

***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 August 18, 2025**

## **TOWN OF RENFREW**

### **NOTICE OF PASSING OF A COMPREHENSIVE ZONING BY-LAW**

**TAKE NOTICE** that the Council of the Corporation of the Town of Renfrew passed By-law \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ under Section 34 of the Planning Act.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Corporation of the Town of Renfrew not later than the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ a notice of appeal setting out the objection to the By-law and the reasons in support of the objection. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeals unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**AND TAKE NOTICE** that an appeal must set out the objection to the By-law, the reasons in support of the objection and be accompanied by the prescribed fee. The prescribed fee is \$125.00 and must be made payable to the Minister of Finance.

An explanation of the purpose and effect of the By-law, describing the lands to which the By-law applies. The complete By-law is available for inspection in my office during regular office hours.

### **EXPLANATORY NOTE**

This new zoning by-law repeals the zoning by-law of the former Town of Renfrew, and it implements the new Official Plan of the Town of Renfrew.

The Council of a municipality may, under Section 34 of the Planning Act, pass a Zoning By-law to govern the use of land. The effect of By-law Number \_\_\_\_\_ is to regulate the use of land and the erection, location and use of buildings and structures within the entire Town of Renfrew. After the By-law is in force, no land shall be used and no building or structure shall be erected, altered or used in any manner except in conformity with the provisions of the By-law.

The By-law will not apply to prevent or hinder the continued use of any land, building or structure, if such land, building or structure was lawfully used for such purpose on the day of the passing of the By-law, so long as it continues to be used for that purpose.

As the By-law affects all lands within the Town of Renfrew, a Key Map has not been provided.

DATED at the Town of Renfrew this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

---

Carolynn Errett, Clerk  
Town of Renfrew  
127 Raglan Street, South  
RENFREW, ON K7V 1P8

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Schedule “A” - Town of Renfrew

# THE CORPORATION OF THE TOWN OF RENFREW

BY-LAW NUMBER \_\_\_\_\_

*Being a By-law to regulate the use of lands and the character, location and use of buildings and structures within the Town of Renfrew pursuant to Section 34 of the Planning Act.*

## **PREAMBLE**

WHEREAS Section 34 of the Planning Act provides that the Council of a local municipality may pass By-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Council of The Corporation of the Town of Renfrew wishes to ensure proper and orderly development within the limits of the Town of Renfrew;

AND WHEREAS this By-law encompasses all lands within the Town of Renfrew;

AND WHEREAS the Council of The Corporation of the Town of Renfrew has deemed it to be in the public interest that such a By-law be enacted;

NOW THEREFORE the Council of The Corporation of the Town of Renfrew enacts as follows:



**SECTION 1.0 - AUTHORIZATION AND USAGE****1.1 TITLE**

This By-law shall be known and may be cited as the "Zoning By-law" of the Corporation of the Town of Renfrew.

**1.2 SCOPE****1.2.1 Application of By-law**

The provisions of this By-law shall apply to all lands within the Town of Renfrew, except Crown Lands.

**1.2.2 Conformity with By-law**

No building or structure shall hereafter be erected or altered, nor shall the use of any building, structure or lot hereafter be changed, in whole or in part, except in conformity with the provisions of this By-law.

**1.2.3 Changes Causing Contravention of By-law**

No person shall change the purpose of which any lot, building or structure is used, or erect any new building or structure or alter any existing building, structure or lot, or sever any lands from any existing lot, if the effect of such action is to create a situation where any original, adjoining, remaining or new building, structure or lot contravenes any of the applicable provisions of this By-law.

**1.2.4 Violations of Previous Zoning By-laws**

Any use established in violation of a predecessor of this By-law shall be deemed to have been established unlawfully.

**1.2.5 Other Restrictions**

This By-law shall not be used or have the effect to reduce or mitigate any other restrictions by an authority having lawful jurisdiction to make such restrictions.

**1.2.6 Permits and Licences**

No Municipal permit, certificate or licence shall be issued for a proposed use of land, including any establishment, enlargement, alteration or change in use of any building or structure, that contravenes any provision of this By-law.

### 1.2.7 Conflict with Other Municipal By-laws

In the event of any conflict or inconsistency between this By-law and any other By-law of the Corporation, the provisions of this By-law shall prevail.

## 1.3 ADMINISTRATION

### 1.3.1 Administrator

This By-law shall be administered by the Planner and/or Chief Building Official, or by such other persons as Council may designate from time to time for such purpose.

### 1.3.2 Inspection

The Planner, Chief Building Official or any officer or employee of the Corporation assigned the responsibility for enforcing this By-law may at all reasonable times and upon producing proper identification, enter and inspect any property on or in respect of which he or she believes a contravention is occurring. However, such officer shall not enter any room or place actually used as a dwelling without requesting and obtaining the consent of the occupier, except under the authority of a search warrant as set out in Section 49 of the Planning Act.

### 1.3.3 Violations and Penalties

Every person who contravenes any provision of this By-law on conviction is liable:

- (a) on a first conviction to a fine of not more than \$25,000.00; and
- (b) on a subsequent conviction to a fine of not more than \$10,000.00 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted; and

Every corporation which contravenes any provision of this By-law on conviction is liable:

- (c) on a first conviction to a fine of not more than \$50,000.00 and
- (d) on a subsequent conviction to a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the corporation was first convicted.

Every such penalty described herein is subject to the provisions of Section 67 of the Planning Act, as amended, and will change from time to time in accordance with the said Act.

#### 1.3.4 Remedies

Where a building or structure is or is proposed to be erected, altered or enlarged, or a building, structure or lot is or is proposed to be used in contravention of any provision of this By-law, such contravention may be restrained by action at the insistence of any ratepayer or of the Corporation.

#### 1.3.5 Plans to Accompany Applications

In addition to all of the requirements of the Building Code and this By-law or any other By-law of the Corporation, every application for a building permit shall be accompanied by a plan, in duplicate, drawn to scale and showing;

- (a) the true dimensions of the lot to be built upon or otherwise used;
- (b) the location of all existing buildings, structures or uses on the lot;
- (c) the proposed location, height and dimensions of any building, structures or use proposed for such lot;
- (d) the proposed locations and dimensions of yards, landscaped open spaces, parking areas and loading spaces required by this By-law;
- (e) a statement, signed by the owner, disclosing the specific existing or proposed use for each existing or proposed building or structure, and containing all information necessary to determine if such existing or proposed building, structure or use conforms to the requirements of this By-law.

### 1.4 **VALIDATION**

#### 1.4.1 Effective Date

This By-law shall come into effect from the date of its passing by Council and shall come into force in accordance with Section 34 of the Planning Act.

#### 1.4.2 Repeal of Existing By-laws

From the coming into force of this By-law, all previous By-laws passed by the Council(s) of the Town of Renfrew under Section 34 of the Planning Act, or a predecessor thereof, shall be repealed, except to the extent that any of the said By-laws prohibit the use of any land, building or structure for a purpose or in a manner that is also prohibited by this By-law.

#### 1.4.3 Provisions Validity Separable

A decision of a competent court that one or more of the provisions of this By-law are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or part of provisions of this By-law.

#### 1.4.4 Schedules to By-law

The Zones set out in this By-law and the boundaries of such Zones are set out on the maps that are attached hereto and marked as Schedules. The Schedules are hereby made a part of this By-law as fully and to all intents and purposes as though recited in full herein.

### 1.5 INTERPRETATION

1.5.1 For the purposes of this By-law, words used in the present tense include the future; words in the singular number include the plural and words in the plural include the singular number; the word "shall" is mandatory; the word "used" shall also mean "designed to be used"; and the word "occupied" shall also mean "designed to be occupied".

#### 1.5.2 Boundaries of Zones

Where uncertainty exists with respect to the boundaries of the various zones as shown on the Schedules (Zoning maps) attached to this By-law the following rules shall apply:

(a) Lot Lines

Where the boundary is not shown to be a street, or other feature but is shown to substantially follow a lot line, such lot line shall be the Zone boundary unless specifically indicated otherwise on the Schedule.

(b) Closed Road, Right-of-Way

In the event that a dedicated road, lane or railway right-of-way shown on the Schedule is closed, the property formerly in such road, lane or railway right-of-way shall be included within the Zone of adjoining property on either side of such closed feature. Where such closed feature formed a Zone boundary, the new Zone boundary shall be the former centreline of the closed road, lane or railway right-of-way.

(c) Shoreline

Where the boundary is shown as following the shoreline of any water body, the high water mark shall be the Zone boundary.

(d) Other Boundaries

Where none of the above interpretations can be applied, then the location of the boundary shall be determined by scaling from the original Schedule(s) located in the Municipal offices.

1.5.3 Measurements

Where linear distances, other than those referring to vertical measurements are specified, such linear distances are measured on a horizontal plane.

**SECTION 2.0 – DEFINITIONS**

For the purpose of this By-law the definitions and interpretations of this section shall apply.

- 2.1 ABANDONED means the failure, in the opinion of the Zoning Administrator, to proceed expeditiously with construction work during any continuous 12 month period.
- 2.2 ABATTOIR means a building, structure or lot or part thereof used for the slaughter of livestock or other animals for the purpose of processing or rendering.
- 2.3 ACCESSORY means a use, or a detached building or structure, that is customarily incidental, subordinate and exclusively devoted to supporting the principal use, building or structure and located on the same lot therewith. This does not include an accessory residence unless otherwise specified.
- 2.4 ADULT ENTERTAINMENT PARLOUR shall mean any premise or part thereof in which, in pursuance of a business, trade, calling or occupation, services appealing to or designed to appeal to erotic or sexual appetites or inclinations, are provided. This definition does not include the exhibition, rental or sale of film or videos approved for distribution pursuant to the Theatres Act, or the sale of magazines or other printed material provided such sale does not contravene any law.
- Services appealing to or designed to appeal to erotic or sexual appetites or inclinations shall mean a performance, exhibition or activity of which a principal feature or characteristic is the nudity or partial nudity of any person.
- 2.5 AGGREGATE means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite and rock other than metallic ores.
- 2.6 AIRFIELD, PRIVATE means land used for the purpose of the landing, storing, taxiing or taking-off of private aircraft and uses, buildings and structures accessory thereto, but not an airport under the regulation of Transport Canada.
- 2.7 AIRPORT means the use of land licensed by Transport Canada for the landing and take-off of commercial and/or private aircraft and shall include any buildings or structures accessory thereto.
- 2.8 ALTER means any alteration in a bearing wall or partition or column, beam, girder or other supporting member of a building or structure or any increase in area or volume of a building or structure. When used in reference to a lot, the word alter means to decrease the width, depth or area of any required yard, setback, landscaped open space or parking area, or to change the location of any boundary of such lot with respect to a street or lane. The words "altered" and "alteration" shall have a corresponding meaning.

