

SECTION 7 - RESIDENTIAL (R4) ZONE (By-law 5000-099) Heritage Village Hillsdale

7.1 All permitted uses within the Residential (R4) Zone shall be serviced by a public water and sanitary sewer system

7.2 PERMITTED USES

Residential Uses:

- a) Single detached dwelling

Non-Residential Uses permitted with or without lifting of the H Holding Zone:

- a) Home occupation, in accordance with the General Provisions Section
- b) Public Use in accordance with the General Provisions Section

7.3 ZONE PROVISIONS

i)	Minimum Lot Area	450 m ²
ii)	Minimum Lot Frontage	15.24 m
iii)	Minimum Front Yard Depth to main building wall excluding garage face	5.0 m
iv)	Minimum Front Yard Depth to building wall containing garage face	6.0m
v)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
vi)	Minimum Interior Side Yard Depth	1.2 m
vii)	Minimum Rear Yard Depth	7.5 m
viii)	Minimum Exterior Side Yard Depth to main building wall excluding garage face	3.75 m
ix)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0m
x)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xi)	Maximum Building Height	11 m
xii)	Maximum Dwelling Units per lot	1
xiii)	Accessory Buildings	
xii)	Parking	Refer to Off-street Parking Section of the General Provisions
xiii)	Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.	

Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.

Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:

1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres.
2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres.

7.4 THAT REMOVAL OF THE H SYMBOL IS CONDITIONAL UPON:

A determination based on the Hillsdale Secondary Plan that these lands are not needed for a neighbourhood or highway commercial use, and the Township has finalized its requirements with respect to the appropriate size and location for its municipal emergency services for this site, or the expiry of 5 years from the date of issuance of draft plan approval for the plan of subdivision, whichever comes first.