

HISTORICAL DISTRICT RESIDENTIAL ZONE (HD)**10.1 USES PERMITTED**

No *person* shall within any HD Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following HD *uses*:

an *additional residential unit* subject to the provisions of Section 5.2.8;
 a *bed and breakfast establishment*;
 a *converted dwelling house* containing not more than 3 *dwelling units*;
 a *duplex dwelling house*;
 a *home occupation* in a *permitted dwelling house*;
 a *semi-detached dwelling house*;
 a *single detached dwelling house*.

(Deleted and Replaced by By-law 9645-23)

10.2 ZONE PROVISIONS

No *person* shall within any HD Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

TABLE 10.2 – ZONE PROVISIONS			
Zone Provision	Single-Detached Dwelling House	Semi-Detached Dwelling House	Duplex Dwelling House or Converted Dwelling House
Lot Area Minimum	The minimum <i>lot area</i> shall be the <i>lot area</i> existing at the time of passing of this By-Law or created as the result of a <i>boundary adjustment</i> approved by the <i>County Land Division Committee</i> or the <i>Ontario Municipal Board</i> .		
Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	25% of the <i>lot area</i>		
Lot Frontage Minimum	The minimum <i>lot frontage</i> shall be the <i>lot frontage</i> on an <i>improved street</i> existing at the time of passing of this By-Law or created as the result of a <i>boundary adjustment</i> approved by the <i>County Land Division Committee</i> or the <i>Ontario Municipal Board</i> .		
Front Yard Depth Minimum	6.0 m		
Rear Yard Depth Minimum	9.0 m		

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TABLE 10.2 – ZONE PROVISIONS			
Zone Provision	Single-Detached Dwelling House	Semi-Detached Dwelling House	Duplex Dwelling House or Converted Dwelling House
<i>Interior Side Yard Width</i> Minimum	3.0 m	nil for the side that is attached to the other <i>dwelling house</i> and 3.0 m for the side that is not attached to the other <i>dwelling house</i>	3.0 m
<i>Exterior Side Yard Width</i> Minimum	4.5 m		
<i>Setback</i> Minimum distance from centreline of an <i>arterial road</i> as designated on Schedule “B”	18.5 m adjacent to a <i>front yard</i> ; and 17.0 m adjacent to an <i>exterior side yard</i>		
<i>Landscaped Open Space</i> Minimum	30% of the <i>lot area</i>		
<i>Height</i> Minimum Maximum	7.0 m 11.0 m		
<i>Number of Dwelling Houses per Lot</i> Maximum	1	2	1
<i>Dwelling Unit Area</i> Minimum	no provision	no provision	45 m ² per unit
<i>Parking, Accessory Buildings, Etc.</i>	In accordance with the provisions of Section 5 herein		

10.2.1 Special Provisions For *Semi-Detached Dwelling Houses*:

- (i) Notwithstanding any provision of the Historical District Zone (HD) to the contrary, a *semi-detached dwelling house erected* prior to the date of passing

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of this By-Law may be severed in accordance with the provisions of the Residential Type 2 Zone (R2).

- (ii) Notwithstanding any provision of this By-law to the contrary, an attached or detached garage or carport within the HD Zone shall be located 6.0 metres behind the established setback line as set out in Section 5.2.2 herein.

10.3 SPECIAL PROVISIONS**10.3.1 HD-1 DREW STREET (KEY MAP 46)**

- 10.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any HD-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a single-detached dwelling house;
a home occupation in a permitted dwelling house.

- 10.3.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any HD-1 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

10.3.1.2.1 *Interior Side Yard Width:*

Minimum	3.0 metres on the east side 1.2 metres on the west side
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10.3.1.2.2 *Height of Building:*

Maximum	1 storey
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- 10.3.1.2.3 That all other provisions of the HD Zone in Section 10.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.