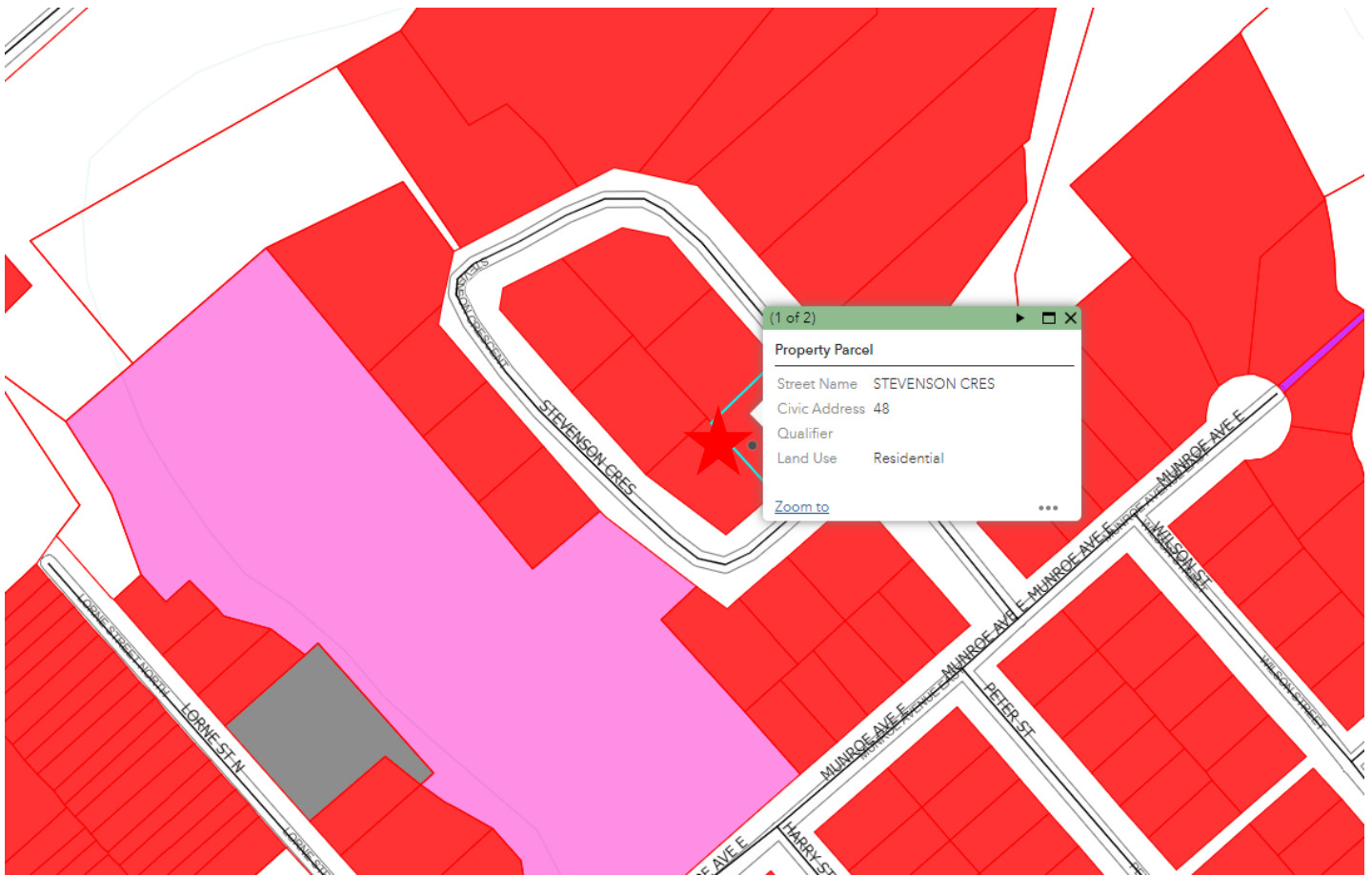


Zoning Information

48 Stevenson Crescent Renfrew



R –Residential Zone

***CORPORATION
OF THE
TOWN OF RENFREW

ZONING BY-LAW NO.

