

SECTION 9 **SETTLEMENT RESIDENTIAL (SR) ZONE REGULATIONS**

The Settlement Residential (SR) Zone is intended to apply to residential lots within areas designated “Settlement Residential” in the Official Plan.

9.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Settlement Residential (SR) 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.

9.2 MINIMUM LOT AREA

No municipal water supply or sanitary sewage disposal service: 2,045m²

Full municipal services or municipal water supply only: 1,060m²

9.3 MINIMUM LOT FRONTAGE

No municipal water supply or sanitary sewage disposal service: 23.0 m

Either municipal water supply or municipal sanitary sewage disposal service: 23.0 m

Full municipal services: 18.0 m

9.4 MAXIMUM BUILDING HEIGHT

10.5 m

9.5 MINIMUM FLOOR AREA

100.0 m²

40% (primary use)

6.0 m

1.2 m plus 0.5 m for each additional or partial storey above the first storey

6.0 m

7.5 m

- 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.

SR-1 as shown on Schedule "K-1" to this By-law

1,289.7 m²

SR-2 as shown on Schedule "K-2" to this By-law

Added by By-law 52-88

2,500 m²

Maximum Ground Floor Area for Accessory Buildings

150 m²

9.11.3 Defined Area
SR-3 as shown in Schedule “K-2” to this By-law
Additional Permitted Uses
Printing shop,
Sale of Trophies.

9.11.4 Defined Area
SR-4 as shown in Schedule “I-1” to this By-law.
Minimum Lot Width
11 metres with municipal sewer or water

Added by By-law 27-2001

9.11.5 Deleted by By-law 59/2017 (ZBA 04/2017)

9.11.6 Defined Area
SR-6 as shown in Schedule “I-2” to this By-law
Additional Permitted Uses
Household appliance and furnishing store

Added by By-law 33-84

9.11.7 Defined Area
SR-7 as shown in Schedule “G” to this By-law
Minimum Front Yard Setback
10 metres

Added by By-law 11-85

9.11.8 Defined Area
SR-8 as shown in Schedule “K-2” to this By-law
Additional Permitted Uses
Apartment dwelling – Maximum 15 units;
Parking lot, 1 space for each unit
Minimum Side Yard
0.3 metres
Minimum Rear Yard
2.4 metres
Maximum Building Height
10.5 metres
Minimum Front Yard
0.3 metres
Minimum Floor Area
49.2 m² for each unit

Added by By-law 30-86

9.11.9	<p>Defined Area</p> <p>SR-9 as shown in Schedule “K-3” to this By-law</p> <p><u>Minimum Lot Area</u></p> <p>1,397 m²</p> <p><u>Minimum Lot Frontage</u></p> <p>24.6 metres</p>	<div>Added by By-law 10-87</div>
9.11.10	<p>Defined Area</p> <p>SR-10 as shown in Schedule “I-2” to this By-law</p> <p><u>Minimum Lot Area</u></p> <p>1,860 m²</p>	<div>Added by By-law 46-87</div>
9.11.11	<p>Defined Area</p> <p>SR-11 as shown on Schedule “D” to this By-law</p> <p><u>Additional Permitted Uses</u></p> <p>A Motor Vehicle Inspection Station (MVIS) as defined by Ministry of Transportation (MTO) to be operated by the occupant of the existing dwellings only;</p> <p>Any proposed expansions of the garage associated with the Motor Vehicle Inspection Station (20’ x 38’) shall require a Minor Variance.</p> <p><u>Additional Regulations</u></p> <p>The above permitted uses are all subject to the following restrictions:</p> <ol style="list-style-type: none"> No more than three (3) customer vehicles to be serviced shall be on the subject property at any given time; No customer vehicles to be serviced on the subject property shall be parked on an open, public road at any time; There shall be no outdoor storage of goods or materials related to the business on the subject property, including but not limited to scrap metals, plastics, other vehicle parts or spent or new fluids; No retail or wholesale whatsoever shall occur on the subject property including but not limited to motorized vehicles and/or other related materials; The operation shall comply with the noise level objectives for a Class II Environment as outlined in the Ministry of Environment’s NPC 205 Guidelines or any successors; Off-street parking shall be provided in accordance with Section 4.30 of Zoning By-law 28/2006. 	<div>Added by By-law 53-2000</div> <div>Amended by By-law 20-11</div>
9.11.12	<p>Defined Area</p> <p>SR-12 as shown in Schedule “K-3” to this By-law</p>	<div>Added by By-law 60-87</div>

Additional Permitted Uses

One residential building which may include a private home day care, a home occupation, or office

Building Line

A minimum of 6.0 metres from the front lot line, but shall not exceed 10.66 metres

Minimum Lot Area

Without municipal sewer or water: 1,765 m²

9.11.13

Defined Area

SR-13 as shown in Schedule “I-2” to this By-law.

