

## SECTION 9 - HAMLET / VILLAGE RESIDENTIAL ZONE (HVR)

### 9.1 Permitted Uses

- (a) A single-detached dwelling;
- (b) A semi-detached dwelling;
- (c) A duplex dwelling;
- (d) A converted dwelling containing not more than 2 dwelling units;
- (e) A group home dwelling;
- (f) A home occupation in accordance with Section 3;
- (g) A bed and breakfast establishment in accordance with Section 3;
- (h) A public park;
- (i) Uses, buildings and structures accessory to the permitted uses.

### 9.2 Zone Regulations (revised by By-law No. 209-2002)

#### 9.2.1 Lot Area (minimum)

The minimum lot area shall be sufficient to accommodate a septic system approved by the appropriate authority, as well as the dwelling and accessory buildings, and such lot area shall not be less than the following:

Single-detached dwelling	2250 m <sup>2</sup>
Semi-detached dwelling	1500 sq. m per dwelling unit
Duplex dwelling	3000 m <sup>2</sup>
Converted dwelling	2500 m <sup>2</sup>

#### 9.2.2 Lot Frontage (minimum)

Single-detached dwelling:

- (a) Interior lot: 27.5 m
- (b) Corner lot: 30 m

Semi-detached dwelling: 15 m per dwelling unit, except that 21 m shall be required for a corner lot unit.

Duplex dwelling	30 m
Converted dwelling	23 m

#### 9.2.3 Front Yard (minimum) 7.5 m

#### 9.2.4 Interior Side Yard (minimum)

3 m on one side and 1.2 m on the other side, except that no side applies to the common

wall or lot line separating the two dwelling units which constitute a semi-detached dwelling. The minimum side yard on the side opposite the common wall of a semi-detached dwelling shall be 3 m.

**9.2.5 Exterior Side Yard (minimum)** 7.5 m

**9.2.6 Rear Yard (minimum)** 7.5 m

**9.2.7 Lot Coverage (maximum)** 30 %

**9.2.8 Building Height (maximum)** 10 m

**9.2.9 Landscaped Open Space (Minimum)** 30 %

**9.2.10 Floor Area (minimum)**

Single-detached dwelling:

Ground Floor Area

1 or 1 1/2 storey dwelling: 80 m<sup>2</sup>

2 or 2 1/2 storey dwelling: 65 m<sup>2</sup>

Semi-detached dwelling:

Ground Floor Area per dwelling unit

1 or 1 1/2 storey dwelling: 70 m<sup>2</sup>

2 or 2 1/2 storey dwelling: 50 m<sup>2</sup>

Duplex, Converted dwellings:

Floor Area per dwelling unit: 50 m<sup>2</sup>

**9.3 Group Home Dwellings**

A group home in accordance with Section 3.43.7 is permitted in a single-detached dwelling provided the minimum separation distance between group homes is 200 m.

**9.4 Special Zones**

**9.4.1 HVR-1**

(a) Location: This zone applies where single-detached dwellings comprise the principal use in newer subdivisions in the villages and hamlets, and in urban fringe and infilling areas.

(b) Notwithstanding any provision of this By-law to the contrary, a lot zoned "HVR-1" shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment and accessory buildings and structures.

(c) All other provisions of this By-law, as amended, shall apply.

**9.4.2 HVR-2**

(a) Location: Part Lot 15, Concession 7, Mornington Ward (Millbank) (formerly A-3)

- (b) Notwithstanding any provision of this By-law to the contrary, a maximum of 6 livestock units, which livestock units shall be restricted to horses, may be kept on the land in the "HVR-2" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.3 HVR-3**

- (a) Location: Lots 179 to 188 inclusive, Registered Plan 261, (Millbank) Mornington Ward (formerly R-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the keeping of not more than two driving horses shall be permitted in an accessory building on the land in the "HVR-3" zone.
- (c) Notwithstanding any provision of this By-law to the contrary, any dwelling erected on the land in the "HVR-3" zone shall be erected in the easterly 60 m of the "HVR-3" zone.
- (d) All other provisions of this By-law, as amended, shall apply.

