

5.7 ESTATE RESIDENTIAL (ER) ZONE

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

5.7.1 Uses Permitted**a) Residential Uses**

- Single detached dwelling house;
- Group Home;
- Home Occupation.

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.

5.7.2 Zone Provisions

- a) Lot Area (minimum) 0.8 ha
- b) Lot Frontage (minimum) 60 metres
- c) Yards (minimum):
- i) Front Yard 15 metres
 - ii) Exterior Side Yard 10 metres
 - iii) Interior Side Yard 5 metres
 - iv) Rear Yard 15 metres
- d) Dwelling Unit Area (minimum) 130 square metres
- e) Lot Coverage (maximum) 20 percent
- f) Landscaped Open Space 50 percent
- g) Setback from Street Centreline:
- In accordance with the General Provisions of this By-law.
- h) Number of Dwelling Houses Per Lot (maximum) 1
- i) Height of Building (maximum) 10 metres

j) Separation Requirements:

- In accordance with the General Provisions of this By-law.

5.7.3 General Provisions

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

5.7.4 Exception Provisions - Estate Residential (ER) Zone