Added by By-law 28-88

Permitted Uses

Residential dwellings: 1 unit, not having excess of three bedrooms;

Accessory uses: except in-ground, aboveground or indoor swimming pools.

Minimum Lot Area

1,672 m²

9.11.14

Defined Area

SR-14 as shown in Schedule “K-4” to this By-law.

Added by By-law 19-88

Additional Permitted Uses

Storage shed for equipment used in association with fruit orchard.

Maximum Floor Area

172.4 m²

9.11.15

Defined Area

SR-15 as shown on Schedule “I-1” to this By-law

Minimum Lot Frontage

10 metres

Added by By-law 30-2000

9.11.16

Defined Area

SR-16 as shown on Schedule “K-2” to this By-law

Permitted Uses

Single-detached dwelling;

Home occupation;

Accessory use

Added by By-law 38-2002

9.11.17

Defined Area

SR-17 as shown in Schedule “L” to this By-law

Added by By-law 38-88

Additional Permitted Uses

Mobile home as a second residential unit.

Minimum Setback for Additional Permitted Use

1.0 metre from the on-site municipal drain

Temporary Use

Not to exceed three years from the day of passing of By-law. Temporary use may be granted for further periods of time.

9.11.18

Defined Area

SR-18 as shown in Schedule “K-2” to this By-law

Permitted Uses

Single-detached dwelling;

Accessory uses

Restricted Uses

In-ground, indoor or above-ground swimming pools.

Maximum Floor Area

Accessory uses – 35 m²

Minimum Lot Frontage

With municipal water or sewer – 18 metres.

Exceptions – SR-18A

Additional permitted uses: Swimming pool, in-ground, indoor or above-ground

Added by By-law 71-89

Added by By-law 38-10

9.11.19

Defined Area

SR-19 as shown in Schedule “F” to this By-law

Permitted Uses

Single-detached dwelling;

Accessory uses

Maximum Floor Area for Accessory Use

35 m²

Added by By-law 41-89

9.11.20

Defined Area

SR-20 as shown in Schedule “I-1” to this By-law

Additional Permitted Uses

Multiple residential units; row housing, maximum density, 8 units;

Accessory uses;

Recreational facilities

Added by By-law 8-90

Minimum Floor Area – Unit

95 m²

9.11.21

Defined Area

SR-21 as shown in Schedule “L” to this By-law

Permitted Uses

Single-detached dwelling;

Accessory uses;

Building Line

12 metres from front lot line

Accessory use regulations

Accessory buildings shall be located in the rear yard and shall be built no closer than 60 metres to the front lot line

Added by By-law 18-91

9.11.22

Defined Area

SR-22 as shown in Schedule “I-1” to this By-law.

Minimum Lot Area

980 m² (10,549 ft²)

Lot Frontage

20 metres

Lot Width

20 metres

Added by By-law 42-90

9.11.23

Defined Area

SR-23 as shown in Schedule “C” to this By-law

Additional Permitted Uses

Convenience commercial outlet, within existing building.

Maximum Floor Area

43.47 m²

Added by By-law 13-92

9.11.24

Defined Area

SR-24 as shown on Schedule “L” to this By-law

Additional Permitted Uses

A retail and repair establishment for non-motorized vehicles such as bicycles, tricycles and strollers, located entirely within the permitted accessory building on-site.

