

## SECTION 8 – HAMLET RESIDENTIAL (HR) ZONE

No person shall within any Hamlet Residential (HR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

### 8.1 **PERMITTED USES**

- 8.1.1 a single detached dwelling
- 8.1.2 a duplex dwelling
- 8.1.3 a semi-detached dwelling
- 8.1.4 a bed and breakfast establishment
- 8.1.5 a group home
- 8.1.6 a home occupation
- 8.1.7 a public park

### 8.2 **REGULATIONS FOR USES PERMITTED IN SECTION 8.1**

#### 8.2.1 Minimum Lot Area:

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Single Detached Dwelling	450 sq. m	1,800 sq. m	3,000 sq. m
Duplex Dwelling	650 sq. m	2,400 sq. m	4,000 sq. m
Semi-Detached Dwelling on One Lot	650 sq. m	2,400 sq. m	4,000 sq. m

#### 8.2.2 Minimum Lot Frontage:

	Public Water Supply and Public Sewage Disposal	Public Water Supply and Private Sewage Disposal	Private Water Supply and Private Sewage Disposal
Single Detached Dwelling	15.0 m	30.0 m	38.0 m
Duplex Dwelling	18.0 m	38.0 m	45.0 m
Semi-Detached Dwelling on One Lot	18.0 m	38.0 m	45.0 m

8.2.3	Minimum Front Yard Depth	7.5 m (24.60 ft.)
8.2.4	Minimum Exterior Side Yard Width	7.5 m (24.60 ft.)
8.2.5	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
8.2.6	Minimum Rear Yard Depth	7.5 m (24.60 ft.)
8.2.7	Minimum Dwelling Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )
8.2.8	Maximum Building Height	11.0 m (36.09 ft.)
8.2.9	Maximum Lot Coverage of All Buildings	40%
8.2.10	Minimum Landscaped Open Space	30%
8.2.11	Maximum Number of Dwellings Per Lot	1
8.2.12	Maximum Number of Dwelling Units per Lot	2

### **8.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Hamlet Residential (HR) Zone shall apply.

### **8.4 SPECIAL HAMLET RESIDENTIAL (HR) ZONES**

#### **8.4.1 Hamlet Residential-1 (HR-1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-1 (HR-1) Zone the following provisions shall apply:

( ) Special Regulations:

( ) Minimum Lot Area for a lot with private water supply and private sewage disposal: 2,030.0 sq. metres

#### **8.4.2 Hamlet Residential-2 (HR-2) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-2 (HR-2) Zone the following provisions shall apply:

( ) Special Regulations:

- ( ) Minimum Lot Frontage for a lot with private water supply and private sewage disposal: 21.0 metres

#### **8.4.3 Hamlet Residential-3 (HR-3) Zone**

By-law 2012-03 Holding Symbol Removed  
1506 010 003 20815 35 Pinecrest Ave Part of Lot 13, Conc.7

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-3 (HR-3) Zone the following provisions shall apply:

( ) Permitted Uses:

( ) Residential Uses shall include only the following:

- A dwelling - multi-residential senior citizen complex

( ) Non-Residential Uses shall include only the following:

- Accessory uses

( ) Special Regulations:

- (i) Minimum Lot Area 1.2 hectares
- (ii) Minimum Lot Frontage 85.0 metres
- (iii) Minimum Front Yard Depth
  - Dwelling 9.2 metres
  - Accessory Building 9.2 metres
- (iv) Minimum Rear Yard Depth
  - Dwelling 9.2 metres
  - Accessory Building 3.0 metres
- (v) Minimum Interior Side Yard Width (North Side)
  - Dwelling 9.2 metres
  - Accessory Building 3.0 metres
- (vi) Minimum Interior Side Yard Width (South Side)
  - Dwelling 6.0 metres
  - Accessory Building 3.0 metres

(vii)	Maximum Building Height	
	• Dwelling	8.0 metres
	• Accessory Building	4.5 metres
(viii)	Maximum Dwellings per Lot	one (1)
(ix)	Maximum Lot Coverage all Buildings	15 percent
(x)	Maximum Number of Dwelling Units	19 dwelling units
(xi)	Parking Spaces (minimum)	One (1) parking space per dwelling unit plus three (3) visitor parking spaces
(xii)	No part of any parking space shall be located closer than 3.0 metres to the north side lot line.	
(xiii)	Delivery Spaces (minimum)	one (1) per building
(xiv)	Minimum Landscaped Open Space	35 percent

#### **8.4.4 Hamlet Residential-4 (HR-4) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-4 (HR-4) Zone the following provisions shall apply:

( ) Permitted Uses:

( ) Residential Uses shall include only the following:

- A dwelling - multi-residential senior citizen complex

( ) Non-Residential Uses shall include only the following:

- An accessory building for the purposes of providing for a recreational hobby and activity centre for the senior citizen complex.