**9.4.4 HVR-4**

- (a) Location: Block Z, Registered Plan 261, (Millbank) Mornington Ward (formerly R-5)
- (b) Notwithstanding any provision of this By-law to the contrary, a dwelling located in the "HVR-4" zone shall have a maximum setback from Victoria Street of 10 m.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.5 HVR-5**

- (a) Location: Part Lot 7, Concession 12, (Carthage) Mornington Ward (formerly R-6)
- (b) Notwithstanding any provision of this By-law to the contrary, a use described as a commercial/industrial storage business shall be permitted on the land in the "HVR-5" zone, provided that the following provisions shall apply to such commercial/industrial storage business:
- (c) Permitted Buildings: A single building with a gross floor area of not greater than 143 m<sup>2</sup>;
  - Front Yard, Minimum: 45 m;
  - North Interior Side Yard, Minimum: 24 m;
  - South Interior Side Yard, Minimum: 3 m;
  - Rear Yard, Minimum: 15 m;
  - Building Height: A single storey building with a height of not greater than 4.5 m;
  - Outdoor Storage shall not be permitted;
  - A planting strip shall be provided in accordance with Section 5.21 adjacent to

every portion of any lot line that abuts a lot zoned or used for a dwelling.

- (d) All other provisions of this By-law, as amended, shall apply.

**9.4.6 HVR-6**

- (a) Location: Part Lot 16, Concession 2, (Poole) Milverton Ward (formerly R-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a ceramic business shall be permitted on the land in the "HVR-6" zone, provided that the ceramic business shall be conducted in a single building with a gross floor area not exceeding 55 m<sup>2</sup>.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.7 HVR-7**

- (a) Location: Part Lot 9, Concession 7, (Newton) Mornington Ward (formerly R-8)
- (b) Notwithstanding any provision of this By-law to the contrary, access from Crescent Avenue to the land in the "M1-14" zone shall be obtained through the land in the "HVR-7" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.8 HVR-8**

- (a) Location: Lot 1, Registered Plan 455, (Newton) Mornington Ward (formerly R-12)
- (b) Notwithstanding any provision of this By-law to the contrary, the keeping of not more than 2 driving horses shall be permitted in an existing barn on the land in the "HVR-8" zone.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.9 HVR-9**

- (a) Location: Part Lot 11, Concession 1, (Brunner) Mornington Ward (formerly R-13)
- (b) Notwithstanding any provision of this By-law to the contrary, the minimum southerly interior side yard for a residential building or structure on the land in the "HVR-9" zone shall be 7.5 m.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.10 HVR-10**

- (a) Location: Part Lot 17, Concession 12, (Nithburg) North Easthope Ward (formerly R-3)

- (b) Notwithstanding any provision of this By-law to the contrary, the minimum lot frontage in the "HVR-10" zone shall be 7.5 m.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.11 HVR-11-T (Amended by By-law 214-2011)**

- (a) Location: Part Lot 20, Concession 11, North Easthope Ward
- (b) Notwithstanding any provisions this by-law to the contrary, a garden suite in the form of a non-permanent dwelling shall be permitted as secondary housing on the land in the "HVR-11-T" zone as shown on Key Map 28 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2011) for a period of not more than eleven years from the day of passing of By-law No. 214-2011 (i.e. October 18, 2011).
- (c) Upon the expiry of the time period during which the authorization of the temporary use described in Clause (b) above is in effect, Section 34 (9)(a) of the Planning Act, R.S.O. 1990, does not apply so as to permit the continued use of the land, buildings, or structures for the proposed temporary use.
- (d) Upon the expiry of the time period during which the authorization for the use described in Clause (b) above is in effect, the zone classification of the subject property shall revert to the "Hamlet Village Residential Zone (HVR)" of this By-law, shall be shown as "HVR" on Key Map 28 of Schedule "A" to By-law No. 30-1999, and shall be subject to the provisions of Section 9 of By-law No. 30-1999.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.12 HVR-12**

