

SECTION 7

URBAN RESIDENTIAL 1 ZONE (UR1)

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7.1 Permitted Uses

Accessory uses and buildings.
 Place of Worship.
 Day care centres.
 Group homes.
 Lawfully existing dwellings and dwelling conversions.
 Schools.
 Single detached dwellings.
 Women's shelters.

7.2 Zone Regulations

(41/2010)

7.2.1 Single Detached Dwellings and Women's Shelters

- | | | | |
|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 460m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | - 6m
- 7.5m on an arterial street |
| (4) | Side Yard Widths: | (minimum) | - 1.2m minimum (one side)
- 2.4m minimum (other side)
provided, however, that where there is an attached garage or carport, the minimum side yard width (each side) shall be 1.2m |

- | | | | |
|-----|--|-----------|--|
| (5) | Rear Yard Depth: | (minimum) | 7.5m , except that for lots which abut Lake Huron, the minimum rear yard setback shall be determined in accordance with Section 3.40 (2) of this By-law |
| (6) | Lot Coverage: | (maximum) | - 35%
- 40% for bungalow dwellings |
| (7) | Height: | (maximum) | 12m |
| (8) | Landscaped Open Space: | (minimum) | 40% |
| (9) | Special Provisions for Women's Shelters: | | |
| | (41/2010) | | |
| | (a) | | a women's shelter in the UR1 zone shall comprise a single detached dwelling. |

7.2.2 Places of Worship and Schools

- | | | | |
|-----|-----------------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 700m² |
| (2) | Lot Frontage: | (minimum) | 23m |
| (3) | Front Yard Depth: | (minimum) | 9m |
| (4) | Side Yard Widths: | (minimum) | 6m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 12m |
| (8) | Landscaped Open Space | (minimum) | 30% |

7.2.3 Day Care Centres

- | | | | |
|-----|------------------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 500m² |
| (2) | Lot Frontage: | (minimum) | 15m |
| (3) | Front Yard Depth: | (minimum) | 6m |
| (4) | Side Yards: | (minimum) | 3m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height | (maximum) | 12m |
| (1) | Landscaped Open Space: | (minimum) | 30% |

7.2.4 Lawfully Existing Dwellings and Dwelling Conversions

- (1) The respective regulations set out in Sections [7.2.1](#) and 8.2.2 shall apply.

7.2.5 Group Homes

- (1) The regulations set out in [Section 3.16](#) shall apply.

(41/2010)

7.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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7.3.1 UR1-1

7.3.1.1 Site Zone Regulations - Single Detached Dwellings

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|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 370m² |
| (2) | Lot Frontage: | (minimum) | 12m |
| (3) | All Other Regulations: | | the regulations set out in Section 7.2.1 shall apply |

7.3.2 UR1-2

7.3.2.1 Site Zone Regulations - Single Detached Dwellings

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|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 550m² |
| (2) | Lot Frontage: | (minimum) | 18m |
| (3) | All Other Regulations: | | the regulations set out in Section 7.2.1 shall apply |

7.3.3 UR1-3 (See Zoning Map Part 44)

7.3.3.1 Permitted Uses

- (1) A hospital staff surface parking lot.
- (2) Accessory uses.
- (3) Those uses permitted in [Section 7.1](#).

7.3.3.2 Site Zone Regulations - Hospital Staff Surface Parking Lot

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|-----|------------------------------|-----------|--|
| (1) | Special Setbacks: | (minimum) | <ul style="list-style-type: none"> - that parking lots shall be setback no less than 3m from Russell Street and London Road, except that from that part of the east (Russell Street) property line extending southerly from London Road a distance of 50m, the setback shall be no less than 1m - that parking lots shall be setback no less than 1m from adjacent properties and that a landscaped buffer/screening strip of a minimum of 6m be provided along the south and west sides of the parking lot adjacent to those properties fronting on Maria Street |
| (2) | Landscaped Open Space: | (minimum) | <ul style="list-style-type: none"> - that a minimum of 10% of the lot be provided as landscaped open space |
| (3) | Special Parking Regulations: | | <ul style="list-style-type: none"> - that notwithstanding Section 3.37(5)(a) of this By-law to the contrary, the provision of required off-street parking for the hospitals may be located in the UR1-3 Zone |

- that notwithstanding Section 3.37(5)(c) of this By-law to the contrary, hospital parking areas may be accessed across the lane connecting **399 London Road** to Russell Street
- that notwithstanding Section 3.37(4) of this By-law to the contrary, the parking spaces and aisles required may have the following minimum dimensions:

Parking Space Angle	Parking Space Width	Parking Space Length	Aisle Width
90°	2.75m	5.5m	6m
60°	2.75m	5.5m	5.5m
45°	2.75m	6m	4.6m
30°	2.75m	6m	3.7m
Parallel	2.75m	6.7m	3.7m

7.3.4 UR1-4 (See Zoning Map Part 43)

7.3.4.1 Site Zone Regulations

- (1) Parking: the River City Vineyard parking lot located adjacent to Essex Street may be used to provide parking for the medical clinic at **168 Essex Street**

7.3.5 UR1-5 (See Zoning Map Part 10)

7.3.5.1 Permitted Uses

- (1) Boathouses and docking facilities only, subject to approval of the St. Clair Region Conservation Authority.