( ) Special Regulations:

(i)	Minimum Lot Area	1.0 hectare
(ii)	Minimum Lot Frontage	30.0 metres
(iii)	Minimum Front Yard Depth	
	• Dwelling	9.2 metres
	• Accessory Building	9.2 metres
(iv)	Minimum Rear Yard Depth	
	• Dwelling	7.5 metres
	• Accessory Building	3.0 metres
(v)	Minimum Interior Side Yard Width	
	• Dwelling	9.2 metres
	• Accessory Building Minimum	3.0 metres
(vi)	Exterior Side Yard Width	

	• Dwelling	7.5 metres
	• Accessory Building	7.5 metres
(vii)	Maximum Building Height	
	• Dwelling	8.0 metres
	• Accessory Building	4.5 metres
(viii)	Maximum Dwellings per Lot	one (1)
(ix)	Maximum Lot Coverage all Buildings	15 percent
(x)	Maximum Number of Dwelling Units	21 dwelling units
(xi)	Parking Spaces (minimum)	One (1) parking space per dwelling unit
(xii)	Delivery Spaces (minimum)	one (1) per building
(xiii)	Minimum Landscaped Open Space	30 percent
(xiv)	For the purposes of the Hamlet Residential-4 (HR-4) Zone, the front lot line shall be the lot line abutting Short Street.	

#### **8.4.5 Hamlet Residential-5 (HR-5) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-5 (HR-5) Zone the following provisions shall apply:

( ) Special Regulations:

(i)	Minimum Lot Area	0.14 hectares
(ii)	Minimum Lot Frontage	21.0 metres

#### **8.4.6 Hamlet Residential-6 (HR-6) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-6 (HR-6) Zone the following provisions shall apply:

( ) Special Regulations:

(i)	Minimum Lot Area	0.1 hectare
(ii)	Minimum Lot Frontage	20.1 metres
(iii)	Minimum Rear Yard Depth	12.2 metres
(iv)	Maximum Dwelling Floor Area (first storey)	120.8 sq. metres
(v)	Maximum Lot Coverage	25%
(vi)	Minimum Landscaped Open Space	65%

#### **8.4.7 Hamlet Residential-7 (HR-7) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within

the Hamlet Residential-7 (HR-7) Zone the following provisions shall apply:

( ) Special Regulations:

( ) Minimum Front Yard Depth 30.0 metres

#### **8.4.8 Hamlet Residential-8 (HR-8) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-8 (HR-8) Zone the following provisions shall apply:

( ) Special Regulations:

( ) Minimum Lot Area 1.5 hectares

#### **8.4.9 Hamlet Residential-9 (HR-9) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-9 (HR-9) Zone the following provisions shall apply:

( ) Special Regulations:

( ) Minimum Front Yard Depth 30.0 metres

#### **8.4.10 Hamlet Residential-10 (HR-10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-10 (HR-10) Zone the following provisions shall apply:

( ) Special Regulations:

(i) Minimum Front Yard Depth 30.0 metres  
(ii) Minimum Interior Side Yard Width  
(south side - main building and  
accessory buildings) 10.0 metres

#### **8.4.11 Hamlet Residential-11 (HR-11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-11 (HR-11) Zone the following provisions shall

apply:

( ) Special Regulations:

- |      |                      |              |
|------|----------------------|--------------|
| (i)  | Minimum Lot Frontage | 27.0 metres  |
| (ii) | Minimum Lot Area     | 0.2 hectares |

#### **8.4.12 Hamlet Residential-12 (HR-12) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-12 (HR-12) Zone the following provisions shall apply:

( ) Special Regulations:

- |     |                      |             |
|-----|----------------------|-------------|
| ( ) | Minimum Lot Frontage | 27.0 metres |
|-----|----------------------|-------------|

#### **8.4.13 Hamlet Residential-13 (HR-13) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-13 (HR-13) Zone the following provisions shall apply:

( ) Permitted Uses:

( ) Residential Uses:

- A single detached dwelling

( ) Non-Residential Uses:

- A postal outlet situated in an attached garage

( ) Special Regulations:

- |     |   |
|-----|---|
| ( ) | The maximum floor area of a postal outlet shall be 26.75 square metres. |
|-----|---|

#### **8.4.14 Hamlet Residential-14 (HR-14) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-14 (HR-14) Zone the following provisions shall apply:

( ) Permitted Uses:

( ) Residential Uses:

- A single detached dwelling
- A single detached dwelling erected prior to the passage of By-law No. 86-20 of the former Township of South Monaghan, the interior of which has been altered so as to provide therein not more than five (5) dwelling units.