46-2010***

Prepared For:

The Corporation of the
Town of Renfrew

Prepared By:

County of Renfrew
Development & Property Department
Planning Division
9 International Drive
PEMBROKE, ON K8A 6W5

Consolidation to October 26, 2021

SECTION 5.0 - REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONE**5.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any R1 Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- two-unit dwelling
- converted dwelling
- group home

(b) Non-Residential Uses

- bed and breakfast
- day care (private dwelling)
- private park
- public park

5.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any R1 Zone except in accordance with the following provisions:

5.2.1 Zone Provisions for Single Detached Dwelling, Group Home, Bed and Breakfast and Day Care (Private Dwelling)

(a) Lot Area (minimum):

- | | | |
|------|---|--------------------|
| i) | municipal water and municipal sewer | 520 square metres |
| ii) | municipal water and private septic system | 2000 square metres |
| iii) | private well and private septic system | 6000 square metres |

(b) Lot Frontage (minimum)

- | | | |
|------|---|-----------|
| i) | municipal water and municipal sewer | 15 metres |
| ii) | municipal water and private septic system | 30 metres |
| iii) | private well and private septic system | 55 metres |

(c) Front Yard Depth (minimum) 6.0 metres

- | | | |
|-----|--|------------------|
| (d) | Interior Side Yard Width (minimum) | 1.5 metre |
| (e) | Exterior Side Yard Width (minimum) | 3.0 metres |
| (f) | Rear Yard Depth (minimum) | 6.0 metres |
| (g) | Dwelling Unit Area (minimum) | 75 square metres |
| (h) | Lot Coverage (maximum) | 40 % |
| (i) | Building Height (maximum) | 10.5 metres |
| (j) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law. | |
| (k) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law. | |
| (l) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law. | |
| (m) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law. | |
| (n) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law. | |
| (o) | Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law. | |

5.2.2 Zone Provisions for Semi-Detached (both units on same lot), Duplex and Two-Unit Dwellings and Converted Dwellings

- | | | |
|-----|---|-------------------|
| (a) | Lot Area (minimum) | |
| | i) on municipal water and municipal sewer | 750 square metres |
| (b) | Lot Frontage (minimum) | |
| | i) on municipal water and municipal sewer | 22 metres |
| (c) | Front Yard Depth (minimum) | 7.5 metres |
| (d) | Interior Side Yard Width (minimum) | 1.5 metre |

- (e) Exterior Side Yard Width (minimum) 3.0 metres
- *(By-law 23-2021)***
- (f) Rear Yard Depth (minimum) *7.5* metres
- (g) Dwelling Unit Area (minimum)
- i) converted dwelling 42 square metres
- ii) all other dwelling types 55 square metres
- (h) Lot Coverage (maximum) 40 %
- (i) Building Height (maximum) 10.5 metres
- (j) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (k) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (l) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (m) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (n) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3 – General Provisions of this By-law.
- (o) Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.

5.2.3 Zone Provisions for Semi-Detached (each unit on a separate lot)

- (a) Lot Area (minimum)
- i) on municipal water and municipal sewer 375 square metres
- (b) Lot Frontage (minimum)
- i) on municipal water and municipal sewer 11 metres
- (c) No interior side yard required when lot is based on a common wall.
- (d) Dwelling Units Per Lot (maximum) 1
- (e) All other provisions of Section 5.2.2 (c) to (o) apply.

5.3 EXCEPTION ZONES

(25-2003) (a) Residential One-Exception One (R1-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Parts 2 and 4, Plan 49R-13574, in part of Lot 11, Concession 1, located on Renfrew Avenue West and delineated as Residential One-Exception One (R1-E1) on Schedule 'A' to this By-law, and the following provisions shall apply:

Permitted Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- converted dwelling
- bed and breakfast
- normal accessory uses

Provisions

Front Yard Depth (minimum)	4.5 metres
Rear Yard Depth (minimum)	6.0 metres
Setback (minimum) for all main uses and accessory uses including swimming pools, from Crest of the Slope, as identified in the Slope Assessment Study, prepared by Golder Associates Limited, October 7, 1997.	20 metres

(40-1991) (b) Residential One-Exception Two (R1-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 38, Plan 109, known municipally as 552 Raglan Street South and delineated as Residential One-Exception Two (R1-E2) on Schedule 'A' to this By-law, the following provisions shall apply:

Additional Permitted Uses

- the office of one (1) physician; and
- the office of one (1) physiotherapist

The maximum gross floor area devoted to office uses shall not exceed 193.2 square metres, and the additional permitted uses shall be restricted to the ground floor. Site Plan approval and a site plan agreement shall be required and include the provision of adequate off-street parking, buffer strips and landscaping.