

SECTION 12 - RESIDENTIAL ESTATE (RE) ZONE

12.1 Within a Residential Estate (RE) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

12.2 PERMITTED USES

12.2.1 Residential Uses:

- a) single detached dwelling

12.2.2 Non-Residential Uses:

- a) bed and breakfast in accordance with the General Provisions Section
- b) home occupation in accordance with the General Provisions Section
- c) public park
- d) passive outdoor recreation use
- e) public use in accordance with the General Provisions Section

12.3 ZONE PROVISIONS

12.3.1 Refer to Section 3 (General Provisions)

12.3.2 Lot area (minimum) 6,000 m² (64,585.58 ft.²)

12.3.3 Lot Frontage (minimum) 60 m (196.88 ft.)

12.3.4 Minimum Yards:

- a) front 15.0 m (49.21 ft.)
- b) rear 15.0 m (49.21 ft.)
- c) interior side 7.5 m (24.61 ft.)
- d) exterior side 15.0 m (49.21 ft.)

12.3.5 Maximum Lot Coverage 10%

12.3.6 Dwelling Unit Area (minimum Ground Floor Area) 150.0 m (1614.64 ft.)

- a) In the case of a 1-1/2 storey or 2 storey dwelling, the minimum ground floor area may be reduced to 80% of the minimum ground floor area required

12.3.7 Maximum Building Height 11.0 m (36.09 ft.)

12.3.8 Dwelling Units per Lot (maximum) 1

12.3.9 Accessory Buildings

- a) Refer to the Accessory Buildings General Provisions. In addition to Section 3.7, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft²) in total.
- b) Minimum yards for detached accessory buildings
 - i) front 15.0 m (49.21 ft.)

ii) rear	3.0 m (9.84 ft.)
iii) interior	3.0 m (9.84 ft.)
iv) exterior	15.0 m (49.21 ft.)

12.3.10 Parking

- a) Refer to the Off-Street Parking requirements of the General Provisions Section.
- b) Not more than 50% of the area of a side or rear yard of any lot shall be occupied by parking area.

12.4 ZONE EXCEPTIONS

12.4.1 RE-1, Lot 8 and 9, Concession V, (Vespra) *Vespra Zoning By-law Amendment No. 84-8 - Mills Subdivision, Registered Plan M-272*

2 Mills Circle, Roll No. 43 41 010 003 228 00 0000
4 Mills Circle, Roll No. 43 41 010 003 228 01 0000
5 Mills Circle, Roll No. 43 41 010 003 228 14 0000
6 Mills Circle, Roll No. 43 41 010 003 228 02 0000
9 Mills Circle, Roll No. 43 41 010 003 228 19 0000
10 Mills Circle, Roll No. 43 41 010 003 228 03 0000
12 Mills Circle, Roll No. 43 41 010 003 228 04 0000
13 Mills Circle, Roll No. 43 41 010 003 228 18 0000
14 Mills Circle, Roll No. 43 41 010 003 228 05 0000
18 Mills Circle, Roll No. 43 41 010 003 228 06 0000
19 Mills Circle, Roll No. 43 41 010 003 228 17 0000
20 Mills Circle, Roll No. 43 41 010 003 228 07 0000
22 Mills Circle, Roll No. 43 41 010 003 228 08 0000
24 Mills Circle, Roll No. 43 41 010 003 228 09 0000
25 Mills Circle, Roll No. 43 41 010 003 228 16 0000
26 Mills Circle, Roll No. 43 41 010 003 228 10 0000
28 Mills Circle, Roll No. 43 41 010 003 228 11 0000
30 Mills Circle, Roll No. 43 41 010 003 228 12 0000
31 Mills Circle, Roll No. 43 41 010 003 228 15 0000
32 Mills Circle, Roll No. 43 41 010 003 228 13 0000

Minimum lot frontages shall be in accordance with the draft plan of subdivision, approved by the Minister on November 3, 1983, (file no. 43T-82011) and in no case shall the lot frontage (minimum) be less than 15.0 metres.

12.4.2 RE-2, Lot 4, Concession VII, (Vespra)

19 Binnie Drive, Roll No. 43 41 010 002 239 14 0000
20 Binnie Drive, Roll No. 43 41 010 002 239 12 0000
21 Binnie Drive, Roll No. 43 41 010 002 239 13 0000
Vespra Zoning By-law No. 86-3

The front yard depth (minimum) shall be 12.0 metres.

12.4.3 RE-3, Lot 14, Concession IV, (Vespra) 43 Finlay Mill Road, Roll No. 43 41 010 003 208 67 0000 *Vespra Zoning By-law Amendment No. 86-26 as amended by Vespra Zoning By-law Amendment No. 88-9*

The lot frontage (minimum) for the lots within this zone shall be 24.3 metres. Furthermore in regard to any accessory building, such a use shall not exceed a maximum area of 83.7 square metres, no horizontal dimension shall exceed 9.2 metres, the maximum height shall be 10.8 metres and an interior side width (minimum) of 10.8 metres shall be provided.