Maximum Floor Area

315.13 m²

Added by By-law 20-2004
Amended by A 4/10

Prohibited Uses

Outdoor storage of goods or materials

Maximum Accessory Building Lot Coverage

84 m²

Maximum Accessory Building Height

8.08 metres

9.11.25

Defined Area

Added by By-law 19-93

SR-25 as shown in Schedule “F” to this By-law

Minimum Lot Frontage

9 metres

Structural Barrier

Minimum of 7.5 metres from the Grand River Conservation Authority;

Maximum of 16.7 metres from the top of the slope of the Conestogo River

9.11.26

Defined Area

Added by By-law 32-93
Amended by A 20/24

SR-26 as shown in Schedule “F” to this By-law

Minimum Lot Frontage

26 metres

Maximum Accessory Building Height

A 20/24 - 6.7 metres

Maximum Total Floor Area for All Accessory Buildings on a Property

A 20/24 - 225 m²

9.11.27

Defined Area

SR-27 as shown in Schedule “F” to this By-law

Minimum Lot Frontage

21.33 metres

Added by By-law 51-98

Minimum Lot Area

1384.2 m²

Maximum Building Height

9.0 metres

9.11.28

Defined Area

SR-28 as shown in Schedule “K-2” to this By-law

Added by By-law 53-93

Additional Permitted Uses

Restricted to buildings that existed on the day of passing of By-law 53-93:

Television and audio-visual equipment repair and services;

Retail sale of new or used audio-visual equipment.

Maximum Floor Area

65 m²

9.11.29

Defined Area

SR-29 as shown in Schedule “L” to this By-law

Added by By-law 55-2002

Additional Permitted Uses

Indoor storage;

Service or repair establishment;

Machine shop;

Light fabricating;

Assembly or processing of wood, metal or plastics;

Uses accessory to the foregoing.

Prohibited Uses

Notwithstanding any other provision of this By-law, no person shall permit a use which is or may become obnoxious, offensive, or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, radiation, refuse matter or water carried wastes.

Maximum Floor Area

557.4 m²

9.11.30

Defined Area

Added by By-law 47-2002

SR-30 as shown on Schedule “D” to this By-law

Permitted Uses

A residential building consisting of one unit, which may include a private home day care, and/or a home occupation, or office for the occupant;

An agricultural operation limited to accommodating five (5) animal units.

9.11.31

Defined Area

SR-31 as shown on Schedule “K-1” to this By-law

Permitted Uses

One (1) single-detached residential dwelling;

Accessory uses.

Added by By-law 49-2004

Minimum Lot Frontage

18 metres where public water is available.

- 9.11.32** Defined Area
SR-32 as shown on Schedule “F” to this By-law
Minimum Lot Frontage
20.0 metres
- Added by By-law 39-2004
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- 9.11.33** Defined Area
SR-33 as shown on Schedule “B” to this By-law
Minimum Lot Frontage
14.0 metres
- Added by By-law 43-06
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- 9.11.34** Defined Area
SR-34 as shown on Schedule “D” to this by-law
Minimum Lot Area
1950 m² (without municipal water or sanitary sewage services)
Minimum Lot Frontage
18.0 metres (without municipal water or sanitary sewage services)
- Added by By-law 59-2017
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- 9.11.35** Defined Area
SR-35 as shown on Schedule “I-2” to this by-law
Additional Permitted Use
Housing of up to 2 horses to be used as the primary means of transportation for the occupants of the lands at 5288 Ament Line
Additional Permitted Uses
Housing of 3 horses subject to the following additional regulations:
- a) Any horses housed within this zone must provide the primary means of transportation for the occupants of the dwelling unit.
 - b) All manure shall be contained in an enclosed building and be removed from the property at regular intervals to a suitable location in an Agricultural Zone.
 - c) The building or structure in which the horse and manure is kept or in which the manure is kept shall be subject to the following minimum lot line setbacks:
 - a. Exterior side yard setback: 6.0 metres
 - b. Interior side yard setback: 8.0 metres
 - c. Rear yard setback: 3.0 metres
- Maximum Floor Area
A 22/24 – 58 m²
- Added by By-law 6-2021
Amended by A 22/24

% of Total Floor Area Devoted to Retail Sales

A 22/24 – 35%

9.11.36

Defined Area

SR-36 as shown on Schedule “I-2” to this by-law

Added by By-law 15-2021

Minimum Lot Area

800 m²

Minimum Lot Frontage

21.5 metres

Minimum Front Yard Depth

1.0 metres

Minimum Southerly Side Yard Width

0.1 metres

