

SECTION 10 URBAN RESIDENTIAL (UR) ZONE REGULATIONS

The Urban Residential (UR) Zone is intended to apply to residential lots within areas designated “Urban Residential” in the Wellesley Urban Area in the Official Plan.

10.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Urban Residential (UR) Zone except for the following purposes:

Single-detached dwelling;

Semi-detached dwelling;

Converted dwelling;

Duplex dwelling;

Group home;

Bed and breakfast establishment;

Home occupation;

Additional Detached Dwelling Unit;

Additional Attached Dwelling Unit;

Accessory uses to the above permitted uses, including Residential greenhouses.

10.2 MINIMUM LOT AREA

Single-detached dwellings:	510 m ²
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Converted dwellings and two-unit dwellings:	560 m ²
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Semi Detached (per dwelling unit)	275 m ²
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10.3 MINIMUM LOT FRONTAGE

Single-detached, converted, and duplex dwellings:	12.0 m
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Semi-detached dwellings:	18.0 m
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10.4 MAXIMUM BUILDING HEIGHT

10.5 metres

10.5 MINIMUM FLOOR AREA

100.0 m²

10.6 MAXIMUM LOT COVERAGE

50% (primary use)

10.7 MINIMUM FRONT YARD DEPTH

6.0 m

10.8 MINIMUM SIDE YARD WIDTH

Dwelling situated on an interior lot: 1.2 m plus 0.5 m for each additional or partial
storey above the first storey

Dwelling situated on a corner lot: 6.0 m
(Exterior side yard)

10.9 MINIMUM REAR YARD DEPTH

7.5 m

10.10 SUPPLEMENTAL REGULATIONS – RESIDENTIAL GREENHOUSES

- a) The total coverage of all accessory buildings shall not exceed 10%.
- b) Residential greenhouses shall not be located within the required two (2) metres of any main building.
- c) Residential greenhouses shall not be located closer than one (1) metre from any interior or rear lot line.
- d) Residential greenhouses shall not exceed 4.5 metres in height.

10.11 EXCEPTIONS – URBAN RESIDENTIAL (UR) ZONE

10.11.1 Defined Area

UR-1 as shown on Schedule “B-5” to this By-law

Added by By-law 35-84

Additional Permitted Uses

Insurance office, to be located in either the existing residence and / or the existing attached garage unit

Maximum Floor Area

22.3 m²

10.11.2 Defined Area

UR-2 as shown in Schedule “B-1” to this By-law

Revised by By-law 52-88

Permitted Uses

Single-detached dwelling;

Accessory uses

Minimum Lot Area

2,500 m²

Maximum Floor Area for Accessory Use

150 m²

10.11.3

Defined Area

UR-3 as shown in Schedule “B-4” to this By-law

Permitted Uses

Single-detached dwelling;

Accessory uses

Minimum Lot Frontage

10.6 metres

Added by OMB
Order Z-880202

10.11.4

Defined Area

UR-4 as shown in Schedule “B-2” to this By-law

Minimum Lot Frontage

11.88 metres

Added by By-law 6-97

10.11.5

Defined Area

UR-5 as shown in Schedule “B-1” to this By-law.

Building Regulations

All buildings shall be flood proofed in accordance with the Grand River Conservation Authority guidelines

Added by By-law 52-97

10.11.6

Defined Area

UR-6 as shown on Schedule “B-2” to this By-law

Permitted Uses

Townhouse dwellings

Minimum Lot Area

2,000 m²

Minimum Lot Frontage

30 metres

Minimum Front Yard

6.0 metres (8.0 metres if on an arterial road)

Minimum Side Yard

0.5 metres per 1.0 metre of building height but in no case less than 3.0 metres when the end wall of a unit contains no windows to habitable rooms; or 6.0 metres when the end wall of a unit contains windows to habitable rooms.

Minimum Landscaped Open Space

45%

Added by By-law 28-99

Maximum Lot Coverage

30%

Maximum Height

12 metres

Maximum Density

25 units per hectare

10.11.7

Defined Area

UR-7 as shown in Schedule “B-4” to this By-law

Added by By-law 21-2003

Permitted Uses

Single-detached residential dwelling;

One accessory rental dwelling unit

10.11.8

Defined Area

UR-8 as shown in Schedule “B-5” to this By-law.

