

Zoning Information

76 Westwind Crescent Wellington



R1 – Residential Zone

SECTION 10 URBAN RESIDENTIAL TYPE ONE (R1) ZONE

No person shall within any Urban Residential Type One (R1) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

10.1 PERMITTED RESIDENTIAL USES

- 10.1.1** one single detached dwelling
- 10.1.2** one second unit or one garden suite
- 10.1.3** home business
- 10.1.4** private home day care
- 10.1.5** bed & breakfast establishment
- 10.1.6** group home
- 10.1.7** uses, buildings and structures accessory to the foregoing permitted uses

10.2 PERMITTED NON-RESIDENTIAL USES

- 10.2.1** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

10.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- 10.3.1** Minimum Lot Area
 - i. Lot serviced by a public water and sanitary sewer systems
460 m² (4,950 sq. ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
930 m² (10,010 sq. ft.)
 - iii. Lot serviced by private individual water supply and sewage disposal systems 4047 m² (43,563 sq. ft.)
- 10.3.2** Minimum Lot Frontage
 - i. Lot serviced by a public water and sanitary sewer system
15 m (49.2 ft.)
 - ii. Lot serviced by a public water or a sanitary sewer system
30 m (98.5 ft.)

	iii. Lot serviced by private individual water supply and sewage disposal systems	45 m (147.6 ft.)
10.3.3	Minimum Front Yard	7.5 m (24.6 ft.)
10.3.4	Minimum Exterior Side Yard	7.5 m (24.6 ft.)
10.3.5	Minimum Interior Side Yard	1.2 m (3.9 ft.) plus 0.6 m (2 ft.) for each partial or additional storey above the first
10.3.6	Minimum Rear Yard	7.5 m (24.6 ft.)
10.3.7	Maximum Lot Coverage (all buildings and structures)	
	i. Lot serviced by a public water and sanitary sewer systems	35%
	ii. Lot serviced by a public water or a sanitary sewer system	25%
	iii. Lot serviced by private individual water supply and sewage disposal systems	15%
10.3.8	Minimum Landscaped Open Space	30%
10.3.9	Maximum Height of Buildings	10 m (33 ft.)
10.3.10	Maximum Number of Dwelling Units Per Lot	2

10.4 GENERAL PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Urban Residential Type One (R1) Zone and any special zone thereunder, shall apply and be complied with.

10.5 SPECIAL URBAN RESIDENTIAL TYPE ONE (R1) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

10.5.1 R1-1 Zone (Daimler Modular Home Park, Ward of Wellington)

Notwithstanding any provisions of this By-law to the contrary, within the R1-1 Zone, the following provisions shall apply:

- i. Permitted Uses
 1. modular home park
 2. modular home dwelling
 3. single detached dwelling
 4. an administrative, recreational and commercial complex
 5. an accessory works building and storage compound area
 6. a private park
 7. a convenience store as an accessory commercial use to a modular home park
- ii. Regulations for Modular Home Dwelling and Single Detached Dwelling
 1. Minimum Site Area 460 m² (4951 sq. ft.)
 2. Minimum Site Frontage 15 m (49.2 ft.)
 3. Minimum Front Yard 7.5 m (24.6 ft.)
 4. Minimum Side Yard 1.0 m (3.28 ft.)
 5. Minimum Exterior Side Yard 3 m (9.84 ft.)
 6. Minimum Rear Yard 7.5 m (24.6 ft.)
 7. Maximum Site Coverage 40%
 8. Minimum Floor Area 85 m² (914 sq. ft.)
 9. Maximum Height 9 m (29.5 ft.)
 10. Minimum Width of a Modular Home or Dwelling Unit 6.5 m (21.3 ft.)
 11. Minimum Landscaped Open Space per Modular Home Site 35%
- iii. Regulations for an Administrative, Recreational and Commercial Complex
 1. Minimum Site Area 8,000 m² (1.97 ac.)
 2. Minimum Site Frontage 60 m (196.8 ft.)
 3. Minimum Front Yard 7.5 m (24.6 ft.)
 4. Minimum Side Yard 7.5 m (24.6 ft.)
 5. Minimum Rear Yard 7.5 m (24.6 ft.)
 6. Maximum Site Coverage 35%
 7. Minimum Recreational Floor Area 185 m² (1991 sq. ft.)
 8. Maximum Commercial Floor Area 110 m² (1184 sq. ft.)
- iv. Provisions for an Accessory Works Building and Storage Compound Area
 1. Minimum Site Area 4,047 m² (1.0 ac.)
 2. Maximum Site Coverage 20%
- v. Provisions for a Convenience Store Accessory to a Modular Home Park
 1. Maximum Floor Area 110 m² (1184 sq. ft.)
- vi. All buildings and structures permitted in the R1-1 Zone shall be serviced by municipal sanitary sewer and municipal water systems.