( ) Special Regulations:

(i)	Minimum Lot Area	2,168.0 sq. metres
(ii)	Minimum Lot Frontage	27.58 metres
(iii)	Minimum Front Yard Depth	2.06 metres
(iv)	Minimum Interior Side Yard Width	1.3 metres
(v)	Minimum Rear Yard Depth	5.0 metres
(vi)	Maximum Building Height	9.0 metres
(vii)	Maximum Lot Coverage	33%
(viii)	Minimum Landscaped Open Space	30%
(ix)	Maximum Number of Dwelling Units Per Lot	five (5)

**8.4.15 Hamlet Residential-15 (HR-15) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-15 (HR-15) Zone the following provisions shall apply:

( ) Permitted Uses:

( ) Residential Uses:

- A single detached dwelling

( ) Non-Residential Uses:

- A retail sales outlet for bait and tackle situated in an attached garage

( ) Special Regulations:

(i)	Minimum Lot Area	1,400.0 sq. metres
(ii)	Minimum Lot Frontage	30.0 metres
(iii)	Minimum Front Yard Depth	13.0 metres
(iv)	Minimum Interior Side Yard Width	5.0 metres
(v)	Minimum Rear Yard Depth	3.0 metres
(vi)	Maximum Building Height	9.0 metres



- |        |   |                  |
|--------|---|------------------|
| (vii)  | Minimum Landscaped Open Space   | 30%              |
| (viii) | Maximum Number of Dwelling Units Per Lot  | one (1)          |
| (ix)   | Minimum Dwelling Unit Area  | 95 square metres |
| (x)    | The maximum floor area for retail sales shall not exceed 14.0 square metres, and notwithstanding Section 4.25, one (1) parking space per 3.0 square metres of gross floor area shall be required. |                  |

#### **8.4.16 Hamlet Residential-16 (HR-16) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-16 (HR-16) Zone the following provisions shall apply:

( ) Permitted Uses:

( ) Residential Uses:

- A single detached dwelling

( ) Non-Residential Uses:

- A gift and craft shop for the retail sale of new and used goods such as figurines, glass wear, dinner ware, antiques, scarves, candles, books, pictures, and baked goods baked off-site. Such non-residential uses shall be situated within a single detached dwelling.

( ) Special Regulations:

- |       |  |                    |
|-------|--|--------------------|
| (i)   | Minimum Lot Area   | 1,000.0 sq. metres |
| (ii)  | Minimum Lot Frontage   | 20.0 metres        |
| (iii) | Minimum Front Yard Depth   | 0.0 metres         |
| (iv)  | Net floor area for a permitted non-residential use within a single detached dwelling (maximum) | 36.0 square metres |
| (v)   | Parking Spaces (minimum)   |                    |
|       | • Residential Uses   | 1                  |
|       | • Non-Residential Uses There   | 4                  |
| (vi)  | shall be no illuminated sign(s).   |                    |

#### **8.4.17 Hamlet Residential-17 (HR-17) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-17 (HR-17) Zone the following provisions shall apply:

( ) Special Regulations:

- ( ) The minimum exterior side yard width shall be 30.48 metres (100 feet) from the centreline of the County Road right-of-way, or 15.24 metres (50 feet) from the exterior side lot line, whichever is greater.