7.3.6 UR1-6 (See Zoning Map Part 30)

7.3.6.1 Permitted Uses

- (1) A home for the aged or rest home.
- (2) A Retirement Home. **(120/2004)**
- (3) Those uses permitted in [Section 7.1](#).

7.3.6.2 Site Zone Regulations - A Home for the Aged and A Retirement Home

(120/2004)

- (1) *Height* (maximum) **19m** *(Note: To be removed)*
- (2) *Parking* (minimum) **0.5** parking spaces per residential unit
- (3) All other regulations are as set out in Section 11.2.2

7.3.7 UR1-7 (See Zoning Map Part 23)

7.3.7.1 Permitted Uses

- (1) An existing automobile service station.
- (2) A gas bar with accessory retailing.
- (3) Uses permitted in [Section 7.1](#).

7.3.7.2 Site Zone Regulations - Existing Automobile Service Station and Gas Bar

- (1) Lot Area: (minimum) as existed on the date of passing of this By-law
- (2) Lot Frontage: (minimum) as existed on the date of passing of this By-law
- (3) Front Yard Depth: (minimum) **9m** for main building
- (4) Side Yard Widths: (minimum) **9m** for main building
- (5) Rear Yard Depth: (minimum) **8.27m** for main building
- (6) Lot Coverage: (maximum) **25%**
- (7) Height: (maximum) **1 storey**
- (8) Special Setbacks: (minimum)
 - gas pump island setback of **8.7m** from the front lot line
 - canopy setback **3m** from front lot line
 - accessory buildings setback **1.2m** from any lot line
- (9) Landscaped Open Space: (minimum) **20%**
- (10) Site Regulations:
 - canopy to have a minimum elevation of **4m**
 - maximum width of canopy

supports to be **38cm**
>

- lighting to be directed away from adjacent residential properties

7.3.8 UR1-8 (See Zoning Map Part 14)

7.3.8.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

7.3.8.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	5,000m²
(2)	Lot Frontage:	(minimum)	60m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yards:	(minimum)	3m (each side)
(5)	Rear Yard Depth:	(minimum)	12m
(6)	Lot Coverage:	(maximum)	25%
(7)	Height	(maximum)	10.5m

7.3.9 UR1-9 (See Zoning Map Part 10)

7.3.9.1 Site Zone Regulations

- (1) Special Building Setback: **15.25m** minimum from the top-of-bank of Perch Creek [the said top-of-bank of Perch Creek being defined as the **178.9m** contour elevation (Canadian Geodetic Datum)].
- (2) Special Building Opening Elevation:
 - i) no opening to any structure shall be constructed below the **180.8m** contour elevation; and
 - ii) no opening to any structure shall be constructed below the **181.0m** contour elevation (Canadian Geodetic Datum) for any structure south of the **180.8m** contour elevation (Canadian Geodetic Datum).

7.3.10 UR1-10 (See Zoning Map Part 10)

7.3.10.1 Site Zone Regulations

- | | | | |
|-----|-------------------------------------|-----------|--|
| (1) | Front Yard Depth: | (minimum) | 4.5m , except that portion of a dwelling where an attached garage has a vehicular entrance which faces a street, in which case, a minimum depth of 6m shall be provided |
| (2) | Special Building Setbacks: | (minimum) | <ul style="list-style-type: none"> - 15.25m from the top-of-bank of Cow Creek [(the said top-of-bank being defined as the 178.9m contour elevation (Canadian Geodetic Datum)] - 30m from the top-of-bank of Lake Huron |
| (3) | Special Building Opening Elevation: | | <ul style="list-style-type: none"> - no opening to any building or structure shall be constructed below the 181.05m contour elevation (Canadian Geodetic Datum) - all new buildings within 75m of Lake Huron shall be flood proofed to 179.3m (Canadian Geodetic Datum) |
| (4) | Special Lot Frontage: | | Lots 36 and 39 of Registered Plan No. 772, are permitted to have minimum lot frontages of 6m on Marion Avenue |
| (5) | Special Front Lot Lines: | | the north lot line of Lots 36, 37, 38 and 39 of Registered Plan No. 772, shall be deemed to be the front lot line |
| (6) | Flankage Side Yard: | (minimum) | 3m , except where an attached garage or carport has a vehicular entrance which faces a flankage street, the minimum flanking side yard shall be 6m to the garage |
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7.3.11 UR1-11 (See Zoning Map Part 10)**7.3.11.1 Site Zone Regulations - Single Detached Dwellings**

