

SECTION 10 - ESTATE RESIDENTIAL (ER) ZONE

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

10.1 PERMITTED USES

- 10.1.1 a single detached dwelling
- 10.1.2 a bed and breakfast establishment
- 10.1.3 a group home
- 10.1.4 a home occupation
- 10.1.5 a private or public park

10.2 REGULATIONS FOR USES PERMITTED IN SECTION 10.1

10.2.1	Minimum Lot Area	0.8 ha (1.98 ac.)
10.2.2	Minimum Lot Frontage	60.0 m (196.85 ft.)
10.2.3	Minimum Front Yard Depth	15.0 m (49.21 ft.)
10.2.4	Exterior Side Yard Width	15.0 m (49.21 ft.)
10.2.5	Interior Side Yard Width	6.0 m (19.69 ft.)
10.2.6	Rear Yard Depth	12.0 m (39.37 ft.)
10.2.7	Minimum Dwelling Floor Area	140.0 m ² (1,507 ft. ²)
10.2.8	Maximum Building Height	11.0 m (36.09 ft.)
10.2.9	Maximum Lot Coverage of All Buildings	15%
10.2.10	Minimum Landscaped Open Space Requirement	50%
10.2.11	Maximum Number of Dwellings Per Lot	1
10.2.12	Maximum Number of Dwelling Units Per Lot	1

10.3 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 Estate Residential (ER) Zone shall apply.

10.4 SPECIAL ESTATE RESIDENTIAL (ER) ZONES

10.4.1 Estate Residential-1 (ER-1) Zone

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

(a) Special Regulations:

- | | |
|---------------------------|---------------|
| (i) Minimum Lot Area | 0.49 hectares |
| (ii) Minimum Lot Frontage | 50.0 metres |

10.4.2 Estate Residential-2 (ER-2) Zone