**8.4.18 Hamlet Residential-18 (HR-18) Zone,**

By-law 2011-33

1506 010 005 1775                      23 County Rd 4                      Part Lot 32, Con.11  
Averton Homes (formerly Beaverbrook)

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-18 (HR-18) Zone the following provisions shall apply:

( ) Special Regulations:

- ( ) Minimum Lot Area:                      0.219 hectares  
( ) Minimum Lot Frontage:                      33.5 metres

**8.4.19 Hamlet Residential-19-H (HR-19-H) Zone**

By-law 2011-38

By-laws 2013-50, 2018-40, 2022-64 – Holding removed for selected properties  
Safe Harbour

Notwithstanding any other provisions of this By-Law to the contrary, within the Hamlet Residential-19 (HR-19) Zone the following provisions shall apply:

( ) Definitions

The following definitions shall apply to the HR-19 Zone:

“Lot Coverage” means that percentage of the lot area covered by buildings and structures above ground level and excludes that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, as well as accessory structures, unenclosed porches, steps, patios, decks, balconies and swimming pools.

( ) Permitted Uses:

- A single detached dwelling
- A home occupation

( ) Special Regulations:

- ( ) Minimum lot frontage:                      10.5m

- ( ) Minimum lot area: 315m<sup>2</sup>
- ( ) Maximum lot coverage (1 Storey): 50%
- ( ) Maximum lot coverage (2 Storey +): 45%
- ( ) Maximum building height: 11.0m
- ( ) Minimum front yard depth:
  - to dwelling: 6.0m
  - to steps or unenclosed porch: 4.5m
- ( ) Minimum side yard width:
  - Main building: 0.6m provided the other sideyard is a minimum of 1.2m
  - Accessory building: 1.0m
- ( ) Minimum exterior side yard width: 3.2m
- ( ) Minimum rear yard depth:
  - Main building: 6.0m
  - Accessory buildings: 1.0m
- ( ) Minimum dwelling floor area: 69.0m<sup>2</sup>
- ( ) Minimum landscaped open space: 30%
- ( ) Notwithstanding the provisions of Section 4.2.13, porches, steps, or patios within the HR-19 Zone may encroach a maximum of 2.0 metres into any required rear yard and to a maximum height of 3.0 metres above grade. Additionally, bay windows may project into any required yard a maximum distance of 1.5 metres (4.92 ft.) but not closer than 1.2 metres (3.94 ft.) to any lot line, provided that such uses are not more than the maximum building height."
- ( ) Holding Provisions:
 

The holding symbol (H) which applies to the lands that are zoned Hamlet Residential-19-Holding (HR-19-H), shall only be removed after the following matters that pertain to those lands have been secured to the satisfaction of Council:
- ( ) A subdivision agreement under the provisions of Section 51(25) of the *Planning Act* has been approved by the Municipality and

registered on title.

- ( ) A servicing agreement is entered into with the City of Peterborough and any other appropriate authorities.
- ( ) A fire service plan has been approved by the Fire Chief of the Municipality and any required agreement has been executed by the Municipality.
- ( ) That the obligations of Section 3.1, 3.2 and 3.3 of the Letter of Understanding between the City of Peterborough, County of Peterborough and Township of Otonabee-South Monaghan, dated January 18, 2010, have been fulfilled.

#### **8.4.20 Hamlet Residential-20-H (HR-20-H) Zone**

By-law 2011-38

Safe Harbour

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-20 (HR-20) Zone the following provisions shall apply:

( ) Permitted Uses:

Notwithstanding the Hamlet Residential (HR) Zone provisions, the lands zoned Hamlet Residential-20 (HR-20) Zone shall only be used as an access driveway to the adjacent lands to the east identified as property roll number 1506-010-005-13620.

( ) Holding Provisions:

The holding symbol (H) which applies to the lands that are zoned Hamlet Residential-20-Holding (HR-20-H), shall only be removed after the following matters that pertain to those lands have been secured to the satisfaction of Council:

- ( ) A subdivision agreement under the provisions of Section 51(25) of the *Planning Act* has been approved by the Municipality and registered on title.
- ( ) A servicing agreement is entered into with the City of Peterborough and any other appropriate authorities.
- ( ) A fire service plan has been approved by the Fire Chief of the Municipality and any required agreement has been executed by the Municipality.
- ( ) That the obligations of Section 3.1, 3.2 and 3.3 of the Letter of Understanding between the City of Peterborough, County of

Peterborough and Township of Otonabee-South Monaghan,  
dated January 18, 2010, have been fulfilled.

**8.4.21 Hamlet Residential-21-H (HR-21-H) Zone**

By-law 2011-38

By-law 2013-50 -Holding removed on selected properties

By-law 2016-34- Holding removed on selected properties (Block #3)

Safe Harbour

Notwithstanding any other provisions of the By-law to the contrary, within the Hamlet Residential-21 (HR-21) Zone the following provisions shall apply:

( ) Definitions:

The following definitions shall apply to the HR-21 Zone:

“Lot Coverage” means that percentage of the lot area covered by buildings and structures above ground level and excludes that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, as well as accessory structures, unenclosed porches, steps, patios, decks, balconies and swimming pools.

