

Section 28 Village/Hamlet Residential - Low Density Zone (VR1)

28.1 Permitted Uses

- Community garden
- Converted dwellings in existence on the date of the passing of this by-law
- Dwelling, detached
- Dwelling with supports
- Day nursery or daycare
- Group home
- Home for the aged
- Nursing home
- Park, public
- Storm water management facility
- Uses accessory to the permitted uses

28.2 Accessory Uses

The following are permitted where they are accessory to an established main use:

- Home occupation
- Bed and breakfast
- Additional residential unit within an accessory structure or within the main dwelling
- Private market garden

28.3 Permitted Structures

The following buildings and structures are permitted within the VR1 zone:

- Buildings and structures for the permitted uses
- Modular home for the purpose of an additional residential unit
- Buildings and structures accessory to the permitted uses

28.4 Zone Provisions

No person shall within any VR1 zone use any lot or erect, alter or use any buildings except in accordance with the following provisions:

28.4.1 Lot Frontage: 23 metres

28.4.2 Lot Area Minimum: 1850 square metres for lands in the settlement areas of Port Albert, Dungannon, and east of Corrins Line in Nile, 2000 square metres for all other lands.

Yard Requirements for Buildings and Structures:

28.4.3 Front Yard Minimum: 6 metres

28.4.4 Rear Yard Minimum: 7.5 metres

28.4.5 Interior Side Yard Minimum: 3 metres

28.4.6 Exterior Side Yard Minimum: 6 metres

28.4.7 Main Building Height Maximum: 9 metres

28.4.8 Lot Coverage Maximum: 35 %. Areas on the subject lot zoned Natural Environment shall be included in the calculation of lot coverage.

28.4.9 Landscaped Open Space Minimum: 30%

28.4.10 Existing Buildings, Structures and Developed Lots:

The lot area, lot frontage, all yards, gross floor area of the main building, lot coverage, and building height of existing permitted buildings, structures and lots, where lower than the foregoing minimum or higher than the foregoing maximum requirements, shall apply as they lawfully exist on the date of the passing of this by-law.

28.4.11 Existing Undeveloped Lots:

Where a lot having an area, depth and/or frontage less than the minimum requirements stated in 28.4 is held under distinct and separate ownership from abutting lots as shown by a registered conveyance in the records of the Registry Office, at the date of the passing of By-law 5-1986 Ashfield in Ashfield, 18-1982 Colborne in Colborne, or 13-1991 Wawanosh in West Wawanosh, such lot may be used and a single detached dwelling erected on the lot provided:

28.4.10.1 Lot Frontage Minimum: 18 metres

28.4.10.2 Lot Area Minimum: 1000 square metres

28.4.12 Dungannon Existing Undeveloped Lot

Where two or more contiguous lots are held in common ownership on Registered Plans 227, 228, 229, 230 and 231 (Village of Dungannon) at the date of the passing of this by-law and have been deemed to be outside of a Plan of Subdivision, a single-detached dwelling may be erected on the lot provided:

28.4.11.1 Lot Area (Minimum): 1600 square metres

28.4.13 Lots Not Fronting onto a Public Street

No development shall be permitted on lots in the VR1 zone that do not have frontage on an open public road developed to municipal standards and assumed by the Township.

28.4.14 Additional Residential Unit

For the establishment of a single additional residential unit (ARU) in the VR1 zone in any structure, the following provisions apply:

28.4.13.1 ARU may only be established on properties which are 1 acre in size (4000 square metres) or larger except lots within the Settlement Areas of Port Albert, Dungannon and east of Corrins Line within Nile where the minimum lot size is 0.5 acres (2000 square metres).

28.4.13.2 The ARU must utilize the same driveway as the main dwelling.

28.4.13.3 The ARU must utilize the same septic and/or well as the main dwelling.

28.4.13.4 One additional parking space shall be required per ARU, in addition to any additional parking requirements of this by-law.

28.4.13.5 Any exterior stairways provided for an ARU above ground floor level within a single detached dwelling will not be located in the front yard.

28.4.15 Additional Residential Unit in an Accessory Building

When an additional residential unit (ARU) is within an accessory building or structure, notwithstanding the provisions of Section 3.4, the following setbacks to the accessory building shall apply:

28.4.14.1 Rear Yard Minimum: 3 metres

28.4.14.2 Interior Side Yard Minimum: 3 metres

28.4.14.3 Building Height Maximum: 6 metres

28.4.14.4 Building Size Maximum: no greater than 75% of the main floor of the main dwelling, including attached garages, provided the total buildings do not exceed maximum lot coverage

28.4.16 Holding Zone VR1-H

In the area zoned VR1-H, no development is permitted until the necessary servicing has been provided or appropriate development requirements have been satisfied. The Holding Zone -H may be removed when these requirements have been met or will be provided by the developer to the satisfaction of the Township.

