

5.10 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:

5.10.1 Uses Permitted**a) Residential Uses**

- Single detached dwelling house;
- Group Home;
- Special Care Facilities, excluding Corrections Residences and Detoxification Centre;
- Transitional Housing Unit;
- Home Occupation.

(By-law No. 2016-0049)

b) Non-Residential Uses

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

(By-law No. 2016-0049)

c) Accessory Uses

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

5.10.2 Zone Provisions

- a) Lot Area (minimum) 0.8 ha
(By-law No. 2016-0049)
- b) Lot Frontage (minimum) 45 metres
- c) Yards (minimum):
- i) Front Yard 7.5 metres
 - ii) Exterior Side Yard 6 metres
 - iii) Interior Side Yard:
 - 4 metres on one side, and
 - 1.5 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first.
 - iv) Rear Yard 7.5 metres
- d) Dwelling Unit Area (minimum) 90 square metres
- e) Lot Coverage (maximum) 30 percent
- f) Number of Dwelling Houses per Lot (maximum) 1
- g) Height of Building (maximum) 10 metres
- h) Landscaped Open Space 50 percent

- i) Setback from Street Centreline:
 - In accordance with the General Provisions of this By-law.

5.10.3 **General Provisions**

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

5.10.4 **Exception Provisions - Hamlet Residential (HR) Zone**

5.10.4.1 **Hamlet Residential Exception One (HR-1) Zone**

(Part of Lot 22, Concession 5, in the Geographic Township of Richmond)

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

- a) Lot Area (minimum)..... 2,800 sq. metres
 - The lot calculation shall include lands zone EP and located on the same lot.
- b) Lot Frontage (minimum)30 metres
 - Measured at a distance of 10 metres from the front lot line.
- c) Yard Requirements:
 - i) Front.....6 metres
 - ii) Interior Side3 metres
 - iii) Rear.....7.5 metres
- d) Setback from lands zoned Environmental Protection.....7.5 metres
- e) Setback from High Water Mark of Selby Creek..... 15 metres
- f) Lot Coverage (maximum) 30 percent
 - Exclusive of septic systems and associated mantle area.

5.10.4.2 **Hamlet Residential Exception Two (HR-2) Zone**

(Part of Lot 21, Concession 9 (Roblin), in the Geographic Township of Richmond)

Within the HR-2 Zone, the uses permitted include two dwelling units within a single unit dwelling house subject to the following provisions:

- a) Lot Area (minimum)..... 1,400 sq. metres
- b) Lot Frontage (minimum).....21 metres
- c) Yards Requirements (minimum):
 - i) Front.....2.5 metres
 - ii) Exterior Side.....2.5 metres
 - iii) Interior Side.....3.6 metres
 - iv) Rear... ..8 metres
- d) Dwelling Unit Area (minimum) 50 sq. metres
- e) Street Centreline (minimum). 16 metres

5.10.4.3 **Hamlet Residential Exception Three (HR-3) Zone**

(Part of Lot 21, Concession 9, in the Geographic Township of Richmond)

Within the HR-3 Zone, the following provisions applies:

- a) Lot frontage (minimum)9 metres
(By-law No. 02-72)

5.10.4.4 Hamlet Residential Exception Four (HR-4) Zone

(Part of Lot 1, Concession 1, in the Geographic Township of South Fredericksburgh)

Within the HR-4 Zone, the following provisions apply:

- a) Lot Frontage (minimum).....30 metres
b) Access is permitted by way of an unobstructed right-of-way.
(By-law No. 04-33)

5.10.4.5 Hamlet Residential Exception Five (HR-5) Zone

(Part of Lot 22, Concession 4, in the Geographic Township of Richmond)

(By-law No. 05-03)
(Repealed by By-law No. 07-39)

5.10.4.6 Hamlet Residential Exception Six (HR-6) Zone

(Part of Lot 21, Concession 4, in the Geographic Township of Richmond)

Within the HR-6 Zone, the following provisions apply:

- a) Uses permitted include a two (2) dwelling unit dwelling house.
b) Lot Area (minimum)..... 3, 000 sq. metres
(By-law No. 05-52)

5.10.4.7 Hamlet Residential Exception Seven (HR-7) Zone

(Part of Lot 10, North Side of Third Street, Registered Plan 60, in the Village of Adolphustown)

Within the HR-7 Zone, the following provisions apply:

- a) Lot area (minimum)..... 1,900 square metres
b) Lot frontage (minimum).....30 metres
c) Front yard (minimum)..... 1 metre
(By-law No. 07-13)

5.10.4.8 Hamlet Residential Exception Eight (HR-8) Zone

(Block A, Registered Plan 835, Sandhurst Shores, in the Geographic Township of South Fredericksburgh)

Within the HR-8 Zone, the following provisions apply:

- a) Lot frontage (minimum).....35 metres
b) Lot area (minimum)..... 0.28 hectares
(By-law No. 07-37)

5.10.4.9 Hamlet Residential Exception Nine (HR-9) Zone

(Part of Lot 22, Concession 5, in the Geographic Township of Richmond)

Within the HR-9 Zone, the uses permitted include two dwelling units within a single unit dwelling house subject to the following provisions:

- a) Lot Area (minimum). 0.29ha
 - The lot calculation shall include lands zoned EP and located on the same lot.
- b) Lot Frontage (minimum) 30 metres
 - Measured at a distance of 10 metres from the front lot line.
- c) Yard Requirements:
 - i) Front 6 metres
 - ii) Interior Side 3 metres
 - iii) Rear 7.5 metres
- d) Setback from lands zoned Environmental Protection 7.5 metres
- e) Setback from High Water Mark of Selby Creek 15 metres
- f) Lot Coverage (maximum) 30 percent
 - Exclusive of septic systems and associated mantle area.

(By-law No. 10-47)

5.10.4.10 Hamlet Residential Exception Ten (HR-10) Zone

(Part of Lot 22, Concession 9, in the Geographic Township of Richmond)

Within the HR-10 Zone, the following provisions apply:

- a) Lot Frontage (minimum) 20 metres
- b) Rear Yard (minimum) As existing on the date of passage of this by-law.

(By-law No. 12-32)

5.10.4.11 Hamlet Residential Exception Eleven (HR-11) Zone

(Part of Lot 22, Concession 9, in the Geographic Township of Richmond)

Within the HR-11 Zone, the following provisions apply:

- a) Lot Frontage (minimum) 0 metres
- b) Rear Yard (minimum) As existing on the date of passage of this by-law.

(By-law No. 12-32)