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|-----|-------------------------------------|--|
| (1) | Special Building Setback: | no dwelling shall be constructed within 15m of land owned by the Ministry of Environment |
| (2) | Special Building Opening Elevation: | no openings to any dwelling shall be constructed below the elevation of 179.91m (Canadian Geodetic Datum) - such elevation representing the Regional Storm flood line for Cow Creek |

7.3.12 UR1-12 (See Zoning Map Part 5)**7.3.12.1 Site Zone Regulations**

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|-----|---------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 395m² |
| (2) | Lot Frontage: | (minimum) | 14m |

7.3.13 UR1-13 (See Zoning Map Parts 15, 24, 50, 62 and 63)**7.3.13.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

7.3.13.2 Site Zone Regulations**(113/2006)****7.3.13.2.1 Single Detached Dwellings**

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Front Yard Depth: | (minimum) | 4.5m , except that where an attached garage or carport has a vehicular entrance that faces a municipal street, a minimum depth of 6m shall be provided by the garage or carport |
|-----|-------------------|-----------|---|

(2)	Side Yard Widths:	(minimum)	1.2m on one side and 3m on the other side, except that where there is an attached garage or carport, the minimum side yard width shall be 1.2m on each side
(3)	Special Lot Frontage	(minimum)	For those lands in Registered Plan No. 25M-22 and _____ (Zoning Map Part 24), the minimum Lot Frontage shall be 12m
(4)	Special Lot Area	(minimum)	For those lands in Registered Plan No. 25M-22 and _____ (Zoning Map part 24), the minimum Lot Area shall be 400m²
(5)	All Other Regulations	(minimum)	The regulations set out in Section 7.2.1 shall apply

7.3.14 UR1-14 (See Zoning Map Part 23)

7.3.14.1 Permitted Uses

- (1) A greenhouse used in connection with an existing legal non-conforming nursery/greenhouse operation located at **1018 Murphy Road**.
- (2) Uses permitted in [Section 7.1](#).

7.3.14.2 Site Zone Regulations - Greenhouse

- | | | | |
|-----|------------------------|-----------|--|
| (1) | South Side Yard Width: | (minimum) | 2.44m |
| (2) | North Side Yard Width: | (minimum) | 0m |
| (3) | Rear Yard Depth: | (minimum) | 1.83m |
| (4) | Height: | (maximum) | 4.5m |
| (5) | Special Restriction: | | no exhaust fans associated with the nursery/greenhouse shall be located along the east, south and west side of the nursery /greenhouse |

7.3.15 UR1-15 (See Zoning Map Part 63)

7.3.15.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

7.3.15.2 Site Zone Regulations

- (1) Lot Area: (minimum) **30m X** frontage of lot
 - (2) Lot Frontage: (minimum) **11m**
 - (3) Front Yard Depth: (minimum) **4.5m**, except that where an attached garage or carport has a vehicular entrance which faces a municipal street, the minimum depth shall be **6m** for the garage or carport
 - (4) Side Yard Widths: (minimum)
 - (a) For lots with frontages less than **13.5m**:
 - 1.2m** one side, **0.6m** the other side; or **1.6m** one side and no minimum on the other side provided no doors, windows or other openings are provided on that side of the building, all drainage from the building is directed onto the lot by eaves troughs and down spouts and the owner grants a private maintenance easement for the entire length of the property having a width of not less than **1.2m**, which shall:
 - i) be registered against the title of the lot proposed for development and the adjacent site; and
 - ii) include a **0.6m** eave and footing encroachment agreement
 - (b) For lots with frontages greater than **13.5m**:
 - 1.2m** one side, **3m** the other side, however where there is an attached garage or carport, the minimum side yard shall be **1.2m** on each side
 - (5) Parking: (minimum) for lots with frontages of less than **13.5m**, one private attached garage per dwelling
 - (6) Separation Distance Between Dwellings: (minimum) **1.2m**
-

7.3.16 UR1-16 (See Zoning Map Part 9)

7.3.16.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

7.3.16.2 Site Zone Regulations

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 370m² |
| (2) | Lot Frontage: | (minimum) | 12m |
| (3) | Front Yard Depth: | (minimum) | 4.5m , except that where an attached garage or carport has a vehicular entrance that faces a municipal street, the minimum depth shall be 6m for the garage or carport |
| (4) | Side Yard Widths: | (minimum) | 1.2m on one side and 3m on the other side, except that where the dwelling has an attached garage or carport, the minimum side yard widths shall be 1.2m on each side |
| (5) | All Other Regulations: | | the regulations set out in Section 7.2.1 shall apply |

7.3.17 UR1-17 (See Zoning Map Part 12)

7.3.17.1 Permitted Uses

- (1) Uses permitted in [Section 7.1](#).