- 2.9 AMUSEMENT ARCADE means any premises or part thereof containing four or more electronic, mechanical pinball or amusement machines operated for gain and made available for the entertainment or amusement of the general public. This definition shall not include establishments which sell such devices, provided that such devices are not made available on the premises for use on a commercial basis by the public.
- 2.10 ASPHALT MANUFACTURING PLANT means an industrial facility used for the production of asphalt for immediate use in the paving of roads and driveways and the damp-proofing of buildings or structures.
- 2.11 ASPHALT PLANT, PORTABLE means a facility operated by, or on behalf of, a public road authority for a particular construction project, with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material and includes the stockpiling and storage of bulk materials used in the process. Such a facility is not of permanent construction, but is designed to be dismantled and moved to another location as required.
- 2.12 ASSEMBLY HALL means a building or part of a building in which facilities are provided for such purposes as meetings of civic, education, political, religious or social purposes, and shall include a banquet hall.
- 2.13 ATTACHED means a building otherwise complete in itself, which depends for structural support, or complete enclosure, upon a division wall or walls shared in common with an adjacent building or buildings.
- 2.14 AUTOMOTIVE-BODY SHOP means a building or structure used for the painting or repairing of vehicle bodies or fenders, but shall not include a salvage yard.
- 2.15 AUTOMOTIVE-CAR WASH shall mean a building or structure containing facilities for washing vehicles, either by production line methods and mechanical services or by a self-service operation.
- 2.16 AUTOMOTIVE-COMMERCIAL GARAGE means a building where all functions of an automotive service station may be carried out and where major repairs of vehicles may be performed, including body work and welding but shall not include dismantling of motor vehicles for scrap or the storage of motor vehicles awaiting scrapping.

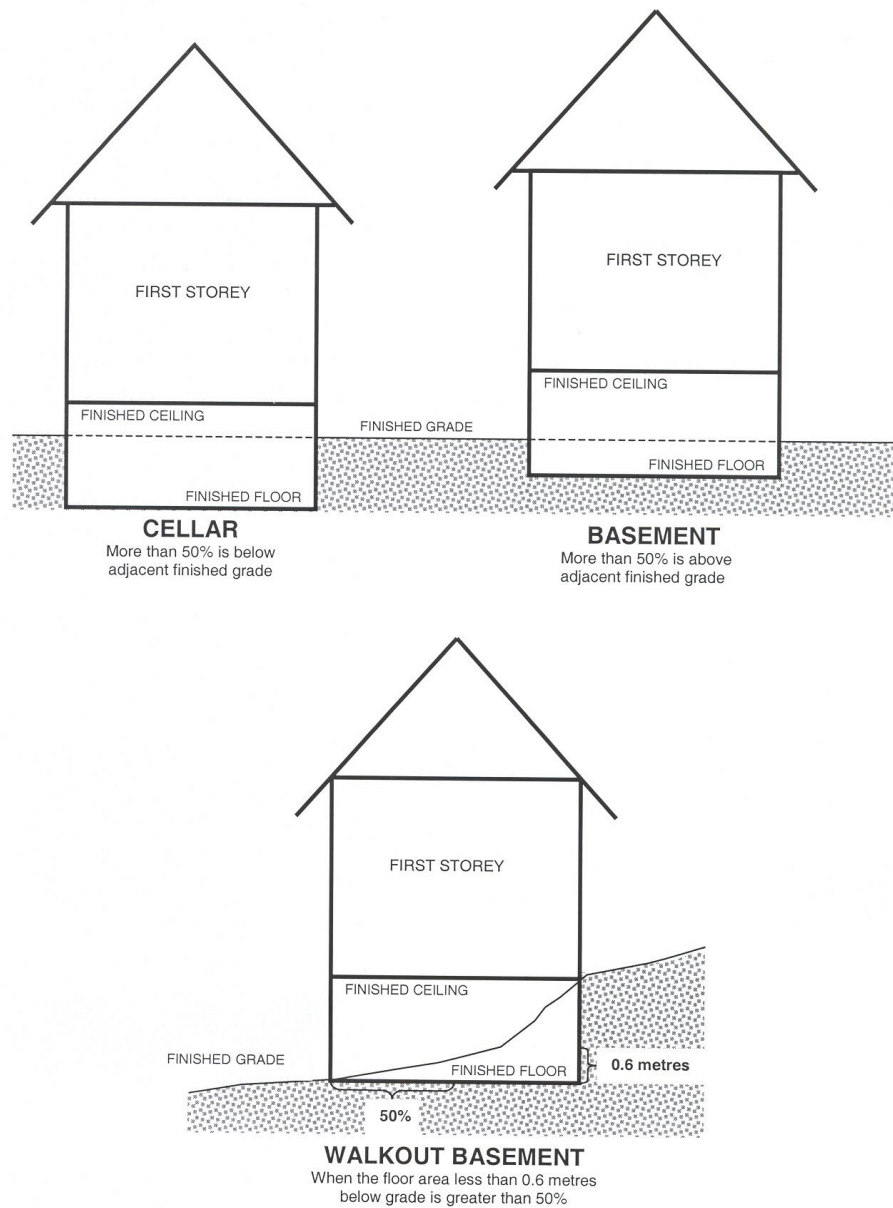
**\*(By-law 23-2021)\***

- 2.17 AUTOMOTIVE-GASOLINE BAR means one or more pump islands, each consisting of one or more gasoline pumps, and shelter having a floor area of not more than \*100\* square metres, excluding washrooms, which shall not be used for the sale of any product other than liquids and small accessories required for the operation of motor vehicles and shall not be used for repairs, oil changes or greasing.

- 2.18 AUTOMOTIVE-SERVICE STATION means a building or place where gasoline, grease, anti-freeze, tires, tubes, tire accessories, electric light bulbs, spark plugs and batteries for motor vehicles are stored or kept for sale, or where motor vehicles may be oiled, greased or washed, or have their ignition adjusted, tires inflated or batteries changed, or where only minor or running repairs essential to the actual operation of motor vehicles are executed or performed.
- 2.19 AUTOMOTIVE-STORE means an establishment primarily engaged in the retail sale of vehicle parts, accessories and tools. Accessory uses may include service bays for performing maintenance repair operations on motor vehicles.
- 2.20 AUTOMOTIVE-VEHICLE SALES OR RENTAL ESTABLISHMENT means an establishment having as its main use the storage of vehicles for sale or the storage of vehicles for rent or lease. Accessory uses may include facilities for the repair or maintenance of such vehicles.
- 2.21 AUTOMOTIVE PUMP ISLAND shall mean a concrete base, raised at least 10 centimetres above the vehicle travelled portion of an area adjacent to gasoline or similar fuel dispensing equipment, upon which dispensing equipment is mounted.
- 2.22 BASEMENT means that portion of a building between two floor levels which is partly underground but which has more than 50% of its height from finished floor to finished ceiling above adjacent finished grade.
- 2.23 BASEMENT, WALKOUT means that portion of a building which is partly underground, but which has more than 50% of the floor area not greater than 0.6 metres below grade or which has an entrance and exit at finished floor level. This definition shall only apply in an area where natural terrain permits construction of a walkout basement.
- 2.24 BED AND BREAKFAST ESTABLISHMENT means an owner-occupied single-detached dwelling in which there are up to three rooms for rent as short-term accommodation for tourists or vacationers, and may include the provision of meals. The Bed and Breakfast use shall remain subordinate to the primary use of the building as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.
- 2.25 BERM means a landscaped mound of earth.
- 2.26 BOARDING HOUSE means a dwelling in which the proprietor resides and supplies for gain, more than three bedrooms for boarders and may include the provision of meals. Rooming house shall have a corresponding meaning.
- 2.27 BOAT DOCKING OR LAUNCHING FACILITY means a structure for the mooring or launching of boats or watercraft, attached to or forming part of the mainland or used in conjunction with a use on the mainland.



## ILLUSTRATION OF BASEMENT, WALKOUT BASEMENT AND CELLAR DEFINITIONS



Note: The above illustrations are for clarification purposes only.

2.28 BOATHOUSE means a detached one-storey, accessory building or structure which is designed or used for the sheltering of a boat or other form of water transportation and the storage of household equipment incidental to the residential use of the property and shall not be used for human habitation nor contain food preparation or sanitary facilities.

**\*(By-law 23-2021)\***

\*2.29 BREW PUB means an eating establishment which includes, as an accessory use, the small-scale manufacturing of specialty or craft beer, wine or spirits produced for retail sale and consumption on or off-premises.\*

2.30 BUFFER STRIP means an area to be used only for the purpose of screening land, buildings or other structures by the planting and maintenance of trees or shrubs or the construction and maintenance of a berm.

2.31 BUILDING means any structure used or designed to be used for shelter, accommodation or enclosure of persons, animals or chattels.

2.32 BUILDING ENVELOPE means the buildable area on a lot, defined by the minimum front yard depth, rear yard depth and side yard width requirements and maximum height requirements, within which a building can be erected.

2.33 BUILDING SUPPLY STORE means an establishment engaged in the selling of building supplies including lumber, siding, roofing, electrical, heating and similar items.

2.34 CABIN, SLEEP means a building containing not more than two sleeping rooms, which building shall not include cooking facilities.

2.35 CALL CENTRE means a building or part of a building engaged primarily in service transactions electronically or through a communication medium and without limiting the generality of the foregoing, may include such establishments as credit card information centres, virtual banking services, on-line services and telephone solicitation services, but shall not include any walk-in or off-the-street traffic or any retail or manufacturing of goods for sales.

2.36 CAMP, RECREATION means a recreational establishment operated by a private or public organization where children and/or adults are temporarily accommodated in tents, cabins, cottages and/or lodge houses and shall include a church camp, a day camp or a scout camp but does not include any tourist establishment or mobile home park.

2.37 CAMPING ESTABLISHMENT means a tourist establishment consisting of at least five camping lots and comprising land used or maintained as grounds for the camping or parking of recreational vehicles and tents.