( ) Permitted Uses:

- Row dwelling

( ) Special Regulations

- |     |                                   |                     |
|-----|-----------------------------------|---------------------|
| ( ) | Minimum lot frontage:             | 7.5m                |
| ( ) | Minimum lot area:                 | 187.5m <sup>2</sup> |
| ( ) | Maximum lot coverage:             | 55%                 |
| ( ) | Maximum building height:          | 11.0m               |
| ( ) | Minimum front yard depth:         |                     |
|     | • to dwelling:                    | 6.0m                |
|     | • to steps or unenclosed porch:   | 4.5m                |
| ( ) | Minimum side yard width:          |                     |
|     | • Main building:                  |                     |
|     | • Internal unit:                  | 0m                  |
|     | • End unit:                       | 1.8m                |
|     | • Accessory building:             | 1.0m                |
| ( ) | Minimum exterior side yard width: | 3.2m                |
| ( ) | Minimum rear yard depth:          |                     |

- Main building: 4.5m
- Accessory buildings: 1.0m
- ( ) Minimum dwelling floor area: 69.0m<sup>2</sup>
- ( ) Minimum landscaped open space: 30%
- ( ) Notwithstanding the provisions of Section 4.2.13, the maximum height of porches, steps or patios above grade (measured at the floor surface elevation) shall be no more than 2.1 metres. In addition, bay windows may project into any required yard a maximum distance of 1.5 metres (4.92 ft.) but not closer than 1.2 metres (3.94 ft.) to any lot line, provided that such uses are not more than the maximum building height.
- ( ) Notwithstanding the definition of Row Dwelling, three (3) to eight (8) dwelling units may be attached.
- ( ) Holding Provisions:  
The holding symbol (H) which applies to the lands that are zoned Hamlet Residential-21-Holding (HR-21-H), shall only be removed after the following matters that pertain to those lands have been secured to the satisfaction of Council:
  - ( ) Enactment of a site specific Site Plan Control By-law for the lands zoned HR-21, HR-22, and LC-11.
  - ( ) A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title.
  - ( ) A subdivision agreement under the provisions of Section 51(25) of the *Planning Act* has been approved by the Municipality and registered on title.
  - ( ) A servicing agreement is entered into with the City of Peterborough and any other appropriated authorities.
  - ( ) A fire service plan has been approved by the Fire Chief of the Municipality and any required agreement has been executed by the Municipality.
  - ( ) That the obligations of Section 3.1, 3.2 and 3.3 of the Letter of Understanding between the City of Peterborough, County of Peterborough and Township of Otonabee-South Monaghan, dated January 18, 2010, have been fulfilled.

#### **8.4.22 Hamlet Residential-22-H (HR-22-H) Zone**

By-law 2011-38  
Safe Harbour

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-22 (HR-22) Zone the following provisions shall apply:

( ) Definitions:

The following definitions shall apply to the HR-22 Zone:

“Lot Coverage” means that percentage of the lot area covered by buildings and structures above ground level and excludes that portion of such lot area which is occupied by a building or portion thereof which is completely below ground level, as well as accessory structures, unenclosed porches, steps, patios, decks, balconies and swimming pools.

“Retirement home” shall mean a building for the accommodation of persons within rooms or suites together with other communal facilities and amenity areas designed for the use of all occupants and which shall include a common central kitchen, common dining facilities, common indoor and outdoor amenity areas, support services, and facilities designed to accommodate individuals with specific needs (including medical / nursing care), and may include accessory uses exclusive to occupant and staff use.

( ) Permitted Uses:

- Row dwelling
- Retirement home

( ) Special Regulations:

General:

( ) Notwithstanding any other provision of the By-law lands zoned HR-22 shall continue to be treated as one lot for the purpose of zoning regulations despite future land division including without limitation: consent, registration by way of a standard condominium plan, vacant land condominium plan or common elements condominium plan with parcels of land tied thereto, or part lot control exemption.

( ) The maximum number of bedrooms for all lands zoned HR-22 shall be 199.