7.3.17.2 Site Zone Regulations - Group Home

- | | | |
|-----|--------------------------|---|
| (1) | Occupants: | the group home is occupied by not more than 12 persons over the age of 16 years, other than supervisory personnel |
| (2) | Fencing and Landscaping: | the existing fencing and landscaped open space shall be maintained |
| (3) | Setbacks: | the existing front, side and rear yard setbacks shall be maintained |
| (4) | Supervisors: | no more than 2 supervisory |

personnel shall reside on a continuing basis in the group home

- | | | |
|-----|----------|---|
| (5) | Signs: | no sign identifying the use of the group home shall be displayed on the said lands |
| (6) | Parking: | there shall be available for use in conjunction with the group home a minimum of 5 parking spaces to be located on the property immediately adjoining to the south |
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7.3.18 UR1-18 (See Zoning Map Part 11)

7.3.18.1 Permitted Uses

- (1) Parking for the restaurant located on the adjacent property at **1150 North Christina Street**, Sarnia, provided that such parking use shall continue only for as long as the property at **1150 North Christina Street** continues to be used for restaurant purposes.
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7.3.19 UR1-19 (See Zoning Map Part 4)

7.3.19.1 Site Zone Regulations - Residential

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|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 740m² |
| (2) | Lot Frontage: | (minimum) | 20m |
| (3) | All Other Regulations: | | the regulations set out in Section 7.2.1 shall apply |
-

7.3.20 UR1-20 (See Zoning Map Part 2)

7.3.20.1 Permitted Uses

- (1) Existing converted dwelling (2 units).
 (2) Uses permitted in Section 7.1.

7.3.20.2 Site Zone Regulations - Existing Converted Dwelling

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|-----|---------------|-----------|--------------|
| (1) | Lot Frontage: | (minimum) | 15.3m |
|-----|---------------|-----------|--------------|

(2) Setbacks: (minimum) the following minimum setbacks

- (3) Parking: (minimum) shall be maintained:
 - 11.2m** west side yard
 - 24.7m** rear yard
 - .06m** north side yard
 - 4.2m** south side yard
 parking shall be provided on the lot at the ratio of **1** parking space per unit
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7.3.21 UR1-21 (See Zoning Map Part 28)

7.3.21.1 Permitted Uses

- (1) Existing converted dwelling (2 units).

7.3.21.2 Site Zone Regulations - Existing Converted Dwelling

- (1) Lot Area: (minimum) **505m²**
 - (2) Lot Frontage: (minimum) **13.7m**
 - (3) Special Restriction: (minimum) the existing dwelling shall not be enlarged
-

7.3.22 UR1-22 (See Zoning Map Part 55)

7.3.22.1 Permitted Uses

- (1) A single detached dwelling allowing up to **4** boarders.

7.3.22.2 Site Zone Regulations

- (1) Definition: a boarder means a person who is accommodated for gain in a room without separate cooking and washroom facilities for a period of not less than **1** week
 - (2) Parking Spaces: (minimum) the number provided on the date of the passing of this By-law
 - (3) Landscaped Open Space: (minimum) as existed on the date of the passing of this By-law
-

7.3.23 UR1-23 (See Zoning Map Part 3)

7.3.23.1 Permitted Uses

- (1) Semi-detached dwelling linked below grade.

7.3.23.2 Site Zone Regulations - Semi-Detached Dwelling

- (1) Side Yard Widths: (minimum) **1.5m** each side
 - (2) Separation Distance
Between Dwelling Units: (minimum) **1.42m**
-

7.3.24 UR1-24 (See Zoning Map Part 4)

7.3.24.1 Site Zone Regulations - Home Occupation (Photography Studio)

- (1) Floor Area: (maximum) a maximum of **19m²** of the main level and the basement area of the dwelling be permitted to be used for the purpose of a photography studio, which is a home occupation
 - (2) Sign: a sign containing only the name of the photography studio and the address of the lands be permitted on the subject lands, with such sign being residential in character, not exceeding **0.75m²** in area and being non-illuminated
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7.3.25 UR1-25 (See Zoning Map Part 12)

7.3.25.1 Permitted Uses

- (1) Existing converted dwelling (**3** dwelling units).

7.3.25.2 Site Zone Regulations - Existing Converted Dwelling

- (1) Parking: - the required parking may be provided in tandem in the driveway

- no parking spaces or driveway shall be permitted to be located in that area of the lot directly in front of the dwelling and extending to the front lot line, except that parking is permitted in front of the vehicular entrance to a garage or carport or parking in the side yard
- (2) All Other Regulations: the regulations set out in [Section 7.2.1](#) shall apply

7.3.26 UR1-26 (See Zoning Map Part 45)

7.3.26.1 Permitted Uses

- (1) Apartment dwelling containing up to **5** dwelling units. **(89/2005)**

7.3.26.2 Site Zone Regulations - Apartment Dwelling

(1)	Lot Area:	(minimum)	750m²
(2)	Lot Frontage:	(minimum)	20m
(3)	Front Yard Depth:	(minimum)	9m
(4)	Side Yard Widths:	(minimum)	5m
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	35%
(7)	Height:	(maximum)	as existed on the date of passing of this By-law
(8)	Landscaped Open Space:	(minimum)	40%

7.3.27 UR1-27 (See Zoning Map Part 43)

7.3.27.1 Permitted Uses

- (1) Place of Worship, school and parking only.