- 2.38 CATERING ESTABLISHMENT shall mean a building or structure or part thereof used for the preparation of meals to be delivered for consumption off the premises, which meals are not served to customers on the premises or to take out, and may include the rental of accessories such as dishes, glasses and cutlery.
- 2.39 CELLAR means the portion of a building between two floor levels, which is partly or wholly underground but which has more than 50% of its height from finished floor to finished ceiling, below adjacent finished grade.
- 2.40 CEMETERY means a cemetery, columbarium or mausoleum within the meaning of the Cemetery Act of Ontario.
- 2.41 CHURCH means a building commonly used by any religious organization as defined in the Religious Organizations' Lands Act, R.S.O. 1990 as amended, for public worship, and may include a rectory or manse, church hall, auditorium, day nursery or religious school associated with or accessory thereto.
- 2.42 CLINIC means a building or part thereof, used exclusively by physicians, dentists, their staff, and their patients for the purpose of consultation, diagnosis and office treatment. Without limiting the generality of the foregoing, a clinic may include administrative offices, waiting rooms, treatment rooms, laboratories, pharmacies and dispensaries directly associated with the clinic, but shall not include accommodation for in-patient care or operating rooms.

**\*(By-law 93-2022)\***

- \*2.43 COACH HOUSE means a type of secondary dwelling unit that is located in a standalone structure, detached from the primary dwelling unit.\*2.44 COMMUNITY CENTRE means any tract of land or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, and the control of which is vested in the municipality, a local board or agent thereof.
- 2.45 CONCRETE MANUFACTURING PLANT means an industrial facility used for the production of concrete for immediate use in the construction of buildings, structures, roads or driveways. This definition also means the manufacturing of finished concrete products and may include the retail sale of such products.
- 2.46 CONSTRUCT means to do anything in the erection, installation, extension or material alteration or repair of a building and includes the installation of a building unit fabricated or moved from elsewhere and "construction" has a corresponding meaning.
- 2.47 CONTRACTOR'S YARD OR SHOP means an area of land of a contractor of any building or construction trade where equipment and materials are stored, or where a contractor performs shop or assembly work but does not include any other yard or establishment otherwise defined or classified herein.

- 2.48 CONVENIENCE STORE means a retail commercial establishment supplying groceries, sundries and other daily household necessities to the immediate surrounding area.
- 2.49 CORPORATION means the Corporation of the Town of Renfrew.
- 2.50 DAY CARE (Private Dwelling) means care provided to five children or fewer under 10 years of age, in a private residence other than the home of the parent/guardian of the child.
- 2.51 DAY NURSERY means a building or part thereof duly licensed by the Province of Ontario for use as a facility for the day-time care of children.
- 2.52 DENSITY shall mean the ratio of dwelling units to one net hectare of lot area. Net hectare means residential building land plus any required off-street parking area, but does not include road allowances or land used for other permitted uses.
- 2.53 DRIVEWAY means a vehicle access provided between a street or lane and a parking area or a loading space, or between two parking areas, but does not include a parking aisle.
- 2.54 DRY CLEANING ESTABLISHMENT shall mean a building where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing, goods, or fabrics is carried on and may include an area for the purpose of receiving articles of clothing, goods or fabrics.
- 2.55 DWELLING means a building or part of a building containing one or more dwelling units.
- 2.56 DWELLING, SINGLE DETACHED means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.
- 2.57 DWELLING, SEMI-DETACHED means a building that is divided vertically into two separate dwelling units each of which has an independent entrance either directly from the outside or from a common vestibule.
- 2.58 DWELLING, DUPLEX means a building that is divided horizontally into two separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.59 DWELLING, TRIPLEX means a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- 2.60 DWELLING, TWO UNIT (THREE UNIT OR FOUR UNIT) means a building containing two dwelling units (or three dwelling units or four dwelling units).

- 2.61 DWELLING, MULTIPLE ATTACHED means a building that is divided vertically into four or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning.
- 2.62 DWELLING, APARTMENT means the whole of a building not otherwise defined herein, which contains five or more dwelling units served by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
- 2.63 DWELLING, CONVERTED means a dwelling built prior to 1960 with a minimum dwelling unit area of 186 square metres, the interior of which has been altered or converted, so as to provide therein, not more than six dwelling units, none of which shall be located in the cellar of the dwelling.
- 2.64 DWELLING UNIT means a suite of habitable rooms which:
- (a) is located in a building;
  - (b) is used or intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
  - (c) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
  - (d) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.

2.65 DWELLING UNIT, ACCESSORY means a dwelling unit accessory to a permitted non-residential use.

**\*(By-law 23-2021)\***

2.66 DWELLING UNIT AREA means the aggregate of the floor area of all habitable rooms, hallways and lobbies within a dwelling unit, including the thickness of any exterior walls, and, \*with the exception of buildings containing one dwelling unit (i.e., single-detached dwellings), may include that portion of basement or cellar floor area containing habitable rooms, hallways and lobbies (excluding floor area used for mechanical, storage, unfinished areas, and other non-habitable rooms).\*

**\*(By-law 93-2022)\***

\*2.67 DWELLING UNIT, PRIMARY means a single-detached dwelling, a townhouse dwelling unit, or a semi-detached dwelling unit, but does not include a garden suite, a boarding house, a converted dwelling, a coach house, an accessory dwelling unit, or any other dwelling unit type as defined in this bylaw.

2.68 DWELLING UNIT, SECONDARY means a second self-contained residential dwelling unit, subordinate to a primary dwelling unit, in which food preparation, eating, living, sleeping and sanitary facilities are provided for the exclusive use of the occupants thereof, which may be located within the primary dwelling unit, or within structures accessory to the primary dwelling unit such as a garage or other detached structure but does not include a garden suite of an accessory dwelling unit as defined in this By-law.\*

**\*(By-law 23-2021)\***

2.69 EATING ESTABLISHMENT means a building or part of a building where food \*or beverage\* is offered for sale or sold to the public for consumption and includes a restaurant, cafe, cafeteria, ice cream parlour, tea or lunch room, dairy bar, coffee shop, snack bar, \*and brew pub\* but does not include a boarding house.

**\*(By-law 23-2021)\***

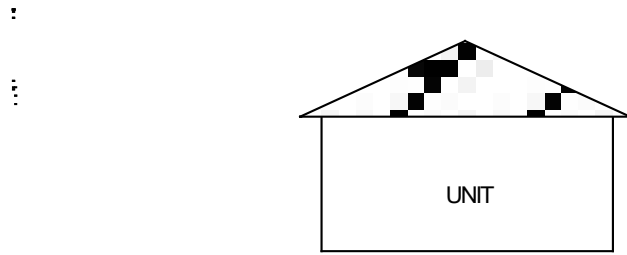
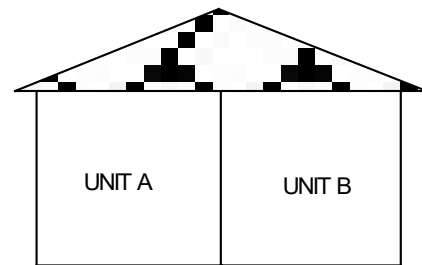
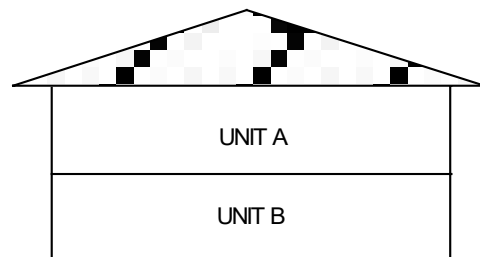
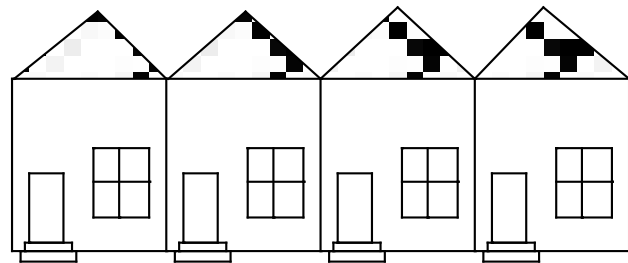
2.70 EATING ESTABLISHMENT, TAKE-OUT means a building or structure used for the sale of food to the general public and from which food \*or beverage\* is made available to the customer from within the building. This does not include a refreshment vehicle. No provision is made for consumption of food \*or beverage\* on the site.

2.71 EQUIPMENT SALES AND RENTAL ESTABLISHMENT shall mean a building or structure, or part thereof, in which heavy machinery or equipment is offered or kept for sale, rent, lease, or hire under agreement for compensation.

2.72 ERECT means build, construct, reconstruct, alter, enlarge or relocate and without limiting the generality of the foregoing, shall include any preliminary physical operations such as cutting, grading, excavating, berming, piling, cribbing, filling or drainage, or any altering of any existing building by an addition, deletion, enlargement, extension or other structural change.

- 2.73 ESTABLISHED BUILDING LINE means the average distance from the street line to existing buildings on the same side of a street within 150 metres of a lot, where a minimum of 3 dwellings have been built within this area prior to the date of passing of this By-law. Where the established building line is being calculated for water setback, the average distance is to be measured in accordance with the foregoing, except that it will be calculated using the distances between the high water mark and existing buildings.
- 2.74 EXISTING means existing as of the date of final passing of this By-law.
- 2.75 EXTRACTIVE INDUSTRIAL FACILITY means a building, structure or facility used for processing aggregate and includes the screening, sorting, crushing, storing and other similar operations allied to an extractive industrial operation.
- 2.76 FACTORY OUTLET means a building accessory to a permitted industrial use where the products manufactured by that industry are kept and offered for wholesale or retail sale.
- 2.77 FAIRGROUND shall mean a place, building, or part of a building, used for the purpose of outdoor fairs, shows, displays, exhibitions, sporting events, bingos, horse racing, day nursery, and other general assembly types of uses.

## ILLUSTRATION OF DWELLING TYPES

***DETACHED******SEMI-DETACHED******DUPLEX******MULTIPLE ATTACHED***

Note: The above illustrations are for clarification purposes only.



- 2.78 FARM means land used for the tillage of soil; the growing and harvesting of field crops, vegetables, fruits, horticultural crops and trees; the grazing, breeding, raising, boarding or training of livestock and horses; dairying; beekeeping, fish farming; any other operation that is normal farming practice; and includes one farm dwelling as well as barns, sheds and other accessory structures. A farm use includes a hobby farm.
- 2.79 FARM IMPLEMENT SALES AND SERVICES ESTABLISHMENT shall mean an establishment having as its main use the storage and display of farm implements for sale which may include facilities for the repair or maintenance of farm equipment.
- 2.80 FARM LIMITED means land used for growing and harvesting field, bush, vine, forest or tree crops or grazing and does not include a farm dwelling and accessory buildings and uses.
- 2.81 FARM PRODUCE SALES OUTLET means a stand set up as an accessory use on a farm, used for the sale or produce from that same agricultural use.
- 2.82 FINANCIAL INSTITUTION shall mean a bank, trust company, credit union, or similar business or institution.
- 2.83 FLOOD means a temporary rise in the water level resulting in the inundation of areas that are adjacent to a water course and not ordinarily covered by water.
- 2.84 FLOOD FRINGE means the outer portion of the flood plain between the floodway and the upper elevation of the flood plain limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
- 2.85 FLOOD PLAIN means the area of land within a watershed which is subject to inundation during a flooding event. This area shall be calculated as being the area that would be flooded with an expected average frequency of once in a hundred years. Lands subject to flooding shall have a corresponding meaning.
- 2.86 FLOODPROOFED means the installation of power service metering equipment, major electrical appliances, etc., such that they are not located below the flood plain design elevation but this does not prohibit the installation of electrical wall outlets equipped with ground fault plugs; the design and installation of heating, air conditioning, ventilation, plumbing, sewer and water systems which consider flood susceptibility; sanitary sewer and storm drainage systems having openings below the flood plain elevation which are provided with automatic back flow preventers; water supply systems which are designed to prevent contamination by flood waters; fuel-fired furnaces which are provided with float operated automatic control valves which shut off the fuel supply in the event of flooding; septic systems which are designed to operate during flood conditions and which prevent sewer discharges which could result in a health hazard; and no building openings below the regulatory flood elevation.