For Row Dwelling:

( ) Minimum lot frontage: 7.5m

( ) Minimum lot area (combined):

- One bedroom units: 121m<sup>2</sup>
  - Two bedroom units: 291m<sup>2</sup>
  - Three or more bedroom units: 425m<sup>2</sup>
- ( ) Maximum lot coverage: 55%
- ( ) Maximum building height: 11.0m
- ( ) Minimum front yard depth:
  - To dwelling: 6.0m
  - To steps or unenclosed porch: 4.5m
- ( ) Minimum side yard width:
  - Main building:
    - Internal unit: 0m
    - End unit: 1.8m
  - Accessory building: 1.0m
- ( ) Minimum exterior side yard width: 3.2m
- ( ) Minimum rear yard depth:
  - Main building: 4.5m
  - Accessory buildings: 1.0m
- ( ) Internal building separation:
  - Front walls of row dwelling blocks: 12.0m
  - Side walls of row dwelling blocks: 2.4m
  - Rear walls of row dwelling blocks: 9.0m
- ( ) Minimum dwelling floor area: 69.0 sq m
- ( ) Minimum landscaped open space: 30%
- ( ) Visitor parking requirements: 0.5 visitor parking spaces per dwelling unit
- ( ) Disabled persons parking space size:
  - Width: 4.25m
  - Length: 6.0m
  - Vertical Clearance: 2.0m
- ( ) Minimum disabled persons parking spaces:
  - 1 to 25 total parking required: 1
  - 26 to 50 total parking required: 2
  - 51 to 75 total parking required: 3
  - 76 to 100 total parking required: 4
  - 101 + total parking required: 5 + 1 for each



additional 50  
spaces

- ( ) Notwithstanding the provisions of Section 4.2.13, the maximum height of porches, steps or patios above grade (measured at the floor surface elevation) shall be no more than 2.1 metres. In addition, bay windows may project into any required yard a maximum distance of 1.5 metres (4.92 ft.) but not closer than 1.2 metres (3.94 ft.) to any lot line, provided that such uses are not more than the maximum building height.
- ( ) Notwithstanding the definition of Row Dwelling, three (3) to eight (8) dwelling units may be attached.

For Retirement Home:

- (i) Minimum lot frontage: 30.0m
- (ii) Minimum lot area (combined):
  - One bedroom units: 121m<sup>2</sup>
  - Two bedroom units: 291m<sup>2</sup>
  - Three or more bedroom units: 425m<sup>2</sup>
- ( ) Maximum lot coverage: 40%
- ( ) Maximum building height: 12.0m
- ( ) Minimum front yard depth: 6.0m
- ( ) Minimum side yard width:
  - Main building: 6.0m
  - Accessory buildings: 1.0m
- ( ) Minimum exterior side yard width: 6.0m
- ( ) Minimum rear yard depth:
  - Main building: 6.0m
  - Accessory buildings: 1.0m
- ( ) Minimum dwelling floor area: N/A
- ( ) Minimum landscaped open space: 30%
- ( ) Parking requirements: 0.33 parking spaces per bedroom
- ( ) Disabled persons parking space size:

- Width: 4.25m
- Length: 6.0m
- Vertical clearance: 2.0m

- ( ) Minimum disabled persons parking spaces:
- 1 to 25 total parking required: 1
  - 26-50 total parking required: 2
  - 51-75 total parking required: 3
  - 76-100 total parking required: 4
  - 101+ total parking required: 5 + 1 for each additional 50 spaces

( ) Holding Provisions

The holding symbol (H) which applies to the lands that are zoned Hamlet Residential-22-Holding (HR-22-H), shall only be removed after the following matters that pertain to those lands have been secured to the satisfaction of Council:

- ( ) Enactment of a site specific Site Plan Control By-law for the lands zoned HR-21, HR-22, and LC-11.
- ( ) A site plan agreement under the provisions of Section 41 of the *Planning Act* has been approved by the Municipality and registered on title.
- ( ) A subdivision agreement under the provisions of Section 51(25) of the *Planning Act* has been approved by the Municipality and registered on title.
- ( ) A servicing agreement is entered into with the City of Peterborough and any other appropriate authorities.
- ( ) A fire service plan has been approved by the Fire Chief of the Municipality and any required agreement has been executed by the Municipality.
- ( ) That the obligations of Sections 3.1, 3.2 and 3.3 of the Letter of Understanding between the City of Peterborough, County of Peterborough and Township of Otonabee-South Monaghan, dated January 18, 2010, have been fulfilled.

