

## Zones: Residential (R1) or Agricultural (A) or Rural (RL)

Site Provisions	Permitted (Primary Building)	Permitted (Accessory Building)	Proposed
<b>Lot Coverage</b> (Total lot area/Total building area)	<b>R1:</b> 35%	<b>R1:</b> 35%	
	<b>A:</b> 10% (35% for a dwelling)	<b>A:</b> 35%	
	<b>RL:</b> 10% (35% for a dwelling)	<b>RL:</b> 35%	
<b>Accessory Coverage</b> (Total lot area/Total accessory building area)	<b>R1:</b> N/A	<b>R1:</b> 8%	
	<b>A:</b> N/A	<b>A:</b> 8% (or 93 square meters, whichever is the lesser); Lots that are 1.0 to 4.0 hectares can be 139 meters squared or 8% of lot coverage, whatever is the lesser)	
	<b>RL:</b> N/A	<b>RL:</b> 8% (or 93 square meters, whichever is the lesser); Lots that are 1.0 to 4.0 hectares can be 139 meters squared or 8% of lot coverage, whatever is the lesser)	
<b>Building Height</b>	<b>R1:</b> 10.5 meters	<b>R1:</b> 4.5 meters on lots less than 1 hectare (6.0 meters on lots between 1.0 to 4.0 hectares)	
	<b>A:</b> N/A	<b>A:</b> 6.0 meters	
	<b>RL:</b> N/A	<b>RL:</b> 6.0 meters	
<b>Front Yard Setback</b>	<b>R1:</b> 7.5 meters	<b>R1:</b> 7.5 (can not be in front of primary dwelling)	
	<b>A:</b> 30 meters (18 meters for a dwelling)	<b>A:</b> 18 meters	
	<b>RL:</b> 30 meters (18 meters for a dwelling)	<b>RL:</b> 3.0 meters	
<b>Interior Yard Setback</b>	<b>R1:</b> 1.5 meters	<b>R1:</b> 1.5 meters	
	<b>A:</b> 7.5 meters (for any residential i.e., a dwelling, the setback is 3.0 meters)	<b>A:</b> 3.0 meters	
	<b>RL:</b> 7.5 meters (for any residential (i.e., a dwelling, the setback is 3.0 meters)	<b>RL:</b> 3.0 meters	
<b>Exterior Yard Setback</b> (Only Required on Corner Lots)	<b>R1:</b> 7.5 meters	<b>R1:</b> 6.0 meters	
	<b>A:</b> 30 meters (for any residential building i.e., a dwelling, the setback is 3.0 meters)	<b>A:</b> 3.0 meters	
	<b>RL:</b> 30 meters (for any residential building i.e., a dwelling, the setback is 3.0 meters)	<b>RL:</b> 3.0 meters	
<b>Rear Yard Setback</b>	<b>R1:</b> 10.5 meters (6.0 meters corner lot)	<b>R1:</b> 1.5 meters	
	<b>A:</b> 30 meters (for any residential building i.e., a dwelling, the setback is 7.5 meters)	<b>A:</b> 3.0 meters	
	<b>RL:</b> 30 meters (for any residential building i.e., a dwelling, the setback is 7.5 meters)	<b>RL:</b> 3.0 meters	

\* These are general zoning provisions that reflect the zoning provisions for lands zoned R1, A, and RL. This chart uses relevant information from Essa Township's Zoning By-law 2003-50, it does not reflect the By-law in its entirety. Please refer to Essa Township's [Zoning By-law 2003-50](#).