- 2.87 FLOODWAY means the channel of a watercourse and the inner portion of the flood plain adjacent to the watercourse where flood depths and velocities are more severe than in the flood fringe. These flood depths and velocities are considered to have the potential to threaten lives and/or damage property.
- 2.88 FLOOR AREA GROSS means, for a dwelling, the total area of the storeys exclusive of basements, cellars, attic, garages, sunrooms, unenclosed verandas or porches; and for a building other than a dwelling, the total area of all the floors contained within the outside walls of the building. Only that floor area having a clear height to the ceiling of at least 2.25 metres may be used to calculate floor area.
- 2.89 FLOOR AREA, GROSS LEASABLE means the total floor area of a building including basements, mezzanines and upper floors, minus common areas including public walkways, malls, public toilets, truck and service facilities, joint service facilities, elevator shafts and lobbies, boiler rooms, maintenance rooms, mechanical or electrical or utility rooms and any parking for autos within the building.
- 2.90 FLOOR AREA, NET means only the habitable or useable floor space in a building exclusive of any foyer, hallways, stairwell, closet, washroom or toilet room and shall be measured from the inside walls.
- \*(By-law 93-2022)\***
- \*2.91 FOOTPRINT means the area of the ground floor of a building, measured from the exterior of the outermost walls, including an attached garage but excluding any projections. \*
- 2.92 FRONTAGE see LOT FRONTAGE.
- 2.93 FORESTRY means the management, development and cultivation of timber resources to ensure the continuous production of wood or wood products, provision of proper environmental conditions for wildlife, protection against floods and erosion, protection and production of water supplies, and preservation of the recreation resources.
- 2.94 FUEL STORAGE TANK means a tank for the bulk storage of petroleum gasoline, fuel oil, gas or inflammable liquid or fluid but does not include a container for inflammable liquid or fluid legally and properly kept in a retail store or a tank for storage merely incidental to some other use of the premises where such tank is located.
- 2.95 FURNITURE OR WOOD PRODUCTS SHOP means an establishment where items are constructed primarily from wood, including such products as cabinets, furniture, caskets, trim, or sash and door works.
- 2.96 FUNERAL HOME means any premises where preparation of a human body for internment or cremation is undertaken.

- 2.97 GARAGE, PRIVATE means an enclosed or partially enclosed structure in which no business, occupation or service is conducted for profit, and which structure is used primarily for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy. Carport shall have a corresponding meaning.
- 2.98 GARAGE, PUBLIC means a municipal or provincial facility used for the storage and servicing of road construction and maintenance equipment and materials.
- 2.99 GARDEN CENTRE means an establishment primarily used for the retail sale of gardening equipment, products and planting materials, including greenhouses for the cultivation of such materials.
- 2.100 GOLF COURSE means a public or private area operated for the purpose of playing golf and includes a par 3 golf course, an accessory clubhouse and an accessory driving range, but does not include a driving range as the principal use, or a miniature golf course.
- 2.101 GRADE shall mean when used with reference to a building, the average elevation of the finished surface of the ground where it meets the exterior of the front of such building and when used with reference to a structure, shall mean the average elevation of the finished surface of the ground immediately surrounding such structure, exclusive in both cases of any artificial embankment, and when used with reference to a street, road or highway, means the elevation of the street, road or highway, means the elevation of the street, road or highway, established by the Town of Renfrew or other designated road authority.
- 2.102 GRAVEL PIT means any open excavation made for the removal of any soil, earth, clay, marl, sand, gravel or unconsolidated rock or mineral in order to supply material for construction, manufacturing or industrial purposes.
- 2.103 GROUP HOME means a single housekeeping unit in a residential dwelling in which up to ten unrelated residents, excluding staff or the receiving household, live as a household under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial statute.
- 2.104 HAULED SEWAGE means untreated sanitary waste from a septic tank, privy or holding tank.
- 2.105 HEIGHT means, when used with reference to a building, the vertical distance between the average elevation of the finished surface of the ground at the front of the building and,
- (a) in the case of a flat roof, the highest point of the roof surface or the parapet, whichever is the greater;
  - (b) in the case of a mansard roof, the deck roof line;

- (c) in the case of a gable, hip or gambrel roof, the mean height between the eaves and the ridge; and
- (d) in the case of any other type of roof, the highest point of the roof surface.

2.106 HIGH WATER MARK means the mark made by the action of water under natural conditions on the shore or bank of water, which action has been so common and usual and so long continued that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation or soil on the other side of the mark.

2.107 HOME DISPLAY AND SALES OUTLET means an establishment or premises where prefabricated dwellings including cottages and mobile homes are erected or located for display purposes only and from which orders can be placed for the purchase and delivery of such dwellings or parts and accessories associated therewith.

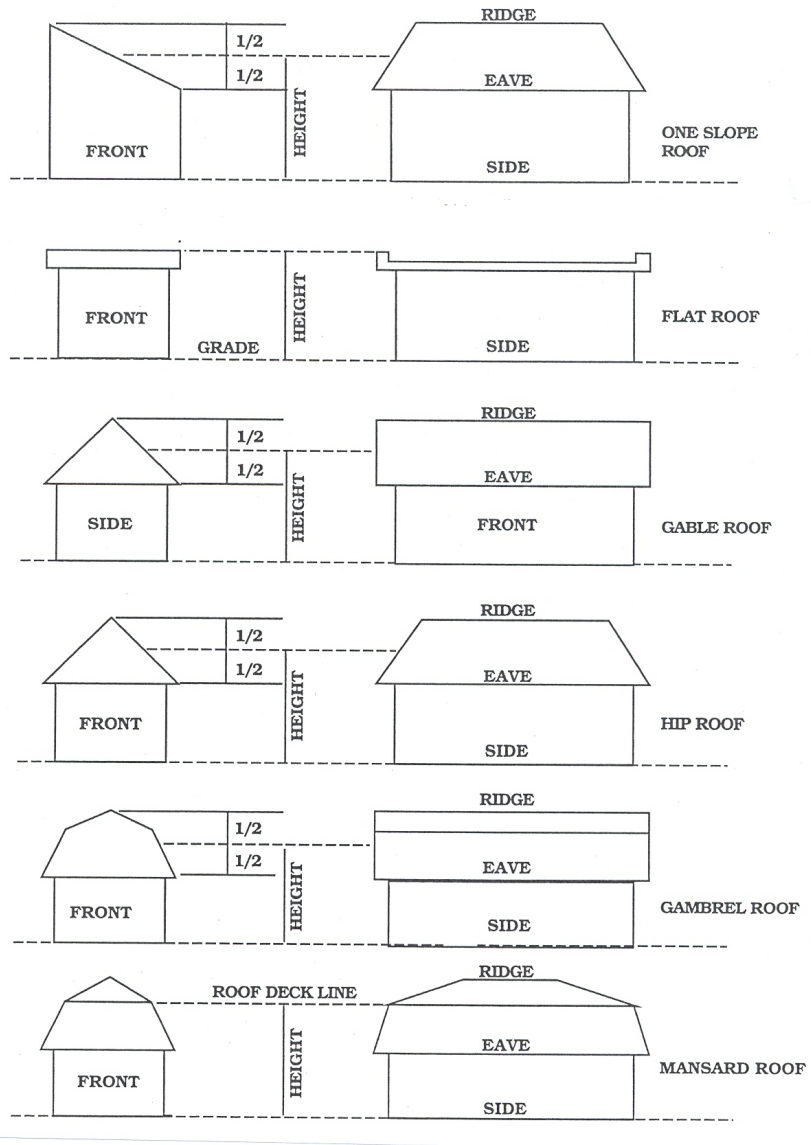
2.108 HOME FOR THE AGED means a "home for the aged" as defined under the Homes for the Aged and Rest Homes Act, as amended from time to time.

2.109 HOME OCCUPATION means any occupation for gain or support, which is carried on as an accessory use within a dwelling unit by person(s) permanently residing in the dwelling unit. One employee, other than a permanent resident of the dwelling will be permitted to be employed. Such home occupation uses may include, but are not limited to a service or repair shop; a personal service shop; the office or consulting room of a doctor, dentist, chiropractor, drug-less practitioner, lawyer, real estate agent, insurance agent, engineer, planner, architect, photographer; an art, dance, music instructor or teacher limited to two pupils at any one time; a tradesman or contractor including but not limited to a builder, carpenter, electrician, general handyman, mason, plumber, roofer, etc., all without any storage of equipment and materials outside of the dwelling; but does not include a clinic, a hospital, a nursing home, a tea room, kennel, a taxi business or a small internal combustion engine repair shop.

2.110 HOTEL means a tourist establishment with one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior. MOTEL shall have a corresponding meaning.

2.111 HUMAN HABITATION AND OCCUPATION means the use or intended use of a building or part of a building by persons for sleeping purposes.

## ILLUSTRATION FOR HEIGHT DEFINITIONS



Note: The above illustrations are for clarification purposes only.

