Zoning Map:

237 Bathurst St. Bath

HR Zoned – Hamlet Residential

The following is from

BY-LAW 02-22 THE ZONING BY-LAW OF THE TOWN OF GREATER NAPANEE
5.10 HAMLET RESIDENTIAL (HR) ZONE

No person shall within any Hamlet Residential (HR) Zone use any lot or erect, alter or use any building or structure except as specified hereunder:

5.10.1 Uses Permitted

a) Residential Uses

- Single detached dwelling house;
- Group Home;
- Special Care Facilities, excluding Corrections Residences and Detoxification Centre;
- Transitional Housing Unit;
- Home Occupation.

(By-law No. 2016-0049)

b) Non-Residential Uses

- Park;
- Public use in accordance with the General Provisions of this By-law.

(By-law No. 2016-0049)

c) Accessory Uses

Uses, buildings and structures accessory to any of the permitted uses in accordance with the General Provisions of this By-law.

5.10.2 Zone Provisions

a) Lot Area (minimum) ................................................................. 0.8 ha

(By-law No. 2016-0049)

b) Lot Frontage (minimum) .......................................................... 45 metres

c) Yards (minimum):

i) Front Yard .............................................................................. 7.5 metres

ii) Exterior Side Yard ................................................................. 6 metres

iii) Interior Side Yard:

- 4 metres on one side, and
- 1.5 metres on the other side, plus 0.6 metres on the narrow side for each additional or partial storey above the first.

iv) Rear Yard ............................................................................. 7.5 metres

d) Dwelling Unit Area (minimum) ............................................. 90 square metres

e) Lot Coverage (maximum) ......................................................... 30 percent

f) Number of Dwelling Houses per Lot (maximum) .................. 1

g) Height of Building (maximum) .............................................. 10 metres

h) Landscaped Open Space .......................................................... 50 percent
SECTION 5

PROVISIONS - HR ZONE

5.10 i) Setback from Street Centreline:
   • In accordance with the General Provisions of this By-law.

5.10.3 General Provisions

In accordance with Section 4, General Provisions, of this By-law.

5.10.4 Exception Provisions - Hamlet Residential (HR) Zone

5.10.4.1 Hamlet Residential Exception One (HR-1) Zone

(Part of Lot 22, Concession 5, in the Geographic Township of Richmond)

Within the HR-1 Zone, the following provisions apply:

a) Lot Area (minimum)........................................................................................................ 2,800 sq. metres
   • The lot calculation shall include lands zone EP and located on the same lot.

b) Lot Frontage (minimum)................................................................................................. 30 metres
   • Measured at a distance of 10 metres from the front lot line.

c) Yard Requirements:
   i) Front.................................................................................................................. 6 metres
   ii) Interior Side .................................................................................................... 3 metres
   iii) Rear................................................................................................................ 7.5 metres

d) Setback from lands zoned Environmental Protection................................................. 7.5 metres

e) Setback from High Water Mark of Selby Creek............................................................. 15 metres

f) Lot Coverage (maximum)............................................................................................. 30 percent
   • Exclusive of septic systems and associated mantle area.

5.10.4.2 Hamlet Residential Exception Two (HR-2) Zone

(Part of Lot 21, Concession 9 (Roblin), in the Geographic Township of Richmond)

Within the HR-2 Zone, the uses permitted include two dwelling units within a single unit
dwelling house subject to the following provisions:

a) Lot Area (minimum)...................................................................................................... 1,400 sq. metres

b) Lot Frontage (minimum)................................................................................................. 21 metres

c) Yards Requirements (minimum):
   i) Front.................................................................................................................. 2.5 metres
   ii) Exterior Side ...................................................................................................... 2.5 metres
   iii) Interior Side .................................................................................................... 3.6 metres
   iv) Rear................................................................................................................ 8 metres

d) Dwelling Unit Area (minimum).................................................................................. 50 sq. metres

e) Street Centreline (minimum)..................................................................................... 16 metres

5.10.4.3 Hamlet Residential Exception Three (HR-3) Zone

(Part of Lot 21, Concession 9, in the Geographic Township of Richmond)