**8.4.23 Hamlet Residential-22 (HR-22) Zone \*Should be HR-23\***

By-law 2011-58

1506 010 008 094      2321 Dillon Road      Part of Lot 22, Conc.11

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-22 (HR-22) Zone the following provisions shall apply:

- ( ) Special Regulations:
- ( ) Minimum Lot Frontage 30.0 metres

**8.4.24 Hamlet Residential-24 (HR-24) Zone**

By-law 2011-66

1506 010 008 10111 1885 Keene Rd Part of Lot 22, Conc.11

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-24 (HR-24) Zone the following provisions shall apply:

- ( ) Special Regulations:
- ( ) Minimum Lot Frontage: 30.0 metres
- ( ) Minimum Lot Area: 0.18 hectares

**8.4.25 Hamlet Residential-25 (HR-25) Zone**

By-law 2012-23

1506 010 008 158 & 1506 010 008 15802  
1818 Keene Rd Part of Lot 21, Concession 12

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-25 (HR-25) Zone the following provisions shall apply:

- ( ) Special Regulations:
- ( ) Minimum Lot Frontage: 28.75 metres

**8.4.26 Hamlet Residential-26 (HR-26) Zone**

By-law 2015-07

1506 010 005 0840 2284 Lancaster Road Part of Lot 27, Conc. 10

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-26 (HR26) Zone the following provisions shall apply:

- ( ) Permitted Uses:
  - ( ) All uses of Section 8.1 shall be permitted.
- ( ) Special Regulations:
  - ( ) Section 4.2.2.1 shall not apply to an “existing” accessory storage building.
  - ( ) Notwithstanding the provisions of Section 4.2.4 to the contrary, the maximum height of an “existing” accessory storage building

shall be as existing on the date specified in Section 8.4.26(b)(vii).

- ( ) Section 4.2.7(a) shall not apply to an “existing” accessory storage building.
- ( ) Notwithstanding the provisions of Section 4.2.2.1, Section 4.2.7, Section 8.2.3, or any other provisions of this By-law to the contrary, the minimum front yard depth for an “existing” accessory storage building shall be 2.5 metres.
- ( ) Notwithstanding the provisions of Section 4.12 of this By-law to the contrary, Section 4.12.1 shall not apply to a lot in the Hamlet Residential-26 (HR-26) Zone. All buildings and structures shall comply with the provisions of the HR-26 Zone.
- ( ) For the purposes of the Hamlet Residential-26 (HR-26) Zone, the “front lot line” shall be the lot line dividing the lot from the private right-of-way known as Lancaster Road.
- ( ) For the purposes of the Hamlet Residential-26 (HR-26) Zone, the word “existing” as it pertains to an accessory storage building shall mean as existing on February 2, 2015.
- ( ) All other provisions and regulations of the Hamlet Residential (HR) Zone, and Section 4, General Zone Provisions of this By-law, shall apply to the Hamlet Residential-26 (HR-26) Zone.

#### **8.4.27 Hamlet Residential-27 (HR-27) Zone**

By-law 2017-04

15-06-010-003-11550      1269 Heritage Line      Pt Lot 14, Conc. 6

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-27 (HR-27) Zone the following special provisions shall apply:

##### **a) Permitted Uses**

- i) All uses of Section 8.1 of By-law 2010-65 shall be permitted.
- ii) Where a zone symbol on Schedule “A” is followed by a holding symbol (H), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the Holding symbol (H) is removed in accordance with the provisions of Section 36 of the *Planning*

*Act.* Prior to the removal of the Holding symbol (H), only uses that existed on January 9th, 2017 are permitted.

b) Holding Provisions

The Holding (H) symbol that applies to the lands zoned Hamlet Residential-27-Holding (HR-27-H) in Part of Lot 14, Concession 6, Otonabee Ward, as shown on Schedule 'A' of this By-law, shall only be removed at such time as it has been confirmed to the satisfaction of the Council of the Township of Otonabee-South Monaghan that the following Holding provision has been met:

- i) That a well-pumping test be completed by a professional prior to the issuance of a building permit. Council must be satisfied that new well will not negatively impact the Municipal well for Keene Heights.