- (a) Location: Part Lot 40, Concession 1, South Easthope Ward (formerly R-4)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVR-12" shall be limited to uses permitted in the "HVR-1" zone, and a home occupation dance studio shall be permitted in an accessory building.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.13 HVR-13 (deleted by By-law 208-2010)**

**9.4.14 HVR-14**

- (a) Location: Part Lot 18, Concession 1, Ellice Ward (Sebringville) (formerly R1-5)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVR-14" may be used for a 6-unit apartment building.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.15 HVR-15 (revised by By-law No. 201-2005 and 217- 2007)**

- (a) Location: Part of Lot 20, Concession 6, Ellice Ward (Wartburg) (formerly R1-8)
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the "HVR-15" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2005) shall be 18.5 m.
- (c) Notwithstanding the provisions of Section 9.2.4 of By-law No. 30-1999 to the contrary, the minimum westerly side yard for all buildings and structures on the land in the "HVR-15" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2005) shall be 18 m.
- (d) Notwithstanding the provisions of Section 9.2.6 of By-law No. 30-1999 to the contrary, the minimum rear yard for all buildings and structures on the land in the "HVR-15" zone as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 201-2005) shall be 30 m.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.16 HVR-16**

- (a) Location: Part Lot 6, Concession 1, Ellice Ward (formerly R1)
- (b) Notwithstanding any provision of this By-law to the contrary, the area zoned "HVR-16" shall be used only for uses permitted in the "HVR-1" zone and a contractor's shop and yard. The permitted contractor's shop use shall be limited to a gross floor area of not more than 140 m<sup>2</sup>.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.17 HVR-17**

- (a) Location: Part Lot 38, Concession 1, South Easthope Ward (formerly R-7)
- (b) Notwithstanding any provision of this By-law to the contrary, a lot zoned "HVR-17" shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment, and accessory buildings and structures.
- (c) Notwithstanding any provisions of this By-law to the contrary, a 7.5-metre-wide strip consisting of one row of coniferous trees and one row of deciduous trees shall be maintained on the land in the "HVR-17" zone adjacent to the rear lot line of the lots in this zone. Accessory buildings and structures may be permitted within this buffer strip provided that they don't interfere with the required trees.
- (d) All other provisions of this By-law, as amended, shall apply.

**9.4.18 HVR-18** (added by By-Law No. 200-2000)

- (a) Location: Lot 7 and the north part of Lot 8, Registered Plan No. 260 (formerly Township of Mornington)
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, an additional use described as the breeding, raising, and sale of birds (e.g. canaries, finches, budgies, cockatiels) shall be permitted on the land in the “HVR-18” zone as on Key Map 8 of Schedule “A” to By-law No.30-1999 (also shown on Schedule “A” to By-law No. 200-2000).
- (c) The additional use permitted by Clause (b) above shall be confined to a frame garage building having a floor area of approximately 35 m<sup>2</sup>.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.19 HVR-19** (added by By-law No. 204-2001)

- (a) Location: Part of Lot 20, Concession 5 (also described as part of Block B, Registered Plan No. 329), South Easthope Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, a use described as a contractor’s shop for a carpentry/ woodworking business shall be permitted in conjunction with a residential use on the land in the “HVR-19” zone as shown on Key Map 54 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2001).
- (c) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the contractor’s shop for a carpentry/woodworking business as permitted by Clause (b) above shall be subject to the following:
  - i. Minimum front yard 45 m
  - ii. Minimum southerly side yard 2.3 m
  - iii. Maximum floor area for the contractor’s shop and all other accessory buildings/ structures on the subject property: 245 m<sup>2</sup>
  - iv. Outdoor storage of materials and goods associated with the carpentry/ woodworking business shall not be permitted.
- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.20 HVR-20** (added by By-law No. 203-2001)

- (a) Location: Lots 174, 175, 176, 191, 192, and 193, part of Lots 177, 178, and 190, part of Sharman Street (closed), part of Victoria Street (closed), part of Wellington Street (closed), and part of 1.006 metre reserve (closed), Registered Plan No. 261 in the Mornington Ward.
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for a single-detached dwelling residential use on the land in the “HVR-20” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 203-2001) shall be

18.6 m.