7.3.27.2 Site Zone Regulations

- (1) Parking Lot Setbacks: (minimum) the parking lots located at the north west and south west intersection of Mitton and Maria Streets shall be setback a minimum of **1.5m** from all residential property lines - the

setbacks for the parking areas

			shall be maintained as landscaped buffer strips
(2)	Parking Spaces:	(minimum)	a minimum of 56 parking spaces shall be provided for the Place of Worship and school uses of which a minimum of 18 spaces shall be provided on the building site
(3)	Lot Coverage:	(maximum)	the maximum lot coverage of all buildings shall not exceed 56% of the lot located at the south east corner of Mitton and Maria Streets
(4)	Side Yard Width:	(minimum)	a minimum south side yard setback of 4.8m shall be provided on the lot located at the south east corner of Mitton and Maria Streets
(5)	Landscaped Buffer Strip:	(minimum)	a minimum landscaped buffer strip of 7.6m shall be maintained along the east side of the existing building for a distance of 43m southerly from the property line adjacent to Maria Street
(6)	Parking for 168 Essex Street:		the parking lot located adjacent to Essex Street may be used to provide parking for the medical clinic at 168 Essex Street

7.3.28 UR1-28 (See Zoning Map Part 14)

7.3.28.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

7.3.28.2 Site Zone Regulations

(1)	Front Yard Depth:	(minimum)	42m
(2)	Lot Frontage:	(minimum)	7m

7.3.29 UR1-29 (See Zoning Map Part 44)

7.3.29.1 Permitted Uses

- (1) A physician's office and 1 dwelling unit.

7.3.29.2 Site Zone Regulations

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|--|---|
| <ul style="list-style-type: none"> (1) Uses and Floor Area Restrictions: (2) Parking Spaces: (minimum) | <p>the physician's office shall be for the use of only 1 physician, such office to be limited to the ground floor of the building and not to exceed a maximum gross floor area of 112m²</p> <p>a minimum of 10 parking spaces shall be provided on the site</p> |
|--|---|

7.3.30 UR1-30 (See Zoning Map Part 8)

7.3.30.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) A Place of Worship.

7.3.30.2 Site Zone Regulations

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> (1) Lot Area: (2) Lot Frontage: (3) Front Yard Depth: (4) Side Yard Widths: (5) Rear Yard Depth: (6) Height: | <ul style="list-style-type: none"> (minimum) (minimum) (minimum) (minimum) (minimum) (maximum) | <ul style="list-style-type: none"> 1 ha 150m 7.5m 18m (each side) 19.5m 13.5m |
|---|--|---|

7.3.31 UR1-31 (See Zoning Map Part 47)

7.3.31.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) A Place of Worship.

7.3.31.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	0.8 ha
(2)	Lot Frontage:	(minimum)	70m
(3)	Front Yard Depth:	(minimum)	55m
(4)	Side Yard Widths:	(minimum)	23m (each side)
(5)	Rear Yard Depth:	(minimum)	30m
(6)	Height:	(maximum)	13.5m
(7)	Landscaped Open Space:	(minimum)	35%

7.3.32 UR1-32 (See Zoning Map Part 24)

(135/2008)

7.3.32.1 Permitted Uses

- (1) Accessory uses and buildings
- (2) Single detached dwellings

7.3.32.2 Site Zone Regulations for Single Detached Dwellings

(1)	Lot Area	(minimum)	340m² except that Lot 127 may have an area of 290m² and Lot 128 may have an area of 320m²
(2)	Lot Frontage	(minimum)	10m
(3)	Number of Lots	(maximum)	106
(4)	Front Yard Depth	(minimum)	4.5m , except that where an attached garage or carport has a vehicular entrance that faces a municipal street, a minimum depth of 6m shall be provided by the garage or carport
(5)	Side Yard Widths	(minimum)	1.2m on one side and 3m on the other side, except that where there is an attached garage or carport, the minimum side yard width shall be 1.2m on each side
(6)	All other regulations:		The regulations set out in Section

[7.2.1](#) shall apply

7.3.33 UR1-33 (See Zoning Map Part 44)

7.3.33.1 Permitted Uses

- (1) Private club and parking lot.

7.3.33.2 Site Zone Regulations

- | | | |
|------------------|-----------|--|
| (1) Parking Lot: | | the parking lot may be leased to the Lambton Hospitals Group for staff parking |
| (2) Setbacks: | (minimum) | existing setbacks to be maintained |
| (3) Height: | (maximum) | existing height to be maintained |

7.3.34 UR1-34 (See Zoning Map Part 14)

7.3.34.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) An elementary school.

