

11.1 USES PERMITTED

No *person* shall within any ER Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the ER *uses* presented in Table 11.1:

TABLE 11.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 5.5 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.10 of this Zoning By-Law;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
•	a <i>public use</i> , in accordance with the provisions of Section 5.22 of this Zoning By-Law;
•	a <i>single detached dwelling</i> ;
•	a <i>wayside sand</i> or <i>gravel pit</i> in accordance with the provisions of Section 5.33 of this Zoning By-Law.

11.2 ZONE PROVISIONS

No *person* shall within any ER Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 11.2:

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i>
Lot Frontage, Minimum	<i>Existing</i> at the date of passing of this Zoning By-Law or created by a <i>boundary adjustment</i>
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	15 m (49.2 ft)
Rear Yard, Minimum Depth	15 m (49.2 ft)
Interior Side Yard, Minimum Width	7.5 m (24.6 ft) on one side and 3.5 m (11.5 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 3.5 m (11.5 ft).
Setback, Minimum Distance from the Centreline of a County Road	31 m (101.7 ft)
Lot Coverage, Maximum	30% of the <i>lot area</i>

TABLE 11.2: ZONE PROVISIONS	
Zone Provision	Uses
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Gross Floor Area, Minimum	165 m <sup>2</sup> (1,776.1 ft <sup>2</sup> )
Height of Building, Maximum	1 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.

### 11.2.1 LOCATION OF ENLARGED DWELLINGS

*Existing dwellings* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

### 11.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (ER-C)

In accordance with the provisions of Section 5.5, all ER-C zoned *lots* may contain a *converted dwelling*, or a public *use* in Section 11.1, in accordance with the provisions of Section 11.2 of this Zoning By-Law.

### 11.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (ER-G)

In accordance with the provisions of Section 5.10, all ER-G zoned *lots* may contain a *garden suite* or any *use* permitted in Section 11.1, in accordance with the provisions of Section 11.2.

Upon expiry of the temporary use by-law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

### 11.5 SPECIAL PROVISIONS