

SECTION 12. HAMLET RESIDENTIAL (HR) ZONE

The Hamlet Residential (HR) Zone applies to residential development comprising single unit dwellings and converted dwellings in the hamlet areas of Clachan, Eagle, New Glasgow and Port Glasgow. Minimum lot area and minimum lot frontage requirements are stipulated for the creation of new lots depending on whether the lot is serviced by a municipal water supply system or by a private well. Unlike Rodney and West Lorne, none of the hamlets are serviced by a municipal sanitary sewage system, however, Eagle, New Glasgow. and Port Glasgow are serviced by the Municipality's water supply system.

12.1 GENERAL USE REGULATIONS

12.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used or altered in the Hamlet Residential (HR) Zone except for the following purposes:

- bed & breakfast establishment
- converted dwelling
- home occupation
- single unit dwelling

TABLE 12-1

HAMLET RESIDENTIAL (HR) ZONE STANDARDS

1	Minimum Lot Area a) where a connection to a municipal water supply is available b) where a connection to a municipal water supply is not available	a) 1000 m ² b) 2000 m ²
2	Minimum Lot Frontage a) where a connection to a municipal water supply is available where a connection to a municipal water supply is not available	a) 25 m b) 30 m
3	Maximum Lot Coverage	35 %
4	Front Yard Depth	7.5 m
	Side Yard Width a) interior lot b) corner lot	a) 3.0 m b) 7.5 m on the side abutting the road and 3 m on the other side
6	Rear Yard Depth	10 m
7	Maximum Building Height	10.5 m
8	Maximum No. of Dwelling Units a) converted dwelling	2
9	Maximum Dwellings per Lot	1

12.2 SPECIAL USE REGULATIONS

12.2.1 HOME OCCUPATIONS

The following provisions shall apply to home occupations:

- a) shall be conducted entirely within the dwelling or within an attached private garage or within an accessory building or detached private garage;

- b) shall, if conducted within the dwelling or within an attached private garage, not exceed forty (40) percent of the total floor area of the dwelling and attached private garage or, if conducted within an accessory building or a detached private garage, shall not exceed one hundred (100) square metres of floor area;
- c) the external character of the dwelling as a residence shall not change;
- d) a nuisance, particularly in regard to noise, odour, refuse or parking, shall not be created;
- e) outside storage shall not be permitted;
- f) external display or advertisement other than one sign, a maximum size of one (1.0) square metre in area, shall not be permitted;
- g) manufacturing or assembly shall not be permitted except for the fabrication and the sale thereof of handmade articles of clothing, arts or crafts;
- h) a maximum of one non-flashing sign, one-half (0.5) square metre in area shall be permitted.

12.2.2 SINGLE UNIT DWELLINGS- MINIMUM DISTANCE SEPARATION I (MDS I)

A single unit dwelling shall only be erected if in accordance with Minimum Distance Separation (MDS) Formulae as established by the Province and implemented under the guidelines established by the Province, as amended from time-to-time, except that the alteration of an existing dwelling shall be permitted and the replacement of an existing dwelling with a new dwelling shall be permitted provided the new dwelling is situated no closer to a livestock building and structure or manure storage facility than the dwelling being replaced.

12.3 SITE-SPECIFIC ZONES

12.3.1 a) Defined Area (A. & R. Miller)

HR-1 as shown on Schedule ‘G’.

b) Exemption

Section 4.8 Frontage on a Public Road and Table 12-1 Minimum Lot Frontage do not apply.

12.3.2 a) Defined Area (*The Regular Baptist Church of Aldborough*)

HR-2 as shown on Schedule ‘D’.

b) Minimum Lot Area

828.0 m²