7.3.34.2 Site Zone Regulations - Elementary School

- | | | |
|----------------------------|-----------|--|
| (1) Lot Area: | (minimum) | 2 ha |
| (2) Lot Frontage: | (minimum) | 20m |
| (3) All Other Regulations: | | the regulations set out in Section 7.2.2 shall apply |

7.3.35 UR1-35 (See Zoning Map Part 68)

7.3.35.1 Permitted Uses

- (1) An armoury.
- (2) Accessory uses and buildings.

7.3.35.2 Site Zone Regulations

- (1) Subject to the provisions of [Section 7.2.2](#).

7.3.36 UR1-36 (See Zoning Map Part 61)

(44/2009)

7.3.36.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) May include a minor institutional use comprised of: offices; employment/training programs and services; and facilities for the drop-off and indoor recycling and storage of clothing, and non-offensive, non-noxious household items, operated by Goodwill Industries – Essex Kent Lambton Inc.
- (3) Other minor institutional uses.

7.3.36.2 Site Zone Regulations

- (1) Lot Area: (minimum) **4300m² (0.43 ha)**
 - (2) Lot Frontage: (minimum) **135m**
 - (3) Front Yard Depth: (minimum) **-10m** from Wellington Street for the main building
-1.9m from Wellington Street for a canopy roof structure attached to the main building
 - (4) Interior Side Yard Widths: (minimum) **3m**
 - (5) Exterior Side Yard Widths: (minimum) **106m** from Murphy Road
 - (6) Rear Yard Depth: (minimum) **3m**
 - (7) Lot Coverage: (maximum) **13%**
 - (8) Height: (maximum) **10.5m**
 - (9) Landscaped Open Space: (minimum) **42%**
 - (10) Open Storage: not permitted
 - (11) Sign area of freestanding sign (maximum): **15m²**
 - (12) Number of Signs: (maximum): **1**
 - (13) Special Regulations:
 - (a) The Wellington Street lot line shall be deemed to be the front lot line
 - (b) The Murphy Road lot line shall be deemed to be the exterior side lot line
-

7.3.37 UR1-37 (See Zoning Map Part 44)

7.3.37.1 Permitted Uses

- (1) The existing Place of Worship may lease the parking lot to the Lambton Hospitals Group for staff parking.
-

7.3.38 UR1-38 (See Zoning Map Part 59)

7.3.38.1 Permitted Uses

- (1) Parking of 1 tandem dump truck.
- (2) Uses permitted in [Section 7.1](#).

7.3.38.2 Site Zone Regulations - Dump Truck Parking

- (1) Special Condition: the dump truck may be parked on the lot for as long as the property is owned by the Tasker family
-

7.3.39 UR1-39 (See Zoning Maps Part 9 and 23)

7.3.39.1 Permitted Uses

- (1) A Place of Worship.

7.3.39.2 Site Zone Regulations - Place of Worship

- (1) Lot Area: (minimum) **925m²**
 - (2) Lot Frontage: (minimum) **15.25m**
 - (3) All Other Regulations: the regulations set out in [Section 7.2.2](#) shall apply
-

7.3.40 UR1-40 (See Zoning Map Part 14)

7.3.40.1 Permitted Uses

- (1) A home for the aged or rest home.
- (2) A nursing home.

7.3.40.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	0.8 ha
(2)	Lot Frontage:	(minimum)	105m
(3)	Front Yard Depth:	(minimum)	27.5m
(4)	Rear Yard Depth:	(minimum)	20m
(5)	Side Yard Widths:	(minimum)	9m each side
(6)	Landscaped Open Space:	(minimum)	50% including the east rear yard which shall be restricted to landscaped open space

7.3.41 UR1-41 (See Zoning Map Part 15)

(44/2004)

7.3.41.1 Site Zone Regulations - Single Detached Dwellings

(1)	Lot Frontage:	(minimum):	20 metres
(2)	Lot Area:	(minimum):	750m²
(3)	Front Yard Depth:	(minimum)	4.5m , except that where an attached garage or carport has a vehicular entrance that faces a municipal street, a minimum depth of 6m shall be provided by the garage or carport

7.3.42 UR1-42 (See Zoning Map Part 24)

(113/2006)

7.3.42.1 Permitted Uses

- (1) ~~A single detached condominium allowing up to 19 dwelling units.~~
- (2) ~~Multiple attached condominium dwellings.~~ (112/2007)

7.3.42.2 Site Zone Regulations Condominium Lots

(1)	Lot Area:	(minimum)	270m²
(2)	Lot Frontage:	(minimum)	9m
(3)	Front Yard Depth:	(minimum)	4.5m , except that any vehicular entrance to an attached garage or carport shall be located not less than 6m from the front lot line
(4)	Side Yard Widths:	(minimum)	0m on one side and 1.2m on the other side, except that a minimum side yard of 6m shall be provided from a municipal street line
(5)	Rear Yard Depth:	(minimum)	6m
(6)	Lot Coverage:	(maximum)	35% 40% for bungalows