Within the HR-3 Zone, the following provisions applies:
SECTION 5 

PROVISIONS - HR ZONE

a) Lot frontage (minimum) .................................................................................................. 9 metres (By-law No. 02-72)

5.10.4.4 **Hamlet Residential Exception Four (HR-4) Zone**

(Part of Lot 1, Concession 1, in the Geographic Township of South Fredericksburgh)

Within the HR-4 Zone, the following provisions apply:

a) Lot Frontage (minimum) .............................................................................................. 30 metres
b) Access is permitted by way of an unobstructed right-of-way. (By-law No. 04-33)

5.10.4.5 **Hamlet Residential Exception Five (HR-5) Zone**

(Part of Lot 22, Concession 4, in the Geographic Township of Richmond)

Within the HR-5 Zone, the following provisions apply:

- By-law No. 05-03
- Repealed by By-law No. 07-39

5.10.4.6 **Hamlet Residential Exception Six (HR-6) Zone**

(Part of Lot 21, Concession 4, in the Geographic Township of Richmond)

Within the HR-6 Zone, the following provisions apply:

- Uses permitted include a two (2) dwelling unit dwelling house.
- Lot Area (minimum) ..................................................................................................... 3, 000 sq. metres (By-law No. 05-52)

5.10.4.7 **Hamlet Residential Exception Seven (HR-7) Zone**

(Part of Lot 10, North Side of Third Street, Registered Plan 60, in the Village of Adolphustown)

Within the HR-7 Zone, the following provisions apply:

- Lot area (minimum) ..................................................................................................... 1,900 square metres
- Lot frontage (minimum) .......................................................................................... 30 metres
- Front yard (minimum) .............................................................................................. 1 metre (By-law No. 07-13)

5.10.4.8 **Hamlet Residential Exception Eight (HR-8) Zone**

(Block A, Registered Plan 835, Sandhurst Shores, in the Geographic Township of South Fredericksburgh)

Within the HR-8 Zone, the following provisions apply:

- Lot frontage (minimum) .......................................................................................... 35 metres
- Lot area (minimum) .............................................................................................. 0.28 hectares (By-law No. 07-37)
5.10.4.9 **Hamlet Residential Exception Nine (HR-9) Zone**  
(Part of Lot 22, Concession 5, in the Geographic Township of Richmond)

Within the HR-9 Zone, the uses permitted include two dwelling units within a single unit dwelling house subject to the following provisions:

a) Lot Area (minimum) ........................................................................................................ 0.29ha  
   • The lot calculation shall include lands zoned EP and located on the same lot.

b) Lot Frontage (minimum) .................................................................................................. 30 metres  
   • Measured at a distance of 10 metres from the front lot line.

c) Yard Requirements:
   i) Front ..................................................................................................................... 6 metres
   ii) Interior Side ........................................................................................................... 3 metres
   iii) Rear .................................................................................................................. 7.5 metres

d) Setback from lands zoned Environmental Protection ................................................ 7.5 metres

e) Setback from High Water Mark of Selby Creek ......................................................... 15 metres

f) Lot Coverage (maximum) ......................................................................................... 30 percent  
   • Exclusive of septic systems and associated mantle area.

(By-law No. 10-47)

5.10.4.10 **Hamlet Residential Exception Ten (HR-10) Zone**  
(Part of Lot 22, Concession 9, in the Geographic Township of Richmond)

Within the HR-10 Zone, the following provisions apply:

a) Lot Frontage (minimum) ............................................................................................. 20 metres

b) Rear Yard (minimum) .................................................................................................. As existing on the date of passage of this by-law.

(By-law No. 12-32)

5.10.4.11 **Hamlet Residential Exception Eleven (HR-11) Zone**  
(Part of Lot 22, Concession 9, in the Geographic Township of Richmond)

Within the HR-11 Zone, the following provisions apply:

a) Lot Frontage (minimum) ............................................................................................. 0 metres

b) Rear Yard (minimum) .................................................................................................. As existing on the date of passage of this by-law.

(By-law No. 12-32)