- (c) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, a use described as a storage building for a contractor's business shall be permitted in conjunction with a single-detached dwelling residential use on the land in the "HVR-20" zone as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2001). The maximum ground floor area (i.e. building area measured at ground level) for the permitted storage building shall be 230 m<sup>2</sup>. No outdoor storage shall be permitted in connection with the permitted contractor's business storage building use. The maximum building height for the permitted storage building shall be 5.75 m.
- (d) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the minimum northerly side yard, the minimum southerly side yard, and the minimum westerly yard for the contractor's business storage building permitted by Clause (c) above shall be 35 m, 25 m, and 7.5 m, respectively. The westerly yard measurement is to be measured from the westerly edge of the contractors shop storage building to the boundary between the "HVR-20" and "FD-7" zones.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.21 HVR-21** (added by By-law No. 211-2001)

- (a) Location: Lot 5, Registered Plan No. 503, Ellice Ward
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary, the uses permitted on the land in the "HVR-21" zone as shown on Key Map 21 of By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2001) shall be limited to one single-detached dwelling, a home occupation, a bed and breakfast establishment, and accessory buildings and structures.
- (c) Notwithstanding the provisions of Clause (b) above and the related definition sections of By-law No. 30-1999 to the contrary, a building described as a storage shed shall be permitted on the land in the "HVR-21" zone as shown on Key Map 21 of By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2001) prior to the construction of a single-detached dwelling on the subject land. Until such time that a single-detached dwelling is constructed on the land in the "HVR-21" zone, the permitted storage shed shall function only as an accessory building to the single-detached dwelling residential use situated on the abutting lot to the west (i.e. Lot 6, Registered Plan No. 503).
- (d) Notwithstanding the provisions of Section 9.2.3 of By-law No. 30-1999 to the contrary, the minimum front yard for the storage shed permitted by Clause (c) above shall be 40 m.
- (e) Notwithstanding the provisions of Section 9.2.5 of By-law No. 30-1999 to the contrary, the minimum exterior side yard for the storage shed permitted by Clause (c) above shall be 28.5 m.

- (f) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.22 HVR-22** (added by By-law No. 207-2002)

- (a) Location: Part of Lot 17, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Sections 9.2.1 and 9.2.2 of By-law No. 30-1999 to the contrary, the only dwelling type permitted on the land in the “HVR-22” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2002) shall be a single-detached dwelling.
- (c) Notwithstanding the provisions of Sections 9.2.3, 9.2.4, and 9.2.5 of By-law No. 30-1999 to the contrary, all buildings and structures to be erected and/or established on the land in the “HVR-22” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 207-2002) must satisfy all applicable regulations and requirements of the Grand River Conservation Authority, including a 22 metre setback from the crest of the adjacent valley slope.
- (d) All other provisions of this By-law, as amended, shall apply.

**9.4.23 HVR-23** (added by By-law No. 204-2003)

- (a) Location: Lot 63, Plan No. 511, Ellice Ward
- (b) Notwithstanding the provisions of Section 3.63 (h) and (k) of By-law No. 30-1999 to the contrary, an antique sales business shall be permitted as a home occupation in a 29 m<sup>2</sup> portion of the existing single-detached dwelling on the land in the “HVR-23” zone as shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 204-2003). This permitted home occupation use shall meet all other applicable requirements of Section 3.63 of By-law No. 30-1999. A minimum of one off-street parking space shall be provided for the permitted home occupation use in addition to the parking required for the single-detached dwelling on the subject property.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.24 HVR-24** (added by By-law No. 208-2004)

- (a) Location: Block 10, Registered Plan No. 503, Ellice Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the “HVR-24” zone as shown on Key Map 21 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 208-2004) shall be 11.4 m.
- (c) A planting strip in accordance with the requirements of Section 5.21 of By-law No. 30-1999 shall be established and maintained along the northerly side lot line of the land in the “HVR-24” zone as shown on Key Map 21 of Schedule “A” to By-

law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2004).