- 12.4.4 RE-4, Lot 15, Concession II, (Vespra) incl. Lots 1-5, Registered Plan 51M-439
Vespra Zoning By-law Amendment No. 90-5 - Part of Sutton Heights Subdivision
3076 Old Second South, Roll No. 43 41 010 001 235 01 0000

6 Sutton Heights, Roll No. 43 41 010 001 234 06 0000
9 Sutton Heights, Roll No. 43 41 010 001 234 14 0000
12 Sutton Heights, Roll No. 43 41 010 001 234 08 0000
13 Sutton Heights, Roll No. 43 41 010 001 234 12 0000
17 Sutton Heights, Roll No. 43 41 010 001 234 10 0000

A minimum setback for all buildings of 10 metres from the boundary of the Trans Canada Pipelines easement shall be provided. No minimum setback from the top of the slope is required.

- 12.4.5 RE-5, Lot 10, Concession IV, (Vespra)
Zoning By-law Amendment No. 2000-054- Formerly JASCO/Sabiston now Part of Bridle Gate Estates Subdivision

3 Bridle Trail, Roll No. 43 41 010 003 055 40 0000
5 Bridle Trail, Roll No. 43 41 010 003 055 38 0000

The lot frontage (minimum) for the lots within this zone shall be 45 metres. The front yard depth (minimum) shall be 9 metres.

- 12.4.6 RE-6, Lot 1, Concession VII, (Flos)
1590 Flos Road Seven East, Roll No. 43 41 030 002 330 02 0000
1604 Flos Road Seven East, Roll No. 43 41 030 002 330 00 0000

The lot frontage (minimum) for those lots within this zone shall be 55.0 metres. Furthermore a building setback of 30.0 metres shall be provided from the southerly and easterly boundaries of this zone.

- 12.4.7 RE-7, Lot 1, Concession VII, (Flos)
2729 Baseline Road, Roll No. 43 41 030 002 330 03 0000

Only those buildings or structures necessary for flood or erosion control are permitted within this zone.

- 12.4.8 RE-8, Lot 64 and 65, Concession I, W.R.P., (Flos)
1900 Little Ninth, Part of Roll No. 43 41 030 002 136 00 0000

The lot area (minimum) for those lots within this zone shall be 0.5 hectares. Furthermore the minimum building setback from the boundary of an abutting Environmental Protection (EP) Zone shall be 7.5 metres.

- 12.4.9 RE-9, Lot 64 and 65, Concession I, W.R.P., (Flos)
1937 South Orr Lake Road, Part of Roll No. 43 41 030 002 136 12 0000

The rear yard depth (minimum) for those lots within this zone shall be 7.5 metres.

12.4.10 RE-10, Lot 64, Concession I, W.R.P., (Flos)
Lots 1 to 11, Registered Plan 51M-514
Flos Zoning By-law Amendment No. 90-33 as amended by Springwater Zoning By-law Amendment No. 97-011 - Woods Subdivision

- 1 Woods Drive, Roll No. 43 41 030 002 025 31 0000
- 3 Woods Drive, Roll No. 43 41 030 002 025 28 0000.
- 5 Woods Drive, Roll No. 43 41 030 002 025 25 0000
- 6 Woods Drive, Roll No. 43 41 030 002 025 34 0000
- 7 Woods Drive, Roll No. 43 41 030 002 025 22 0000
- 8 Woods Drive, Roll No. 43 41 030 002 025 37 0000
- 9 Woods Drive, Roll No. 43 41 030 002 025 19 0000
- 10 Woods Drive, Roll No. 43 41 030 002 025 40 0000
- 11 Woods Drive, Roll No. 43 41 030 002 025 16 0000
- 13 Woods Drive, Roll No. 43 41 030 002 025 13 0000
- 15 Woods Drive, Roll No. 43 41 030 002 025 10 0000

The lot frontage (minimum) for those lots within this zone shall be 55.0 metres. Furthermore the minimum gross floor area requirement for any dwelling unit shall be 115.0 square metres.

12.4.11 RE-11, Lot 6, Concession II, W.R.P., (Flos)
1041 Flos Road Three West, Part of Roll No. 43 41 030 003 042 00 0000
1063 Flos Road Three West, Part of Roll No. 43 41 030 003 046 00 0000
Flos Zoning By-law Amendment No. 90-38 & 5000-022 Apto Subdivision (Huronian Equestrian Estates)

The Holding (H) symbol may be lifted from the lands zoned Residential Estate Exception Holding (RE-11) (H) only upon the completion of a complete assessment and excavation of significant archaeological features pertaining to provincially registered site BdGw-38 by archaeologists licensed under the Ontario Heritage Act and to the satisfaction of the Ministry of Culture. There will be no alterations of the archaeological site or its related features by non-licensed individuals at any time, as per Section 48(1) of the Ontario Heritage Act.