- (7) Height: _____ (maximum) **12m**
 (8) Separation Distance: _____ (minimum) **1.2m**

7.3.42.3 Site Zone Regulations for Multiple Attached dwellings

(112/2007)

- (1) The regulations as set out in Section 10.3.15.2.2

(95/2011)

7.3.43 UR1-43

7.3.44 UR1-44 (See Zoning Map Part 24)

(72/2009)

7.3.42.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

7.3.42.2 Site Zone Regulations

- | | | | |
|-----|--|-----------|--|
| (1) | Lot Area: | (minimum) | 460m² |
| (2) | Lot Frontage: | (minimum) | 15m , except that for Lots 6-10 on the Draft Subdivision Plan prepared by Nisbet, Robertson dated April 8 th , 2009, on Registered Plan _____ a minimum lot frontage of 14.5 metres may be provided. |
| (3) | All other regulation: the regulations as set out in Section 7.2.1 shall apply. | | |

7.3.45 UR1-45 (See Zoning Map Part 24)

(105/2009)

7.3.45.1 Permitted Uses

- (1) Accessory uses and buildings
- (2) Any use permitted in [Section 7.1](#), and
- (3) A chiropractic office.

7.3.45.2 Site Zone Regulations

- | | | | |
|-----|------------------|-----------|--------------|
| (1) | Lot Frontage | (minimum) | 23.2m |
| (2) | Side Yard Widths | (minimum) | 2.4m |

(3)	Lot Coverage	(maximum)	the maximum lot coverage for all buildings shall not exceed 25% of the lot.
(4)	Parking:		a maximum of 13 parking spaces provided on site of which 1 of the required parking spaces dedicated to the <i>Chiropractic Office</i> use be permitted to be located in an attached garage.
(5)	Landscaped Buffer Strip:	(minimum)	a minimum landscaped buffer strip of 1.43m shall be maintained along the west side of the lot. A minimum landscaped buffer strip of 1.17m shall be maintained along the east side of the lot.
(6)	Accessory Building Coverage:	(maximum)	247.76m²
(7)	Accessory Building Storeys:	(maximum)	2
(8)	Landscaped Open Space:	(minimum)	37.7%
(9)	Definitions:		<i>Chiropractic Office</i> means a <i>Medical Centre/Clinic</i> which is limited in use to a Chiropractor.

7.3.46 UR1-46 (See Zoning Map Part 21)

(23/2013 OMB Approved PL130382)

7.3.46.1 Permitted Uses

- (1) Those uses set out in [Section 7.1](#).
- (2) A converted dwelling containing up to three (3) dwelling units.

7.3.46.2 Site Zone Regulations – Converted dwelling containing up to 3 dwelling units

(1)	Lot Frontage:	(minimum)	as existed on the date of passing of this By-law.
(2)	Lot Area:	(minimum)	as existed on the date of passing of this By-law.
(3)	Front & Rear Yard Depths:	(minimum)	as existed on the date of passing of this By-law.
(4)	Side Yard Widths:	(minimum)	as existed on the date of passing of this By-law.
(5)	Parking:		5 parking spaces to be provided in the rear yard.

- (6) All other Regulations: as set out in Section 9.2.1 shall apply

7.3.47 UR1-47 (See Zoning Map Part 21)

(35/2013)

7.3.47.1 Permitted Uses

- (1) A sleep disorder clinic and accessory home care vendor sales in the building existing on the date of the passing of the by-law.
- (2) Those uses set out in [Section 7.1](#)

7.3.47.2 Site Zone Regulations

- (1) The regulations as set out in Subsection 16.2.1 shall apply for a sleep disorder clinic and accessory home care vendor sales use.
- (2) That the accessory home care vendor sales shall be within the building only and any displays for the accessory use shall be located so as not to be visible from a public thoroughfare or adjacent property.
- (3) That no more than 25% of the floor area shall be used for the accessory home care vendor sales use.
- (4) One Freestanding sign shall be permitted on the property with a maximum height of 1.52m and a maximum area of 2 square metres.
- (5) Parking shall be as it exists on the date of the passing of the by-law. Additional parking may be provided through the Site Plan Agreement process with input from the neighbourhood residents. Parking for a sleep disorder clinic shall be for provided at a rate of 1/20m².
- (6) The regulations as set out in section 7.2 shall apply for all other permitted uses.