- 2.112 INDUSTRIAL MALL shall mean a building or group of buildings designed, developed, owned, and managed as a unit containing three or more separated spaces for lease or occupancy by permitted industrial uses as established by this By-law.
- 2.113 INSTITUTIONAL USE means the use of buildings or structures for a public or non-profit purpose and without limiting the generality of the foregoing, may include such uses as schools, places of worship, indoor recreational facilities, community centre, hospitals, hospices and government buildings.
- 2.114 LANDSCAPED OPEN SPACE means open space comprised of lawn and/or ornamental shrubs, flowers and trees and may include space occupied by paths, walks, courts and patios, berms and retaining walls, but shall not include parking areas, traffic aisles, driveways, ramps or storage of equipment, vehicles or other materials.
- 2.115 LANE means a public thoroughfare which affords only a secondary means of access to abutting lots and which is not intended for general traffic circulation.
- 2.116 LAUNDROMAT means a building or structure where coin-operated laundry machines, using only water, detergents and additives are made available to the public for the purpose of laundry cleaning.
- 2.117 LIVESTOCK means chickens, turkeys, cattle, hogs, mink, rabbits, sheep, horses, goats or any domestic animal used or raised for consumption or for commercial purposes.
- 2.118 LIVESTOCK FACILITY means barns, buildings or structures where livestock are housed and shall also include beef feedlots and the associated manure storage facilities.
- 2.119 LOADING SPACE shall mean a space or bay located on a lot which is used or intended to be used for the temporary parking of any commercial vehicle while loading or unloading goods, merchandise or materials, used in connection with the use of the lot or any building thereon, and which has unobstructed access not necessarily in a straight line, to a street or lane.
- 2.120 LODGE HOUSE means a building in which bedrooms, common areas, dining areas, games areas and meals are available for the guests of an establishment.
- 2.121 LOT means a parcel or tract of land:
- (a) which is a whole lot as shown on a Registered Plan of Subdivision, but a Registered Plan of Subdivision for the purposes of this paragraph does not include a Registered Plan of Subdivision which has been deemed not to be a Registered Plan of Subdivision under a By-law passed pursuant to Section 50 of The Planning Act.

- (b) which is a separate parcel of land the owner of which does not retain the fee or equity of redemption in, or a power or right to grant, assign, or exercise a power of appointment with respect to any abutting land, or
- (c) the description of which is the same as in a deed, which has been given consent pursuant to the Planning Act.

2.122 LOT AREA means the total horizontal area within the lot lines of a lot. In the case of a corner lot having street lines rounding at the corner with a radius of 6 metres, or less, the lot area of such land shall be calculated as if the lot lines were produced to their point of intersection.

2.123 LOT, CORNER means a lot situated at the intersection of two or more streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side lot lines) contain an angle of not more than 135 degrees. In the case of a curved corner, the corner of the lot shall be that point on the street line nearest to the point of intersection of the said tangents.

2.124 LOT COVERAGE means the percentage of the lot area covered by buildings and structures, including accessory buildings and structures.

2.125 LOT FRONTAGE means the horizontal distance between the side lot lines measured along the front lot line. Where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage shall be measured along a line 7.5 metres back from and parallel to the street line.

2.126 LOT, INTERIOR means a lot situated between adjacent lots and having access to one street.

2.127 LOT LINE means any boundary of a lot or a vertical projection thereof.

2.128 LOT LINE, FRONT means the lot line that divides the lot from the street or street allowance or private road with the following clarifications:

- (a) in the case of a corner lot, the shorter lot line that abuts the street shall be deemed the front lot line and the longer lot line that abuts the street shall be deemed the side lot line;
- (b) in the case of a corner lot with two street lines of equal lengths, the lot line that abuts the wider street or abuts a Provincial Highway or abuts a County Road shall be deemed to be the front lot line, and in the case of both streets being under the same jurisdiction, or of the same width, the lot line where the principal access to the lot is approved shall be deemed to be the front lot line;

- (c) in the case of a corner lot abutting a 0.3 metre reserve the lot line so abutting the 0.3 metre reserve shall be deemed an exterior side lot line and the other line abutting the street shall be deemed the front lot line;
  - (d) in the case of a through lot, the longer boundary dividing the lot from the street shall be deemed to be the front line and the opposite shorter boundary shall be deemed to be the rear lot line. In case each of such lot lines should be of equal length the lot line where the principal access to the lot is approved shall be deemed to be the front lot line.
- 2.129 LOT LINE, REAR means, in the case of a lot having four or more lot lines, the lot line furthest from and opposite to the front lot line. In the case of a lot with less than four lot lines, there shall be deemed to be no rear lot lines.
- 2.130 LOT LINE, SIDE means a lot line other than a front or rear lot line.
- 2.131 LOT OF RECORD shall mean a lot legally capable of being conveyed from one person to another person as of the date of passing of this By-law.
- 2.132 LOT, THROUGH means a lot bounded on two opposite sides by a street. If any lot qualifies as being both a "Lot, Corner" and a "Lot, Through" as hereinbefore defined, such lot shall be deemed a "Lot, Corner" for the purpose of this By-law.
- 2.133 MAIN BUILDING means a building in which the principal use is conducted on the lot on which the building is located. In the residential zone the dwelling is the main building.
- 2.134 MAIN WALL shall mean the exterior front, side, or rear wall of a building, and all structural members essential to the support of a fully enclosed space or roof.
- 2.135 MANUFACTURING PLANT means a building or structure in which a product is fabricated or materials are processed or assembled and from which such product is shipped to a wholesale or retail outlet.
- 2.136 MANUFACTURING PLANT, LIGHT means a building or structure in which materials or component parts are manufactured, assembled or processed to produce finished products suitable for the retail trade but does not include any industry involving stamping presses, furnaces or other machinery that emits dirt, dust or noxious fumes into the air or that results in noise or vibration beyond the property in excess of Ministry of the Environment guidelines.
- 2.137 MARINA means a building, structure or place, containing docking facilities and located on a water body, where boats and boat accessories are berthed, stored, serviced, repaired or kept for sale or rent and where facilities for the sale of marine fuels and lubricants may be provided.



- 2.138 MEAT PRODUCTS PLANT means a canned meat factory, sausage factory, meat processing plant and any other factory where meat or poultry are cooked, cured, smoked or otherwise processed or packed but does not include a stock-yard, abattoir, tannery or hide processing plant, a poultry-killing establishment, an animal food factory or an animal by-products plant.
- 2.139 MINI STORAGE ESTABLISHMENT means one or more than one building containing separate spaces of varying sizes that are offered by lease or rent to persons for the storage of chattels. Self-service storage building shall have a corresponding meaning.
- 2.140 MOBILE HOME means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46(1) of the Planning Act amended from time to time, or any successors thereto.
- 2.141 MOTEL means a tourist establishment with one or more than one building containing four or more accommodation units grouped under one roof and accessible from the interior or partially from the exterior. HOTEL shall have a corresponding meaning.
- 2.142 MUTUAL DRIVEWAY means an ingress or egress that is common to two or more owners of abutting lands as a right-of-way registered against the title of the lands.
- 2.143 NAVIGABLE WATERWAY means a navigable body of water or stream as deemed under the Navigable Waters Protection Act.
- 2.144 NON-CONFORMING means that which does not conform, comply or agree with the regulations of this Bylaw as of the date of final passing thereof.
- 2.145 NURSERY See GARDEN CENTRE.

- 2.146 NURSING HOME means a nursing home as defined under the Nursing Home Act, as amended from time to time, but does not include a retirement home. Long Term Care Facility shall have a corresponding meaning.
- 2.147 OFFICE, BUSINESS means an office where one or more persons are employed in the management, direction or conducting of any agency, business, brokerage, labour or fraternal organization and shall include a newspaper plant, a radio and television broadcasting studio or theatre.
- 2.148 OFFICE, PROFESSIONAL means any office where professionally qualified persons, technical assistants and clerical staff are employed and where clients or patients seek advice, consultation, or treatment. Notwithstanding the foregoing, said office shall not be a hospital or any other use defined herein.
- 2.14 9 OPEN STORAGE means storage or display of raw materials, goods, merchandise, equipment, or other materials which are not inside a building or structure. Enclosure of an area by a fence or a canopy or roofed structure shall not be construed as an enclosed building.
- 2.150 OUTDOOR AIR CONDITIONING UNIT means an outdoor air conditioner that is located to the exterior of the building it serves.
- 2.151 OUTDOOR FURNACE means a solid fuel burning appliance located outside of the building it serves and is used for the space heating of buildings and/or domestic water heating and does not include the incineration of waste as defined in Section 25 of the Environmental Protection Act, c.E.19., R.S.O. 1990.
- 2.1 52 PARK means a recreational area that consists largely of open space and which may include a picnic area, swimming pool or area, playground, play field or similar use, but shall not include a mobile home park or recreational vehicle park.
- 2.153 PARK, PRIVATE means a park other than a public park.

- 2.15 4 PARK, PUBLIC means a park owned or controlled by the Corporation or by any Ministry, Board, Commission or Authority established under any statute of Ontario or Canada.
- 2.15 5 PARKING AREA means an area provided for the parking of motor vehicles and encompassing at least the required number of parking spaces and all driveways, aisles, manoeuvring areas, entrances, exits and similar areas for access to parking spaces, but shall not include any part of a street or private road.
- 2.156 PARKING LOT, COMMERCIAL means a parking lot forming the principal use of a lot.
- \*(By-law 23-2021)\***
- 2.157 PARKING SPACE means an area of not less than 16.2 square metres measuring 2.7 metres by 6.0 metres, exclusive of driveways or aisles, for the temporary parking or storage of motor vehicles. Each barrier-free parking space shall \*comply with provincial requirements.\*
- 2.158 PERMITTED means permitted by this By-law.
- 2.159 PERSON means an individual, an association, a chartered organization, a firm, a partnership or a corporation.
- 2.160 PLACE OF ENTERTAINMENT means an athletic, recreational or social club operated for gain or profit as well as a motion picture or other theatre, auditorium, billiard or pool room, bowling alley, ice or roller skating rink, curling rink, or dance hall, but does not include any place of entertainment or recreation otherwise defined or classified in this By-law.
- 2.161 PORTABLE GARAGE means a supporting metal or wood framework with a fabric cover made of canvas, nylon, clear plastic or similar material for the storage of one or more vehicles and storage of household equipment incidental to the residential occupancy.
- 2.162 PRINTING ESTABLISHMENT shall mean a building or part of a building in which a business is operated involving the duplicating, photographing, engraving, and reproduction of paper and stationary supplies by mechanical means for sale.