**8.4.28 Hamlet Residential-28 (HR-28) Zone**

By-law No. 2018-10                      15-06-020-010-01300  
Part Lot 2, Concession A (South Monaghan)  
101 County Road 2

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential Exception-28 (HR-28) zone, the following provisions shall apply:

(a) Special Regulations:

- (i) That the former agricultural building added to the residential lot located at 101 County Road 2 under consent application B54-17 shall be used as a residential accessory building only.
- i) All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.29 Hamlet Residential-29-Hold (HR-29-H) Zone**

By-law No. 2019-27                      15-06-010-007-16700  
Lot 16, Concession 16 (Otonabee)  
3413 Wallace Point Road

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential Exception-29-Hold (HR-29-H) zone, the following provisions shall apply:

(a) Holding Provisions:

The holding symbol (H) which applies to the lands that are zoned Hamlet Residential – 29 – Holding (HR-29-H) shall only be removed after the following matters that pertain to the subject lands have been secured to the satisfaction of Council:

- ( ) The requisite extension and connections are completed to the municipal water system.

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.30 Hamlet Residential-30 (HR-30) Zone**

By-law No. 2019-41                      15-06-010-003-07900  
Lot 13, Concession 6 (Otonabee)  
14 Second Street

In addition to the Regulations for uses permitted in the Hamlet Residential (HR) Zone, the following shall apply:

- |                                |              |
|--------------------------------|--------------|
| (a) Minimum Rear Yard Depth    | 1.4 meters   |
| (b) Minimum Exterior Side Yard | 5.9 meters   |
| (c) Minimum Lot Frontage       | 37.72 meters |

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.31 Hamlet Residential-31 (HR-31) Zone**

[Removed]

**8.4.32 Hamlet Residential-32 (HR-32) Zone**

By-law No. 2023-24                      15-06-010-005-08301  
Part Lot 27, Concession 10 (Otonabee)

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-32 (HR-32) Zone the following provisions shall apply:

(a) Special Provisions

- (i) A building or structure may be erected on a property with frontage only on a private condominium road.

(b) Lot Regulations

Lot regulations of Section 8.2 apply with the exception of the following:

- |      |   |             |
|------|---|-------------|
| (i)  | Minimum Lot Area                                      | 2,000 sq. m |
| (ii) | Minimum Lot Frontage on<br>a private condominium road | 21 m        |

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.33 Hamlet Residential-33 (HR-33) Zone**

By-law No. 2023-25      15-06-020-010-00200  
Part Lot 1, Concession A (South Monaghan)

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-33 (HR-33) Zone the following provisions shall apply:

(a) Lot Regulations

Lot regulations of Section 8.2 apply with the exception of the following:

- |     |                      |      |
|-----|----------------------|------|
| (i) | Minimum Lot Frontage | 35 m |
|-----|----------------------|------|

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.34 Hamlet Residential-34 (HR-34) Zone**

By-law No. 2023-54      15-06-020-020-23200  
Part Lot 14, Concession 5 (South Monaghan)

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-34 (HR-34) Zone the following provisions shall apply:

(a) Lot Regulations

Lot regulations of Section 8.2 apply with the exception of the following:

- |      |                      |             |
|------|----------------------|-------------|
| (i)  | Minimum Lot Area     | 2,072 sq. m |
| (ii) | Minimum Lot Frontage | 30 m        |

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.35 Hamlet Residential-35 (HR-35) Zone**

By-law No. 2023-54      15-06-020-020-23300  
Part Lot 14, Concession 5 (South Monaghan)

Notwithstanding any other provisions of this By-law to the contrary, within the Hamlet Residential-35 (HR-35) Zone the following provisions shall apply:

(a) Lot Regulations

Lot regulations of Section 8.2 apply with the exception of the following:

(iii) Minimum Lot Area	2,063 sq. m
(iv) Minimum Lot Frontage	35 m

All other provisions of the Hamlet Residential (HR) Zone shall apply.

**8.4.36 Hamlet Residential-36 (HR-36) Zone**

“Reserved”

**8.4.37 Hamlet Residential-37 (HR-37) Zone**

By-law No. 2024-80      1506-010-007-16501  
Part Lot 16, Concession 16 (Otonabee)

Notwithstanding any other provisions of this By-law to contrary, within the Hamlet Residential-37 (HR-37) Zone the following provisions shall apply:

(a) A home occupation may be permitted within an accessory structure.

(b) A swimming pool may be permitted within the front yard.

(c) Special Regulations:

( ) Minimum distance of Swimming Pool to front lot line	50 m (165 ft)
( ) Maximum Floor Area of home occupation	49 sq. m (525 sq.ft)
( ) Maximum Height of Accessory Structure	5.1 metres (16.5ft)