7.3.48 UR1-48 (See Zoning Map Part 20)

(113/2014)

7.3.48.1 Permitted Uses

- (1) A **funeral chapel** in the building as it existed on the date of the passing of the by-law.
- (2) Those uses set out in [Section 7.1](#)

7.3.48.2 Site Zone Regulations

- (1) Setbacks: (min) all setbacks shall be as they existed on the date of passing of this by-law;
- (2) Floor Area: (max) the maximum floor area permitted for accessory uses shall be 81.75m²;
- (3) Freestanding Sign: any freestanding sign shall be subject to the City's Sign By-law provisions that apply to Place of Worship signs in residential zones;

-
- | | |
|----------------------------|---|
| (4) Parking: | parking shall be as it exists on the date of passing of the by-law; |
| (5) Landscaping: | provide vegetative screening as shown on Schedule B |
| (6) All Other Regulations: | the regulations set out in Section 7.2.2 shall apply. |
-

7.3.49 **UR1-49** (See Zoning Map Part 15)

(104/2016)

7.3.49.1 **Site Zone Regulations - Single Detached Dwellings**

- | | | |
|----------------------------|---|-------------------------|
| (1) Lot Area: | (minimum) | 550m² |
| (2) Lot Frontage: | (minimum) | 18m |
| (3) Number of Storeys | (maximum) | 1 |
| (4) Gross Floor Area | (minimum) | 158m² |
| (5) All Other Regulations: | The regulations set out in Section 7.2.1 shall apply. | |
-

7.3.50 UR1-50 (See Zoning Map Part 15)**(104/2016)****7.3.50.1 Site Zone Regulations - Single Detached Dwellings**

(1) Lot Area:	(minimum)	500m²
(2) Number of Storeys:	(maximum)	2
(3) Lot Frontage	(minimum)	15m
(4) Gross Floor Area	(minimum)	158m²
One-storey		
(5) Gross Floor Area	(minimum)	185m²
Two-storey		
(6) All Other Regulations:	The regulations set out in Section 7.2.1 shall apply	

7.3.51 UR1-51 (See Zoning Map Part 54)**(60/2018)****7.3.51.1 Permitted Uses**

- (1) Single detached dwellings.

7.3.51.2 Site Zone Regulations

(1) Lot Frontage:	(minimum)	12.0m
(2) Lot Area:	(minimum)	280m²
(3) Front yard depth (dwelling):	(minimum)	4.5m
(4) Front yard depth (attached garage or carport):	(minimum)	6.0m
(5) Rear yard depth:	(minimum)	6.0m
(6) Lot Coverage:	(maximum)	40%
(7) Landscaped open space:	(minimum)	35%
(8) All other regulations as set out in Section 7.2.1 shall apply.		

7.3.52 UR1-52 (See Zoning Map Part 54)**(60/2018)****7.3.52.1 Permitted Uses**

- (1) Parks and open space
- (2) All permitted uses in 7.1

7.3.52.2 Site Zone Regulations

- (1) All other regulations as set out in Section 7.3.1 shall apply.

7.3.53 UR1-53 (See Zoning Map Part 10)

(56/2019)

7.3.53.1 Permitted Uses

- (1) Single detached dwellings.

7.3.53.2 Site Zone Regulations

- (1) Lot Frontage: (minimum) **23.0m**
- (2) Lot Area: (minimum) **3.7ha**
- (3) Lot Coverage: (maximum) **35%**
- (4) Landscaped open space: (minimum) **40%**
- (5) Minimum of 2 visitor parking spaces shall be provided for every 10 required parking spaces.
- (6) Maximum of 64 Community Lots on a Plan of Condominium.

7.3.53.3 Site Zone Regulations- Community Lots

- (1) For the purposes of this By-law, the regulations provided in subsection 7.3.53.3.1, which are associated with the term “Lot” as specified for a Community Lot on a Plan of Condominium, including lot area, lot frontage, lot coverage and all yard requirements shall apply to a parcel of land on an approved Plan of Condominium and shall not have the same meaning as a “Lot” or its associated terms as defined individually in Section 2 of this By-law.

7.3.53.3.1 Single Detached Dwellings on Community Lots

- (1) Lot Frontage: (minimum) **13.0m**
- (2) Lot Area: (minimum) **375m²**
- (3) Front yard depth: (minimum) **6.0m**
- (4) Side yard widths: (minimum) **1.2m** minimum (either side)

except that any single detached dwelling without an attached garage shall provide a minimum interior side yard width of 3.0m on one side.
- (5) Rear yard depth: (minimum) **6.0m**
- (6) Lot Coverage: (maximum) **50%**
- (7) Height: (maximum) **12.0m**
- (8) Minimum of one parking space shall be provided per dwelling unit.
- (9) Maximum accessory building lot coverage of 10% of the lot area.

7.3.54 UR1-54 (See Zoning Map Part 51)

(99/2020)

7.3.54.1 Permitted Uses

- (1) Those uses permitted in Section 7.1.

7.3.54.2 Site Zone Regulations – Single Detached Dwellings

- (1) Front yard depth: (minimum) **4.5m**, except that any vehicular entrance to an attached garage or carport shall be not less than 6m from the front lot line.
- (2) All other regulations as set out in Section 7.2 shall apply.