In addition, the Holding provision may only be lifted upon the completion of the ESA conducted by Hydro One Networks Inc. and the satisfactory implementation of any recommendations contained therein or a peer review is conducted on the Morrison Environmental Report by a licensed Hydro geologist which supports the method and conclusion of this study,

The hold may be lifted when both conditions are satisfied.

12.4.12 RE-12, Lot 65, Concession II, W.R.P., (Flos)

- 1791 Little Ninth, Roll No. 43 41 030 002 305 05 0000
 - 1803 Little Ninth, Roll No. 43 41 030 002 305 10 0000
 - 1817 Little Ninth, Roll No. 43 41 030 002 305 15 0000
 - 1833 Little Ninth, Roll No. 43 41 030 002 305 20 0000
 - 1847 Little Ninth, Roll No. 43 41 030 002 305 25 0000
 - 1861 Little Ninth, Roll No. 43 41 030 002 305 30 0000
 - 1871 Little Ninth, Roll No. 43 41 030 002 305 35 0000
- Flos Zoning By-law Amendment No. 90-26 - Devitt*

The lot area (minimum) for those lots within this zone shall be 0.59 hectares.

- 12.4.13 RE-13, Lots 17 & 18, Plan 51M-717
7 & 9 Bridle Trail, Roll No. 43 41 010 003 055 34 0000 & 43 41 010 003 055 36 0000 - Harris

For the purposes of this By-law, lands zoned RE-13 shall be deemed to be one lot.

RE-13. Lot 18, Plan 51M-717, 7 Bridle Trail, Roll No. 43 41 010 003 055 36 0000

The lot frontage (minimum) for the lot within this zone shall be 45 metres. The front yard depth (minimum) shall be 9 metres.

- 12.4.14 RE-14, Lot 5, Concession VII (Vespra)
1586 Wilson Drive, 43 41 010 002 240 00 0000, (Pinehurst Subd. ZBA)

The minimum lot area for lands subject to this zone shall be

Lot 9	10,535.5 square metres
Lot 10	4,920.7 square metres
Lot 11	4,642.0 square metres
Lot 12	5,780.0 square metres
Lot 13	6,666.2 square metres

- 12.4.15 RE-15, Part Lot 1 and 2, Concession III, Vespra
2847 Horseshoe Valley Road, Part of 43 41 010 002 001 00 0000 (Pinehill Subd. ZBA)

Minimum lot frontages shall be in accordance with the red lined draft plan of subdivision, approved by the Minister on January 3, 1995 (file no. 43T-92007) and in no case shall the lot frontage (minimum) be less than 50.0 metres and the average lot size 0.65 hectares in accordance with the provisions of Official Plan Amendment No. 29 to the Township of Vespra Official Plan.

Furthermore, the minimum building setback of 15 metres from the boundary of an abutting Environmental Protection (EP) Zone at top of bank of steep slopes in association with a watercourse shall apply to Lots 2 to 8 inclusive, and Lots 10 to 19 inclusive for all structures and septic systems.

- 12.4.16 RE-16, Lot 6, Concession 2, (Flos) Block 62 on 51M-837
1041 Flos Road Three West, Part of Roll No. 43 41 030 003 042 00 0000
Flos ZBA No. 90-38 & 5000-022, Apto Subdivision (Huronian Equestrian Estates)

The Holding (H) symbol may be lifted from the lands zoned (RE-16) (H) Zone upon the completion of the ESA conducted by Hydro One Networks Inc. and the satisfactory implementation of any recommendations contained therein or a peer review is conducted on the Morrison Environmental Report by a licensed Hydro geologist which supports the method and conclusion of this study.

In addition, the Estate Residential Exception (RE-16) Zone is to revert back to the Residential Estate (RE) Zone once conditions satisfying the removal of the hold symbol are satisfied.

- 12.4.17 RE-17, West Part of Lot 2, Concession 3 (former Vespra)
1189 Gill Road, Roll No. 4341010002004000000
Zoning By-law Amendment No. 5000-028 Draft Plan SP-T-93011, "Ravines of Matheson Creek" Subdivision

The Minimum Lot Area shall be 4,350 square metres (46,834 sq.ft) and the Minimum Lot Frontage shall be 45 metres (147.6 ft.).

12.4.18 RE-18, West Part of Lot 2, Concession 3 (former Vespra)
1189 Gill Road, Roll No. 4341 010 002 004 00 0000
Draft Plan SP-T-93011, "Ravines of Matheson Creek" Subdivision

The Minimum Lot Area shall be 4,350 square metres (46,834 sq.ft);
The Minimum Lot Frontage shall be 45 metres (147.6 ft.);
The Minimum Rear Yard Setback shall be 9 metres (29.5 ft.).

12.4.18 RE-19, Part Lot 6, Concession 2 (former Flos)
Loftus Road, Roll No. 4341 030 003 04300 0000
Apto Stormwater Management Pond ZBA, By-law No. 5000-102

The minimum lot frontage shall be 48 metres (157.5 ft.) and the minimum lot area shall be 0.31 hectares (0.77 acres).