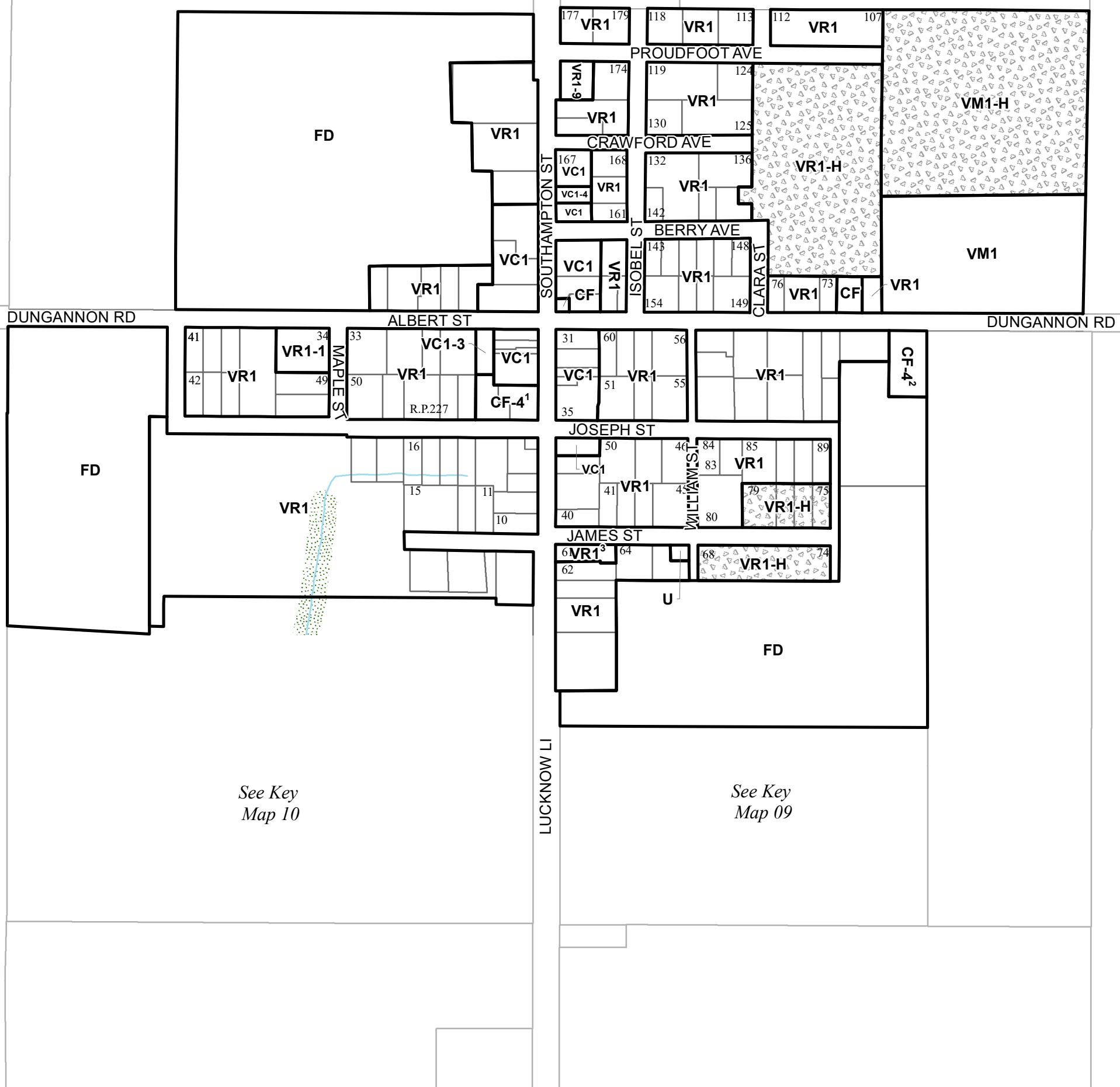
Township of Ashfield-Colborne-Wawanosh
Zoning By-Law
Key Map 09A
Dungannon

Amendments
By-law 06-2020
By-law 36-2021
By-law 48-2021
By-law 43-2024 (General Review)

Revision Date: August 26, 2024

See Key
Map 10

See Key
Map 09



AG1 Zone (unless otherwise noted)

Holding Zone

Zone - NE1

Zone - NE5

Conservation Authority Regulated Lands

Watercourse

Waterbody

500 m Buffer

Property Boundary



0 70 140 210
Metres

1:5,000

