached dwelling
- b) Semi-detached dwelling
- c) Duplex dwelling
- d) Multi-attached dwelling units
- e) Apartments
- f) Home Occupation
- g) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

7.2.2 RM – Zone Provisions for Single-Detached Dwellings

The uses and provisions of the Residential (R) Zone detailed in Section 7.1 apply to all lands zoned Residential Multiple (RM) where the development of a single-detached dwelling exists or is proposed.

7.2.3 RM – Zone Provisions for Attached Dwellings

	Full Services Only			
	Semi-detached	Multiple-attached	Duplex	Apartment
a) Minimum Lot Frontage	9 metres per unit	6 metres per unit	18 metres	30 metres
b) Minimum Lot Area	300 m ²	200 m ²	500 m ²	1,200 m ²
c) Maximum Lot Coverage	35 %	35 %	35 %	35 %
d) Minimum Front Yard Setback	7.5 metres	7.5 metres	7.5 metres	9.0 metres
e) Minimum Interior Side Yard Setback	1.5 metres	1.5 metres	3.0 metres	4.5 metres
f) Minimum Exterior Side Yard Setback	3.0 metres	3.0 metres	6.0 metres	7.0 metres
g) Minimum Rear Yard Setback	7.0 metres	7.0 metres	9.0 metres	9.0 metres
h) Maximum Height	11 metres	11 metres	11 metres	15 metres
j) Minimum Gross Floor Area Per Unit	75 m ²	75 m ²	75 m ²	55 m ²

7.2.4 RM - Special Provisions for Attached/Duplex/Apartment Dwellings

- a) The maximum number of attached townhouse units permitted in a row is eight (8)
- b) The minimum number of attached townhouse units permitted in a row is three (3)
- c) Notwithstanding the side yard setback requirements of Section 7.2.3, the common wall of semi-detached and multiple-attached dwellings may be centered on the mutual lot line
- d) A maximum of 40 units per hectare of townhouse or apartment development is permitted.

- e) Where development is proposed by Plan of Condominium or rental by Site Plan Control Approval, the following additional standards apply:
 - i. A minimum outdoor amenity area of 15 square metres per unit in consolidated form is required.
 - ii. Block/cluster townhouse units require a minimum driveway length of 6 metres.
 - iii. Block/cluster townhouse units require a rear yard amenity area of 7 square metres.
- f) All Residential Multiple (RM) uses, excluding single detached dwellings and accessory buildings and structures, are subject to Site Plan Control approval.
- g) New or expanded development of Residential Multiple uses that are not serviced with full municipal services (sanitary and water), requires the preparation of a Servicing Options Study which addresses the requirements of the servicing policies of the Municipality of Grey Highlands Official Plan and shall be consistent with the Provincial Policy Statement. Any zoning by-law amendments proposing to rezone lands to Residential Multiple (RM), will require the preparation of the Servicing Options Study prior to Council's consideration of the amendment.

7.3 Rural Residential (RUR) Zone

7.3.1 RUR - Permitted Uses

- a) One single detached dwelling
- b) Home occupation
- c) One Home Industry
- d) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

7.3.2 RUR – Zone Provisions

a) Minimum Lot Frontage	100 metres
b) Minimum Lot Area	0.8 hectares
c) Maximum Lot Coverage	10 %
d) Minimum Front Yard Setback	17 metres
e) Minimum Interior Side Yard Setback	6.0 metres
f) Minimum Exterior Side Yard Setback	10 metres
g) Minimum Rear Yard Setback	15 metres
h) Maximum Height	11 metres
i) Minimum Gross Floor Area (Dwelling)	90 m ²

7.4 Residential Shoreline (RS) Zone

7.4.1 RS - Permitted Uses

- a) One single detached dwelling
- b) Home occupation
- c) Public uses
- d) Existing electric power generation facilities and accessory uses, buildings and structures
- e) Uses, buildings and structures accessory to a permitted use (refer to Sections 3 and 5.6)

7.4.2 RS – Zone Provisions

a) Minimum Lot Frontage	30 metres
b) Minimum Lot Area	4,000 m ²
c) Maximum Lot Coverage	15 % for single-family dwelling, plus 5% for accessory buildings and structures
d) Minimum Front Yard Setback	10 metres
e) Minimum Interior Side Yard Setback	2.0 metres
f) Minimum Exterior Side Yard Setback	3.0 metres
g) Minimum Rear Yard Setback	30 metres measured from the average high water mark ^① or 9 metres from the rear property line, whichever is greater
h) Maximum Height	11 metres
i) Minimum Gross Floor Area (Dwelling)	90 m ²

^① Note: The average high water mark for Lake Eugenia is defined as the 197.8 metre (649 foot) local datum elevation

7.4.3 RS - Special Provisions in the Residential Shoreline Zone

- a) Prior to the issuance of any building permits for properties zoned Residential Shoreline, the owner must provide confirmation that the septic system servicing the property conforms to current standards.
- b) Lands Zoned Residential Shoreline (RS-h) are subject to a holding provision in accordance with Section 36(1) of the Planning Act, RSO, 1990. Removal of the holding symbol by Council, shall be required for the creation of more than one new lot or a commercial use proposed on any lands abutting Lake Eugenia. This shall require the approval of an Environmental Impact Study prepared in accordance with Section 3.4 of the Grey Highlands Official Plan, in addition to the following matters:
 - Final determination of any hazard lands
 - Refuse disposal
 - Boating conditions in areas of convergence
 - Health and safety factors including emergency services
 - Access, parking and docking
 - Measures to mitigate impact on scenic attributes as assessed by a qualified professional