- 2.163 PRIVATE ROAD means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access-route to one or more abutting, legally conveyable parcels of land.
- 2.164 PRIVATE CLUB means a building or part of a building used as a meeting and social place exclusively for members of a chartered organization and their guests, and shall include a fraternal lodge (for example, Free Masons), a fraternity or sorority house, hostel, and a labour union hall.
- 2.165 PROPANE TANK shall mean a structure consisting of a tank used for the storage of propane gas for heating a building.
- 2.166 PROVINCIALLY SIGNIFICANT WETLAND means an area identified as Provincially Significant by the Ministry of Natural Resources using evaluation procedures established by the Province.
- 2.167 PUBLIC AUTHORITY means the Council and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Planning Committee or other board or commission or committee of the Town of Renfrew established or exercising any power or authority under any general or special statutes of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.
- 2.168 PUBLIC BUILDING means any building or structure owned or leased by a municipal corporation, the County of Renfrew, Province of Ontario or the Government of Canada and in which government activities are carried out.
- 2.169 PUBLIC UTILITY means a waterworks, a water supply system, sewage works, electrical power or energy generating, transmission or distribution system, street lighting system, natural or artificial gas works or supply system or a telephone system, and includes any lands, buildings or equipment required for the administration or operation of any such system.
- 2.170 QUARRY means any open excavation made for the removal of any consolidated rock or mineral including limestone, sandstone or shale, in order to supply material for construction, industrial or manufacturing purposes, but shall not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Corporation or an excavation incidental to the construction of any public works.
- 2.171 RECREATION, ACTIVE means the use of land, water and/or building for the purpose of organized active leisure activities and shall include an arena, a golf course, a sports field, and motorized vehicle trails.

- 2.172 RECREATION, PASSIVE means the use of land and/or water for the purpose of passive leisure activity and shall include a park, a garden, a picnic area and the like, trails, as well as a playground with activity equipment for children.
- 2.173 RECREATIONAL VEHICLE means a structure or vehicle designed, intended and used as accommodation exclusively for travel, recreation and vacation and which is either capable of being drawn by a passenger vehicle or is self-propelled and shall include travel trailers, park model trailers, tent trailers, vans, motor homes, and similar transportable accommodation excepting a mobile home. Snowmobiles, all types of boats or vessels, trail bikes, all terrain vehicles, and similar vehicles which cannot be classified as motor vehicles, and the trailers designed to accommodate them, shall also be considered as recreational vehicles.
- 2.174 RECREATIONAL VEHICLE SALES ESTABLISHMENT shall mean a building, structure, or lot used for the display and sale of recreational vehicles and includes the servicing or repairing of said vehicles.
- 2.175 RECYCLING TRANSFER STATION shall mean an establishment, lot, or premises used for the temporary storage, handling, sorting, and compacting, or any combination thereof, in preparation for transfer to a processing facility, of materials for reuse, which without limiting the generality of the foregoing shall include waste paper, cardboard, glass, plastics, domestic tin, metal, and aluminium containers.
- 2.176 REFRESHMENT VEHICLE means a vehicle so designed as to be capable of being used and is used for the purpose of the sale or other dispensing of food or beverages intended for consumption by the general public, but shall not include such vehicles used principally as mobile canteens.
- 2.177 RETIREMENT HOME shall mean a building or structure providing accommodation primarily for retired persons, with or without meals, each with their own private or semi-private room, where common lounges, recreation rooms, eating and medical care facilities may be provided, and which building or structure is maintained by a staff and in which residents are ambulatory and do not require on-going bed care, although some minor nursing, medical, or similar care may be provided, but shall not include a nursing home, hotel, motel or hospital.
- 2.178 REQUIRED means required by this By-law. REQUIREMENT shall have a corresponding meaning.
- 2.179 RESORT means a tourist establishment catering to the vacationing public, designed as a destination-oriented operation and/or being within an area recognized as a destination for vacations, and providing meals and sleeping accommodations that may consist of lodge houses, guest rooms or cottages, but shall not include any other use defined herein.
- 2.180 RESTAURANT see EATING ESTABLISHMENT.

2.181 RETAIL STORE means a building or part of a building in which goods, wares, merchandise, substance, articles or things are offered or kept for sale or rent at retail, but does not include any establishment otherwise defined herein or specifically named elsewhere in this By-law.

2.182 ROAD see STREET.

2.183 ROOM, HABITABLE means a room which:

- (a) is located within a dwelling unit:
- (b) is designed for living, sleeping or eating or for sanitary purposes;
- (c) can be used at all times throughout the year; and

**\*(By-law 23-2021)\***

- (d) \*complies with all Ontario Building Code requirements.\*

2.184 ROOM, NON-HABITABLE means any room located within a dwelling unit that is not a habitable room, including, but not so as to limit the generality of the foregoing, a laundry room, a pantry, a lobby, a stairway, a closet, a verandah, a recreation room, a porch, a balcony, a private garage, an unfinished attic, \*\* a boiler room and any space used for the service and maintenance of such dwelling or for vertical travel between storeys.

2.185 SALVAGE YARD means a lot and/or premises for the storage and/or handling and/or sale of scrap or used materials, which, without limiting the generality of the foregoing, shall include waste paper, rags, wood, bottles, bicycles, vehicles, tires, metal and/or other scrap material and salvage,\*and\* includes a junk yard, scrap metal yard and a wrecking \*establishment,\* including ancillary automotive sales and service establishment and premises.

2.186 SCHOOL means a school under the jurisdiction of a Public, Separate or High School Board, a college or a university or any other school established and maintained either wholly or partially at public or private expense whether or not the same is also a boarding school, and includes any dormitory building accessory to a school.

2.187 SENIOR CITIZEN'S HOME means any home for senior citizens sponsored and administered by any public agency or any service club, church or other profit or non-profit organization, either of which obtains its financing from Federal, Provincial or Municipal Governments or agencies, or by public subscription donation or residents payments, or by any combination thereof, and such homes shall include auxiliary uses such as club, kitchen, dining and/or lounge facilities, usually associated with Senior Citizens development, but does not include a nursing home or retirement home.

- 2.188 SEPARATION DISTANCE means the horizontal distance between buildings or structures or physical features measured from the closest point of the exterior wall of such building or structure, or from the closest point of such physical feature.
- 2.189 SERVICE SHOP, GENERAL means a building or part of a building used for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops, a laundromat, but does not include any automotive uses as defined by this By-law.
- 2.190 SERVICE SHOP, PERSONAL means a building or part thereof in which services are provided and administered to the individual needs of persons, and without limiting the generality of the foregoing, includes barber shops, hairdressing establishments, spas, workrooms for shoe repair and shoe shining shops, tailor shops, bakery shops, photographic studios and dry cleaning establishment.
- 2.191 SETBACK means, with reference to a road, the distance between the centre line of the road and the nearest building or structure and with reference to a water body, the distance between the high water mark and the nearest building or structure.
- 2.192 SEWAGE SLUDGE, means the aqueous suspension of residual solids generated from the treatment of municipal or industrial wastewater.
- 2.193 SHOPPING PLAZA means a group of commercial and service establishments or uses, related in size and type, and designed, developed and managed as a unit, whether by a single owner, a group of owners or tenants in collaboration. Access to individual functions generally may be from an open mall area.
- 2.194 SOLAR COLLECTOR means any device relying upon direct solar radiation that is employed in the collection of solar radiation for heating and/or cooling of a structure or building or water. Solar collectors may be attached or detached from main buildings.
- 2.195 STREET means a public highway or public road under the jurisdiction of the Corporation, the County of Renfrew or the Province of Ontario, and includes any highway as defined in the Municipal Act (R.S.O. 1980), Chapter 302, as amended but does not include a lane, a driveway or a private road.
- 2.196 STREET ALLOWANCE means land held under public ownership for the purpose of providing a street.
- 2.197 STREET, IMPROVED means a public road, which has been constructed in such a manner so as to permit its use by normal vehicular traffic on a year-round basis and is maintained, including snow ploughing, on a year-round basis.
- 2.198 STREET LINE means the limit of the road or street allowance and is the dividing line between a lot and a street.

- 2.199 STRUCTURE means anything constructed or erected, the use of which requires location on or in the ground or attached to something having location on or in the ground.
- 2.200 SWIMMING POOL, OUTDOOR shall mean a privately owned structure erected or installed above ground or wholly or partly below ground, capable of being used for swimming, wading, diving, or bathing, and which, when filled, is capable of containing a depth of 0.46 metres or more of water and includes decks, landings, stairwells, enclosures or similar features. For the purpose of regulations pertaining to lot coverage in this By-law, a private outdoor swimming pool shall be deemed not to be a building or structure.
- 2.201 TAVERN OR PUBLIC HOUSE means a tavern or public house as defined in the Liquor Licence Act, but does not include a hotel or eating establishment.
- 2.202 TAXI STAND OR TAXI BUSINESS LOCATION shall mean the property, site, or building used as a dispatch office or an area, site, or location, intended for the parking of taxis when not engaged in transporting persons or goods.
- 2.2023 TOP OF BANK shall mean a line delineated at a point where the oblique plane of the slope meets the horizontal plane.
- 2.204 TOURIST ESTABLISHMENT means a commercial building, structure or area of land designed for the accommodation of travelling or vacationing public.
- 2.205 TOWN means the Corporation of the Town of Renfrew.
- 2.206 TRAILER means any vehicle so constructed as to be suitable for attachment to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, except a mobile home or farm implement.
- 2.207 TRAILER, PARK MODEL, means a trailer constructed to CSA Z-241 standard that is built on a single chassis mounted on wheels, designed for relocation from time to time, designed as living quarters for seasonal camping with the possibility for connection to services, and has a gross floor area, including lofts, not greater than 50 square metres when in setup mode and having a width greater than 2.6 metres in transit mode.
- 2.208 TRAILER, TENT OR TRAVEL means any trailer capable of being used for the temporary living, sleeping or eating accommodation of persons, notwithstanding that such vehicle is jacked up or that its running gear is removed. A tent or travel trailer is deemed to be a building or structure for the purposes of this By-law, as authorized by Section 34(4) of the Planning Act.
- 2.209 TRAILER PARK see RECREATIONAL VEHICLE CAMPGROUND.
- 2.210 TRANSPORTATION DEPOT shall mean the use of land, buildings, or structures where commercial motor vehicles pick up and discharge fare paying passengers, and



may include as an accessory use a ticket office, a restaurant, luggage checking and/or parcel shipping facilities, and offices accessory to the main use, but does not include a taxi stand or the display or sale of any motor vehicle.

