

**Table 6.2: Lot Requirements in Residential Zones**

Requirement	ZONE								
	R1	R2	RM1	RM2	SR1	SR2	SR3		
Minimum lot area (square metres)	full services	600	300/unit	250/unit	850	650	n/a	n/a	
	partial services	2000	n/a	n/a	n/a	2000	n/a	n/a	
	private services	4000	n/a	n/a	n/a	4000	4000	4000	
	full services	14	7/unit	6/unit	18	15	n/a	n/a	
Minimum lot frontage (metres)	partial services	30	30	n/a	n/a	60	n/a	n/a	
	private services	60	60	n/a	n/a	60	60	60	
	full services	30	30	35	35	30(c)	25	25	
	partial services	25	25	30	30	25(c)	20	20	
Maximum lot coverage (per cent)	private services	20	20	25	25	20(c)	15(c)	15(c)	
	front yard	7.5	7.5	7.5	7.5	20	20	20	
	rear yard	7.5	7.5	7.5	7.5	7.5	7.5	7.5	
	interior yard	1.5	1.5(a)	1.5(a)	6	1.5	3	3	
Minimum yard requirements (metres)	exterior yard	7.5	7.5	7.5	7.5	7.5	7.5	7.5	
	Maximum building height (metres)	9	9	9	11	9	9	9	
	Minimum gross floor area (square metres)	65	65	n/a	n/a	65	65	65	
	Maximum number of dwellings	1	1	n/a	n/a	1	1	1	
Maximum number of dwelling units	2	2	37/ha	37/ha	2	1	1		
	n/a	n/a	30	30	40	40	40		
Minimum landscaped open space (per cent)	n/a	n/a	30	30	40	40	40		

### Footnotes for Table 6.2

- a) For a semi-detached dwelling or townhouse dwelling and where the dwelling units share a common wall, there shall be no required interior yard for the common wall.
- b) Requirements for individual mobile home sites:
  - Minimum Site Area – 750.0 square metres
  - Minimum Site Frontage – 18.0 metres
  - Maximum Site Coverage – 30.0 per cent (%)
  - Maximum Height – 8.0 metres
- c) Where buildings or structures are located wholly or partially within 60.0 metres of the shoreline within the SR1, SR2 or SR3 Zones, lot coverage shall be based on the area of the within 60.0 metres of the shoreline. Where buildings or structures are located more than 60.0 metres from the shoreline, lot coverage shall be based on the total lot area.
- d) For properties in the SR1, SR2 and SR3 Zones which do not front onto a navigable watercourse or original shore road allowance, the lot requirements of the Residential One (R1) Zone shall apply.

## 6.5 Exceptions

The provisions of this Section are modified for those properties and to the extent identified in Sections 6.5.1 to 6.5.10 below.

### 6.5.1 Exceptions to Residential One (R1) Zone

Exception	By-law	Location	Special Provisions
R1-1			
R1-2		Parts 1, 2, 4, 5 and 6 Plan 174 Washago	<u>Special Provisions:</u> <ul style="list-style-type: none"><li>i) Fill on lots shall be placed to a minimum elevation of 219.9 metres CGD.</li><li>ii) No openings on dwellings shall be less than 220.2 metres CGD.</li></ul>
R1-3	1994-135	Plan M-407 Conc. 6, S.D. Orillia	<u>Lot Requirements:</u> <ul style="list-style-type: none"><li>i) Minimum Front Yard – 7.0 metres</li></ul>
R1-4	1999-41	Pt. Lot 1 Conc. 1, S.D. Orillia	<u>Special Provisions:</u> <ul style="list-style-type: none"><li>i) Minimum Setback from Top of Bank – 9.0 metres</li></ul>