- (d) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.25 HVR-25** (added by By-law No. 202-2005)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage for the land in the "HVR-25" zone as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2005) shall be 20 m.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.26 HVR-26** (Added by By-law No. 207-2006 and amended by By-law 211-2008)

- (a) Location: Part of Lots 199, 200, 201, 202, and 203, part of Wellington Street (closed), and part of Perth Street (closed), Registered Plan No. 261, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, the permitted uses on the land in the "HVR-26" zone as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2008) shall be a maximum of 5-residential dwelling units in the form of single detached, semi-detached or townhouse dwellings
- (c) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the land in the "HVR-26" zone shall be 3,900 m<sup>2</sup> and 35 m, respectively.
- (d) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum front yard (measured from Elgin Street), minimum northerly side yard, minimum southerly side yard, and minimum rear yard for a 5-unit residential building shall be 40 m, 3.0 m, 7.5 m, and 7.5 m, respectively.
- (e) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.27 HVR-27**(added by By-law 207-2006 and amended by By-law 211-2008)

- (a) Location: Lots 164, 165, 166, 167, and 168, part of Lots 199, 200, 201, 202, and 203, and part of Perth Street (closed), Registered Plan No. 261, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, the permitted uses on the land in the "HVR-27" zone as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 211-2008) shall be a maximum of 5-residential dwelling units in the form of single detached, semi-detached or townhouse dwellings.
- (c) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the land in the "HVR-27" zone shall be 4,170 m<sup>2</sup> and 37 m, respectively.

(d) Notwithstanding the provisions of Section 9 of By-law No. 30-1999 to the contrary, the minimum front yard (measured from Elgin Street), minimum northerly side yard, minimum southerly side yard, and minimum rear yard for a 4-unit residential building and a community building shall be 40 m, 7.5 m, 3.0 m, and 7.5 m, respectively.

(e) All other provisions of By-law No. 30-1999, as amended, shall apply

**9.4.28 HVR-28** (Deleted by By-law 208-2010)

**9.4.29 HVR-29** (Deleted by By-law 208-2010)

**9.4.30 HVR-30** (added by By-law 223-2006)

(a) Location: Part of Lot 16, Concession 6, more particularly described as part of Parts 2, 3, 4, and 5, Plan 44R-3489 and part of Part 4, Plan 44R-4401.

(b) Notwithstanding the provisions of Section 9, By-law 30-1999 to the contrary, the minimum lot area and the minimum lot frontage for the land in the “HVR-30” zone together with the land in “FP-3” zone, as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999, shall be 1819.0 m<sup>2</sup> and 15.0 m respectively.

(c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.31 HVR-31** (added by By-law 205-2007)

(a) Location: Part of Lot 15, Concession 2, Mornington Ward

(b) Notwithstanding the provisions of Section 9.1 of By-law No. 30-1999 to the contrary, an additional use described as a three-unit apartment building shall be permitted on the land in the “HVR-31” zone as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 205-2007).

(c) Notwithstanding the provisions of Section 9.2 to the contrary the permitted front and exterior side yards shall be 3.3 m and 1.7 m respectively.

(d) Notwithstanding Section 5.17.5 to the contrary, the required parking for the three-unit apartment building may gain access directly from Line 61.

(e) Notwithstanding Section 5.20.2 to the contrary an unenclosed porch may be located 0.18 m from the exterior side yard.

(f) All other provisions of this By-law, as amended, shall apply.

**9.4.32 HVR-32** (added by By-law 202-2007)

(a) Location: Part of Lot 15, Registrars Compiled Plan 480, Mornington Ward

(b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the

contrary the minimum lot area shall be 1315 sq.m. and the minimum lot frontage shall be 27.0 m on the land in the "HVR-32" zone as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 202-2007).

- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.33 HVR-33** (added by By-law 212-2008)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary the minimum lot frontage of the area zoned "HVR-33" as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2008) shall be 23.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.34 HVR-34** (added by By-law 212-2008)

- (a) Location: Part of Lot 15, Concession 6, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2.2 of By-law No. 30-1999 to the contrary, the minimum lot frontage of the area zoned "HVR-34" as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2008) shall be 19.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.35 HVR-35** (added by By-law 208-2008)

- (a) Location: part of lots 123, 124, 128 and 129, Registered Plan 260, Mornington Ward
- (b) Notwithstanding the provisions of By-law No. 30-1999 to the contrary the minimum lot area of the lands zoned "HVR-35" together with the area zoned "FP" as shown on Key Map 8 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 208-2008) shall be 1370 m<sup>2</sup>.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.36 HVR-36** (added by By-law 214-2008)

- (a) Location: Part of Lot 21, Concession 10, Ellice Ward
- (b) Notwithstanding any provision of By-law No. 30-1999 to the contrary, the area zoned "HVR-36" as shown on Key Map 28 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2008) shall be subject to the following provisions:
- i. Minimum lot frontage of 25.0 m.

ii. Minimum front yard setback of 2.9 m.

(c) All other provisions of this By-law, as amended, shall apply.

**9.4.37 HVR-37** (added by By-law 214-2008)

(a) Location: Part of Lot 21, Concession 10, Ellice Ward

(b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary the minimum northerly side yard of the area zoned "HVR-37" as shown on Key Map 28 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2008) shall be 27.5 m as measured from the southerly side lot line of the lot created by consent application B20/08.

(c) All other provisions of this By-law, as amended, shall apply.

**9.4.38 HVR-38** (added by By-law 214-2008)

(a) Location: Part of Lot 21, Concession 10, Ellice Ward

(b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary, the area zoned "HVR-38" as shown on Key Map 28 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2008) shall be subject to the following provisions:

i. Minimum lot frontage of 26.0 m.

ii. Minimum southerly side yard setback of 7.5 m.

(c) All other provisions of this By-law, as amended, shall apply.

**9.4.39 HVR-39** (added By By-law 205-2009)

(a) Location: Part of Lot 6, Plan 480 and part of lot 15, Concession 13, in the Mornington Ward

(b) Notwithstanding the provisions of Section 9.2.1 of By-law No. 30-1999 to the contrary, the minimum lot frontage for a residential lot as created through Consent Application No. B04/09 on the lands in the "HVR-39" zone as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 205-2009) shall be 4.8 m.

(c) Notwithstanding any other provisions of By-law 30-1999 to the contrary, no buildings or structures (including wells and septic systems) shall be permitted within an area commencing 112 m from the front lot line and ending 142 m from the front lot line (to ensure that a part of the lot remains undeveloped for future development.)

(d) All other provisions of this By-law, as amended, shall apply.

**9.4.40 HVR-40** (added by By-law 214-2009)

(a) Location: Part of Lot 36, Concession 9, North Easthope Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary for the parcel of land zoned “HVR-40” as shown on Key Map 31 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 214-2009), the following special provisions shall apply:
- i. Lot Area, minimum 620 m<sup>2</sup>
  - ii. Lot Frontage, minimum 22 m
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**9.4.41 HVR-41** (added by By-law 218-2009)

- (a) Location: Part of lot 33 and Lot 34, Registered Plan 260, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary the minimum lot area shall be 1000 sq. m. and the minimum lot frontage shall be 27.0 m on the land in the “HVR-41” zone as shown on Key Map 8 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 218-2009).
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.42 HVR-42** (added by By-law 202-2010)

- (a) Location: Part Lot 15 Concession 2, Mornington Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an additional use described as the sewing and fabricating of tarps and covers for recreational vehicles, (i.e. boats, trailers etc.) shall be permitted on the lands in the “HVR-42”, as shown on Key Map 18 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 202-2010).
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.43 HVR-43** (added by By-law 207-2010, amended by By-law No. 212-2015)

- (a) Location: Lot 4, Registered Plan 393, South Easthope Ward
- (b) Notwithstanding Section 5.1.3.5 of By-law No. 30-1999 to the contrary, the maximum lot coverage for all accessory buildings, with the exception of open swimming pools, on the lands within the “HVR-43” as shown on Key Map 47 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 212-2015) shall be 10%.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.44 HVR-44** (Added by By-law 217-2011)

- (a) Location: Part of Lot 69, Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum

lot frontage shall be 27.5 m and the minimum lot area shall be 1300 m<sup>2</sup> for the lands in the "HVR-44" zone shown on Key Map 45 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 217-2011).

- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.45 HVR-45** (added by By-law 212-2012)

- (a) Location: Part of Lot 6, Plan 480 and part of lot 15, Concession 13, in the Mornington Ward
- (b) Notwithstanding the provisions of any section of By-law No. 30-1999 to the contrary, a use described as an electrical contracting business shall be permitted in conjunction with a residential use on the lands within the "HVR-45" zone as shown on Key Map 4 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 212-2012).
- (c) Notwithstanding any other provisions of By-law 30-1999 to the contrary, no more than 30% of the buildings or structures shall be used for the electrical contracting business. Small scale outdoor storage accessory to the electrical contractor use shall be permitted within the area zoned HVR-45.
- (d) All other provisions of this By-law, as amended, shall apply.

**9.4.45A HVR-45A** (added by By-law 209-2013)

- (a) Location: Part of Lot 20, Concession 6, in the Ellice Ward
- (b) That the area shown in stippling on the attached map, Schedule "A", and described as part of Lot 20, Concession 6 in the Township of Perth East, formerly in the Township of Ellice, shall be removed from "Future Development (FD)" Zone and placed in the "Hamlet Village Residential (HVR-45) Zone" of By-law No. 30-1999 and notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage on the lands in the "HVR-45A" zone shall be 10 m as shown on Key Map 37 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 209-2013).
- (c) All other provisions of by-law No. 30-1999, as amended, shall apply.

**9.4.46 HVR-46** (added by By-law 21-2013)

- (a) Location: Part of Lot 1, Concession 10, in the Ellice Ward
- (b) That the area shown in stippling on the attached map, Schedule "A", and described as part of Lot 1, Concession 10 in the Township of Perth East, formerly in the Township of Ellice, shall be removed from "Future Development (FD) Zone" and Agricultural (A) Zone" and placed in the "Hamlet Village Residential (HVR-46) Zone" of By-law No. 30-1999 and notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage on the lands in the "HVR-46" zone as shown on Key Map 31 of Schedule "A" to By-law No. 30-1999 (also

shown on Schedule "A" to By-law No. 210-2013) shall be 17 m.

- (c) All other provisions of by-law No. 30-1999, as amended, shall apply

**9.4.46 HVR-46A** (added by By-law 213-2013)

- (a) Location: Lot 73, Plan 276, North Easthope Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the rear yard setback for the single detached dwelling on the lands in the HVR-46A Zone, as shown on Key Map 26 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 213-2013) shall be 2.5 m.

- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.46 HVR-46B** (added by By-law 206-2017)

- (a) Location: Part of Lot 1, Concession 10, as RP 44R5037, Parts 1 & 2, (Andy St. Gads Hill), in the Ellice Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage on the lands in the "HVR-46B" zone as shown on Key Map 31 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 206-2017) shall be 8.8 m.

- (c) All other provisions of by-law No. 30-1999, as amended, shall apply

**9.4.47 HVR-47** (added by By-law 214-2013)

- (a) Location: Part of Lot 81, Plan 511, Ellice Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage for the lands in the "HVR-47" zone shown on Key Map 45 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 214-2013) shall be 15.0 m.

- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.48 HVR-48** (added by By-law 223-2013)

- (a) Location: Part of Lot 46, Registrars Compiled Plan 511, Ellice Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and minimum lot frontage for the lands in the HVR-48 zone as shown on Key Map 45 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 223-2013) shall be 1300 m<sup>2</sup> and 17 m respectively.

- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.49 HVR-49** (added by By-law 201-2014)

- (a) Location: Part Lot 68, Plan 511, Ellice Ward

- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot area and lot frontage for the residential use on the lands in the “HVR-49” and shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2014) shall be 900 m<sup>2</sup> and 22.0 m respectively.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.50 HVR-50** (added by By-law 201-2014)

- (a) Location: Part Lot 68, Plan 511, Ellice Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, the minimum lot frontage for the residential use on the lands in the “HVR-50” and shown on Key Map 45 of Schedule “A” to By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 201-2014) 15.0 m.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.51 HVR-51** (added by By-law 216-2019)

- (a) Location: Lots 26 & 27, and Part Lot 22, Plan N. 511, Ellice Ward (Sebringville)
- (b) Notwithstanding Section 3.63 of By-law No. 30-1999 to the contrary, a use described as a “furniture design, sculpture and manufacturing studio” shall be permitted as a Home Occupation on the land in the “HVR-51” zone, subject to the following provisions:
  - i. The maximum gross floor area of the Home Occupation shall not exceed 50% of the total floor area of the dwelling (inclusive of the attached garage/workshop)
  - ii. A maximum of one employee that does not reside in the dwelling may be employed as part of the Home Occupation; and
  - iii. The Home Occupation shall only be operated within the existing approximately 84m<sup>2</sup> (900 sq. ft) attached garage/workshop on the subject property and in accordance with the “Acoustic Assessment Report” dated March 2019 prepared by E.K. Gillin & Associates Inc.
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.52 HVR-52** (added by By-law 221-2019)

- (a) Location: Lots 84 and 85, Registered Plan 260, Mornington Ward
- (b) Notwithstanding the provisions of Section 9.2 of By-law No. 30-1999 to the contrary the minimum lot area shall be 995 sq. m. and the minimum lot frontage shall be 24.0 m on the land in the “HVR-52” zone as shown on Key Map 8 of Schedule “A” by By-law No. 30-1999 (also shown on Schedule “A” to By-law No. 218-2009).
- (c) All other provisions of this By-law, as amended, shall apply.

**9.4.53 HVR-53** (added by By-law 227-2021)

- (a) Location: Lot 18, Concession 7, Mornington Ward, Part 2 44R-1409, Ellice Ward (3942 Line 72, Millbank)
- (b) Notwithstanding provisions of this By-law to the contrary, an accessory use described as a home industry for the storage, package and distribution of hay bales shall be permitted in the HVR-51 zone as shown on Key Map 7, Detail Map A of Schedule "A" to By-law No. 30-1999 as amended
- (c) The following provisions shall apply to such home industry:
- Permitted buildings: A single building with a gross floor area of 430 m<sup>2</sup>
  - Minimum Front Yard: 20 m
  - Minimum Side Yard 20 m
  - Minimum Rear Yard: 18 m
  - Maximum Building Height: 5 m
  - Outdoor storage shall not be permitted
  - Maximum Number of Off-Site Employees: 1
  - Minimum Number of Off-Street Parking Spaces: 1
  - A planting strip shall be provided in accordance with Section 5.21, where an abutting lot zoned or used for a dwelling aligns with a wall of the accessory building
  - Accessory uses, buildings and structures shall not exceed 8% of the total lot coverage.

**9.4.54 HVR-54** (added by By-law 219-2024)

- (a) Location: Concession 7, Part Lot 16, Mornington Ward
- (b) Notwithstanding any provisions of Bylaw No. 30-1999 to the contrary, a single detached dwelling including accessory residential structures shall be permitted on the subject lands, subject to the following special provisions:
- i. Minimum rear yard depth of 5 m
  - ii. Minimum lot frontage of 10 m

**9.4.55 HVR-55** (added by By-law 223-2024)

- (a) Location: Part Lot 21, Lot H, Concession 5, Plan 329, South Easthope Ward
- (b) Notwithstanding the provisions of Section 9.2.1 and 9.2.2 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the HVR-55 Zone as shown on Key Map 54 of Schedule "A" to By-law No. 30-1999:
- a. Minimum Lot Area: 680 m<sup>2</sup>
  - b. Minimum Lot Frontage: 16.9 m

**9.4.56 HVR-56** (added by By-law 204-2025)

- (a) Location: Part Lot 21, Concession 10, Ellice Ward

- (b) Notwithstanding the provision of Sections 9.2.1 of By-law No. 30-1999 to the contrary, the following provisions shall apply to the land in the HVR-56 Zone as shown on Key Map 28 of Schedule “A” to By-law No. 30-1999:
  - a. Minimum Lot Area – single detached dwelling: 2045 m<sup>2</sup>