- 2.211 TRUCK TERMINAL means a building, structure or place where trucks or transports are rented, leased, kept for hire, or stand or park for remuneration, or from which trucks or transports, stored or parked on the property, are dispatched for hire as common carriers or where goods are stored temporarily for further shipment.
- 2.212 UNENCLOSED PORCH shall mean a structure attached at the entrance or exit to a building which may be covered by a roof with or without supporting columns provided the porch remains unenclosed by walls, windows, or screening.
- 2.213 VEHICLE means a passenger automobile or other motor vehicle, a boat, a farm implement, a commercial motor vehicle, a recreational vehicle, a snowmobile, a trailer and any other device that is capable of being propelled or driven by any kind of power but not any other device powered solely by human effort except a boat.
- 2.214 VETERINARY CLINIC means a building or structure where domestic animals, birds or other livestock are treated and where domestic animals or birds are kept for treatment only and shall include the clinic of a registered veterinarian.
- 2.215 WAREHOUSE means a building or part of a building used primarily for the operation of general merchandise warehousing, cold storage and other storage facilities and also includes a centre for the distribution of wholesale goods and commodities for resale to retailers; to industrial, commercial, institutional, or professional users; to wholesalers. Wholesale has a corresponding meaning.
- 2.216 WASTE DISPOSAL SITE means any land approved by the Ministry of the Environment upon, into, or in which waste may be deposited or processed.
- 2.217 WATER FRONTAGE means the straight line horizontal distance between the two most widely separated points on any one shoreline of a waterfront lot.
- 2.218 WATER SETBACK means the straight-line horizontal distance from the high water mark of the Bonnechere River or Smiths Creek to the nearest part of any excavation, building, structure or open storage use on the lot.
- 2.219 WATER SYSTEM, COMMUNAL means a private water distribution supply system in which water is piped to more than one dwelling or business operation.
- 2.220 WAYSIDE PIT, QUARRY means a temporary gravel pit or quarry opened and used by a public road authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

2.221 WELDING SHOP means a building or structure or part thereof where metal products are joined, repaired or shaped by welding but no mass productions shall be involved.

2.222 WETLANDS means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils (soils in which there is an abundance of moisture) and has favoured the dominance of either plants that commonly grow in water or in water logged soil, or water tolerant plants. The four major categories of wetland are swamps, marshes, bogs and fens.

**\*(By-law 23-2021)\***

2.223 WRECKING ESTABLISHMENT means a building and/or lot used for the wrecking or dismantling of vehicles as defined herein, and for the storage and sale of scrap material, salvage and parts obtained there from, but shall not include any other automotive use defined herein, \*except as defined within a salvage yard where one is permitted.\*

2.224 YARD means an open space on the same lot with a building or structure or excavation, unoccupied and unobstructed except as for such accessory buildings, structures or uses specifically permitted in this By-law.

2.225 YARD, FRONT means a yard extending across the full width of a lot between the front lot line and the nearest part of any building, structure or excavation on the lot; FRONT YARD DEPTH means the shortest horizontal distance between the front lot line of the lot and the nearest part of any building, structure or excavation on the lot.

2.226 YARD, REAR means a yard extending across the full width of a lot between the rear lot line and the nearest part of any building, structure or excavation on the lot; REAR YARD DEPTH means the shortest horizontal distance between the rear lot line of the lot and the nearest part of any building, structure or excavation on the lot.

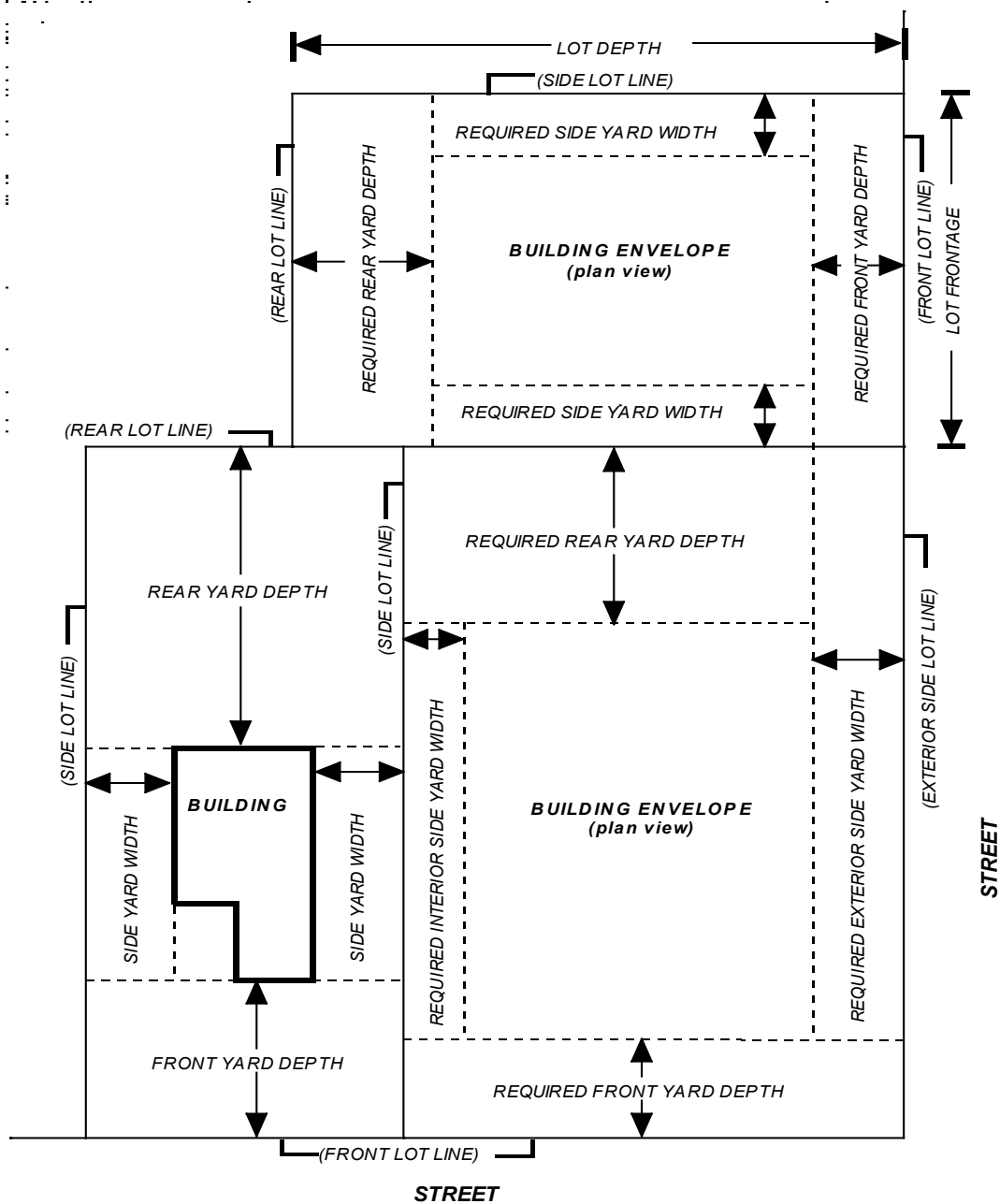
2.227 YARD, SIDE means a yard extending from the front yard to the rear yard of a lot and from the side lot line of such lot to the nearest part of any building, structure or excavation on the lot. SIDE YARD WIDTH means the shortest horizontal distance between a side lot line and the nearest part of any building, structure or excavation on the lot.

2.228 YARD, EXTERIOR SIDE means a yard adjacent to a street between the nearest part of any building, structure or excavation on the lot and a street, a 0.3 metre reserve or a road allowance, extending from the front yard to the rear lot line. EXTERIOR SIDE YARD WIDTH means the shortest horizontal distance between a side lot line on the exterior side yard side and the nearest part of any building, structure or excavation on the lot.

2.229 YARD, INTERIOR SIDE means a side yard other than an exterior side yard.

- 2.230 YARD, REQUIRED means a yard with the minimum front yard depth, rear yard depth or side yard width required by the provisions of this By-law. A required side yard shall extend from the required front yard to the required rear yard.
- 2.231 ZONE means an area delineated on a Zoning Map Schedule and established by this By-law for a specific use or group of uses.
- 2.232 ZONING ADMINISTRATOR means the officer or employee of the Corporation charged with the duty of enforcing the provisions of this By-law.

## ILLUSTRATION OF YARDS, REQUIRED YARDS AND RELATED TERMINOLOGY



Note: The above illustration is for clarification purposes only.

**SECTION 3.0 - GENERAL PROVISIONS****3.1 APPLICATION**

The requirements contained in the General Provisions shall apply to all zones, except as otherwise indicated.

**3.2 ACCESS** see Subsection 3.12 Lots to Front on a Street.**3.3 ACCESSORY USES, BUILDINGS AND STRUCTURES**

Accessory uses, buildings and structures shall be permitted in any Zone provided that:

3.3.1 No accessory use, building or structure shall be built on a lot until the principal or main use, building or structure has been built on the lot.

3.3.2 No accessory building or structure shall be used for human habitation except where a dwelling is a permitted accessory use.

3.3.3 No accessory building or structure shall be located in any minimum front yard depth or within any minimum required exterior side yard width.

3.3.4 Where paragraph 3.3.3 preceding does not apply (i.e. interior side yard and rear yard) and unless indicated otherwise in this By-law, no accessory building or structure or use shall be located closer than 1.5 metres to any lot line except:

(a) that common semi-detached garages may be centred on the mutual side lot line;

(b) that prescribed uses and structures may be permitted in accordance with the provisions of this By-law for Encroachments On Required Yards, and with the Parking Requirements of this By-law;

**\*(By-law 23-2021)\***

(c) that where a rear yard abuts a rear yard the minimum setback shall be 0.6 metres to the \*mutual\* lot line.

3.3.5 An accessory building or structure shall not exceed 4.5 metres in height and shall contain no more than one storey.

3.3.6 The maximum lot coverage of all accessory buildings shall be 10% of the lot on which they are located. This excludes outdoor swimming pools.

3.3.7 Buildings and structures shall not be considered accessory if attached to the main building, except where the accessory use is an accessory dwelling unit permitted elsewhere in this By-law.

- 3.3.8 Accessory buildings and structures shall not be constructed on lands subject to slope failure or to flooding.
- 3.3.9 Notwithstanding paragraphs 3.3.3, 3.3.4 and 3.3.5 preceding, where an accessory structure is a satellite dish or similar device designed to receive communication signals from a satellite, in any Zone, no part of such structure shall be located in the minimum front yard depth or in the required exterior side yard and such structure shall not exceed the height of the main building by more than 2.0 metres.
- 3.3.10 Vehicle parts used as accessory structures shall be prohibited in all zones.
- 3.3.11 No trailer body, truck body, or shipping container whether or not the original wheel, chassis, or hitch has been removed, shall be used as an accessory storage building in any zone.

