

Zoning Information

4947 Conc 2 Sunnidale Road New Lowell



RS – Residential Hamlet

3.8 RESIDENTIAL HAMLET (RS)

3.8.1 PERMITTED USES

PRIMARY USES

- Single detached dwelling; or,
- Semi-detached dwelling.

ACCESSORY USES

- Accessory dwelling unit;
- Bed and Breakfast;
- Home occupation

3.8.2 ZONE PROVISIONS

- a) Minimum Lot Area: 0.2 ha
- b) Minimum Lot Frontage: 25 m
- c) Minimum Front Yard: 7.5 m
- d) Minimum Rear Yard: 10 m
- e) Minimum Interior Side Yard: 2.5 m
- f) Minimum Exterior Side Yard: 7.5 m
- g) Maximum Lot Coverage: 25%
- h) Maximum Height of Dwelling: 11 m
- i) Maximum Height of Accessory Buildings: 6 m
- j) Maximum Number of Accessory Buildings: 3
- k) Maximum Gross Floor Area of All Accessory Buildings: 100 m²

- l) Development may be permitted on private services.

3.8.3 RESIDENTIAL HAMLET ZONE EXCEPTIONS

RS-1

Part of Park Lot 3, Plan 141, Formerly Sunnidale
(154 Switzer Street, 040-002-20700)

Altered or Additional Provisions:

- No dwelling shall be more than 33 metres from the front lot line;
- All openings of dwellings shall be at least 0.3 metres above the regulatory flood elevation of 219.58 metres;

RS-3

NE 1/2 Lot 36 Concession 7; Pts 10-12 RP51R25964
(2416 Concession 6 North, 010-005-69910)

Altered or Additional Provisions:

- Maximum number of Accessory Buildings: 4
- Maximum Gross Floor Area of All Accessory Buildings: 128m²
- Notwithstanding Section 2.6.1.2 of By-law 06-54, the existing accessory building not exceeding 10.5m² may be located closer to the front lot line than the front wall of the primary building in its existing location.