Added by By-law 39-2000

Minimum Lot Frontage

15 metres

10.11.9

Defined Area

UR-9 as shown in Schedule “B-3” to this By-law

Added by By-law 8-97

Additional Permitted Uses

Townhouse units, maximum 2 storeys;

10.11.10

Defined Area

UR-10 as shown in Schedule “B-3” to this By-law

Additional Permitted Uses

Townhouse dwellings, maximum 2 storeys;

Apartment dwelling, maximum 3 storeys;

Nursing home, maximum 3 storeys;

Community clubhouse and facilities

Added by By-law 8-97

10.11.11

Defined Area

UR-11 as shown in Schedule “B-5” to this By-law

Additional Regulations

Added by By-law 1-12

Triplex

Additional Regulations

- i. Off-street parking shall be provided in accordance with Section 4.30 of the Zoning By-law 28/2006.

- ii. Total parking space lot coverage shall not exceed 23% of the total area

10.11.12 Defined Area

UR-12 as shown in Schedule “B-4” to this By-law

Additional Regulations

Added by By-law 7-12

- i. No fewer than three (3) off-street parking spaces shall be provided to serve a two (2) unit dwelling
- ii. A maximum of 65% of any habitable unit may be below grade

10.11.13 Defined Area

UR-13 as shown in Schedule “B-5” to this By-law

Permitted Uses

Added by By-law 9-15

Semi-detached dwelling;

Converted dwelling;

Duplex dwelling;

Group home;

Bed and Breakfast establishment;

Home occupation;

Accessory uses to the above permitted uses, including residential greenhouses

No other uses permitted.

10.11.14 Defined Area

UR-14 as shown in Schedule “B2” to this By-law

Permitted Uses

Added by OMB Decision
Case # PL141333

Single-detached dwelling;

Semi Detached dwelling;

Townhouse dwellings;

Bed and Breakfast establishment

Home occupation;

Accessory uses to the above permitted uses, including residential greenhouses.

Minimum Lot Area Per Dwelling Unit

150 m²

Minimum Lot frontage

6.0 m

Minimum Floor Area Per Dwelling Unit:

70 m²

Minimum front yard setback

6.0 m

Minimum Side Yard - Each Side

1.2 m, plus 0.5 m for each additional or partial story above the first storey, where there is an exterior wall and 0 metres where there is a common wall

Minimum Rear Yard

7.5 m

Maximum building height

10.5 m

Additional Regulations

- a) On the lands within the UR-14 Zone a minimum of 23 off-street parking spaces shall be provided (not located within a garage or dwelling unit driveway if these lands are developed through a plan of condominium.)
- b) Section 4.45 (Street Frontage of Building Lots) shall not apply to the lands in the UR-14 Zone provided that all dwellings are located within a unit of a vacant land condominium, which shall front on a private road connecting to a public street and for the purposes of interpreting all other regulations of this by-law the private road shall be considered to be a public street.

10.11.15

Defined Area

UR-15 as shown in Schedule “B2” to this By-law

Permitted Uses

Single-detached dwelling;

Bed and Breakfast establishment;

Home occupation;

Accessory uses to the above permitted uses

Additional Regulations

- a) Second floor balconies, decks or porches of any kind shall be prohibited.
- b) The regulation provisions of Section 10.11.14 shall apply to all uses in this UR-15 zone.
- c) On the lands within the UR-15 Zone a minimum of 23 off-street parking spaces shall be provided (not located within a garage or dwelling unit driveway if these lands are developed through a plan of condominium.)
- d) Section 4.45 (Street Frontage of Building Lots) shall not apply to the lands in the UR-15 Zone provided that all dwellings are located within a unit of a vacant land condominium, which shall front on a private road connecting to a public street and for the purposes of interpreting all other regulations of this by-law the private road shall be considered to be a public street.

Added by OMB Decision Case # PL141333
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