**\*(62-2020)\* \*\***

- \*3.3.12 A portable garage is considered an accessory structure and, in addition to the foregoing, shall be subject to the following provisions:
- (a) A portable garage may be located in a rear yard, subject to the minimum yard and setback requirements of this by-law.
  - (b) A portable garage may be located in a side yard or front yard, subject to the minimum yard and setback requirements of this by-law, provided the portable garage is located on a parking area or driveway, and shall only be permitted from October 15 to May 15 annually.
  - (c) One portable garage shall be permitted per lot in the front or side yard in residential zones. There shall be no limit on the number of portable garages in the rear yard.
  - (d) Portable garages shall be maintained in good repair, in accordance with the requirements of the property standards by-law.\*

**3.4 AUTOMOTIVE SERVICE STATIONS, GASOLINE BARS AND COMMERCIAL GARAGES**

Where service stations, gasoline bars and commercial garages are permitted in this By-law, the following provisions shall apply in addition to Zone provisions:

- 3.4.1 No portion of any pump island shall be located closer than 6.0 metres from the street line of any street.
- 3.4.2 The minimum distance from the intersection of two street lines or from straight line projections of such, to the nearest ingress or egress ramp shall be not less than 10.0 metres (i.e. entrance or exit point).

- 3.4.3 The maximum width of a ramp at the street line shall be not more than 10.0 metres and the minimum width not less than 7.5 metres.
- 3.4.4 The minimum distance between ramps shall be not less than 9.0 metres.
- 3.4.5 The minimum interior angle of a ramp to a street line shall be 45 degrees and the maximum interior angle of a ramp to the street line shall be 90 degrees.
- 3.4.6 The minimum distance between any side lot line of the property at the street line and the nearest ramp shall be 3.0 metres.
- 3.4.7 The area included between ramps, or between ramps and a street line or a property line, as required by this By-law, shall be used for landscaped open space only, to a minimum width of 1.0 metre.

### **3.5 BONNECHERE RIVER FLOOD PLAIN**

- 3.5.1 Except as noted in subsection 3.5.4 and 3.5.5 below, no buildings or structures, with the exception of a boat docking or launching facility, shall be permitted in the flood plain as delineated in its approximate location on Schedule 'A' to the By-law.
- 3.5.2 A site-specific engineering study and/or elevation survey completed at the proponent's expense and to the satisfaction of the Town of Renfrew, may be required to determine the location of the one-in-one hundred (1:100) year flood elevation and/or confirm that the proposed development is not susceptible to flooding. If the study confirms that the proposed building or structure is outside the floodplain, the proposed building or structure, or enlargement, is permitted provided it meets all other provisions of the Zoning By-law.
- 3.5.3 The location of essential services and the disposal, manufacture, treatment or storage of hazardous substances is prohibited in the flood plain.
- 3.5.4 The enlargement of existing buildings or structures that are confirmed to be in the flood plain may be permitted subject to the following:
  - (a) That a site specific zoning by-law amendment be finalized to permit the enlargement. The zoning by-law amendment shall be accompanied by sufficient information (e.g., land surveys, engineering drawings, flood plain mapping study) to the satisfaction of the Town of Renfrew to establish that the proposed development and its occupants will be protected from the effects of a 1:100 year flood. (A 1:100 year flood means that flood, based on analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year).

3.5.5 Existing buildings and structures that are confirmed to be in the flood plain may be maintained or strengthened to a safe condition.

### 3.6 DWELLINGS PER LOT

No more than one building used as a dwelling or containing one or more dwelling units shall be erected on any lot, unless stated otherwise in this By-law. Refer also to Section 3.29 TEMPORARY CONSTRUCTION USES PERMITTED.

### 3.7 ENCROACHMENTS ON REQUIRED YARDS

Every part of any minimum required yard shall be open and unobstructed from the ground to the sky by any structure other than an accessory building permitted elsewhere in this By-law provided, however, that those structures and items listed in the following table shall be permitted to project into the minimum required yards indicated, for the distances specified:

<u>Structure</u>	<u>Yards in Which Encroachment is Permitted</u>	<u>Maximum Projection Permitted into Minimum Required Yard</u>
(a) Sills, belt courses, eaves, gutters, chimneys, bay windows, shutters, cornices, parapets, pilasters or other ornamental structures	All	0.6 metres
(b) Fire escapes, exterior staircases	Side and Rear only	1.5 metres
(c) Balconies, steps, decks and roofed porches not exceeding one storey in height	Front and Rear only	2.0 metres
(d) Uncovered paved patios	All	Unlimited
(e) Railway Spur	All	Unlimited
(f) Gate House in any Industrial Zone	Front and Side only	Unlimited
(g) Flagpoles, Light Standards, Garden Trellises, Retaining Walls and similar structures and appurtenances	All	Unlimited



**\*(By-law 23-2021)\***

### **3.8 EXCEPTIONS TO HEIGHT \*AND LOT COVERAGE\* LIMITATIONS**

- \*3.8.1 The height limitations of this By-law shall not apply to chimneys, church spires, public buildings, water tanks, elevator enclosures, flag poles, television or radio antennae, electrical transmission facilities, ventilators and skylights.
- 3.8.2 The lot coverage limitations of this By-law shall not apply to that portion of a building or structure that is wholly underground.
- 3.8.3 In addition to the maximum lot coverage permitted by this By-law, an additional 5% lot coverage is permitted for unenclosed decks, whether covered or uncovered.\*

### **3.9 GROUP HOMES**

Group Homes are considered to be residential uses. A provincially licensed and approved group home may be permitted in any permitted single detached dwelling provided that there is no group home or similar facility within 400 metres of the proposed facility, whether in the Municipality or in an adjacent municipality.

### **3.10 HOME OCCUPATIONS**

A home occupation, as defined in Section 2.0 shall be permitted in any Zone, provided such home occupation conforms to the following provisions:

- 3.10.1 The use shall be conducted entirely within the dwelling unit and carried on by person(s) residing in the dwelling unit. One employee, other than a resident of the premises, will be permitted to be employed.
- 3.10.2 There shall be no external display or advertising other than a non-illuminated sign not more than 0.3 of a square metre in area, to indicate to persons outside that any part of the dwelling unit or lot is being used for a purpose other than residential.
- 3.10.3 Not more than 25% of the dwelling unit area shall be used for the purpose of home occupation uses.
- 3.10.4 Such home occupation shall be clearly secondary to the main residential use and there shall be no change to the outside appearance of the dwelling unit or premises or any visible evidence of the conduct of a home occupation.
- 3.10.5 There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling.
- 3.10.6 The use shall not require additional off-street parking spaces for clients or customers of the home occupation.

3.10.7 The use shall not generate additional pedestrian or vehicular traffic beyond that normal to the neighbourhood in which it is located.

3.10.8 No equipment or process shall be used in a home occupation which creates excessive noise, vibration, glare, fumes, or odour detrimental to the health, safety, and general welfare of persons residing in the neighbourhood.

3.10.9 Where instruction is carried on, no more than six pupils are in attendance at any one time.

3.10.10 A private garage shall not be used for a home occupation.

### **3.11 LANDSCAPED OPEN SPACE**

3.11.1 A continuous strip of landscaped open space shall be provided along the side and rear lot lines of any lot which is occupied by an apartment dwelling and said landscaped open space shall be a minimum of 4.5 metres in width along the side and rear lot lines, and a minimum of 6 metres in width along any lot lines which abut any Residential Zone.

3.11.2 In all Residential Zones, the use of the front yard shall be restricted to visitor parking, driveways, and landscaped open space, and at least 60% of the front yard shall be devoted to landscaped open space.

### **3.12 LOTS TO FRONT ON STREETS**

3.12.1 No person shall erect or use any building or structure on a lot in any zone unless the lot fronts on and has direct access to an improved street being a Provincial Highway, County Road or Municipal Road.

#### **(a) Plans of Subdivision**

Subsection 3.12.1 shall not apply to a lot on a registered plan of subdivision where an agreement between the owner and the Corporation, which includes provisions for the construction of the streets in the subdivision, is registered in the Registry or Land Titles Office.

### **3.13 MOBILE HOMES**

Mobile homes are prohibited in all Zones.

### **3.14 MOVING BUILDINGS**

No building or structure shall be moved within the limits of the Town of Renfrew or shall be moved from outside the Town into Town unless the building or structure is a permitted use and satisfies all of the requirements of the zone in which it is to be located and then only after a permit has been obtained from the Chief Building Official.

### 3.15 MUNICIPAL PIPED SERVICES

No land shall be used or built upon and no building or structure shall be erected, used or expanded for any purpose unless all municipal services (piped municipal water supply and sanitary sewers, hydro electric power lines, and municipal piped storm sewers where required by the municipality), are available and adequate. Notwithstanding the foregoing, those lands zoned as Residential One-Exception Nine (R1-E9) on Schedule “A” to this by-law may be developed without full municipal services. In addition, all other existing lots at the time of passing of this By-law, without full municipal services are exempt from this provision.

### 3.16 NON-CONFORMING USES

#### 3.16.1 Accessory Buildings

Nothing in this By-law shall prevent the erection of a building or structure accessory to an existing legal non-conforming use provided that such accessory building or structure complies with all other relevant provisions of this By-law.

#### 3.16.2 Continuation of Existing Uses

Nothing in this By-law shall prevent the use of any land, building or structure for any purpose prohibited by the By-law if such land, building or structure was lawfully used for such purpose on the day of passing of the By-law, so long as it continues to be used for that purpose.

#### 3.16.3 Repair of Existing Buildings

If a non-conforming building or structure should be damaged by fire, flood, wind, earthquake, or other natural or other occurrences beyond the owners control, nothing in this By-law shall prevent such a building from being restored and strengthened to a safe condition, provided the height, size or volume is not increased and provided that reconstruction or restoration is commenced within twelve months and completed within twenty-four months of the date on which the damage took place.

#### 3.16.4 Enlargements to Existing Undersized Lots

Nothing in this By-law shall prevent an undersized lot that was held in separate ownership from adjoining parcels on the date of passage of this By-law or that was created by expropriation subsequent to the passage of this By-law from being enlarged even if the enlargement does not result in a lot that meets the minimum frontage and/or area required by this By-law. Nothing in this By-law shall prevent such a lot from being used for a purpose permitted in the Zone in which the lot is located provided that:

- (a) where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and Energy and/or its agents; and
- (b) where the development is on private services, the enlargement, reconstruction, repair or renovation satisfies the requirements of the applicable approval authority for the subject private services;
- (c) an undersized lot is not reduced further in size or created as a result of the proposed development; and
- (d) all other applicable provisions of this By-law are complied with.

#### 3.16.5 Existing Buildings with Inadequate Lot or Yard Size

Where a building has been erected prior to the date of passing of this By-law and where such building has less than the minimum required side yard, front yard, rear yard, or water setback, said building may be enlarged, repaired or renovated provided that:

- (a) such enlargement, repair or renovation does not contravene any provisions of this By-law;
- (b) where the development is on private services the enlargement, repair or renovation satisfies the requirements of the applicable approval authority for the subject private services; and
- (c) all other applicable provisions of this By-law are complied with.

#### 3.16.6 Less than Required Floor Area

Nothing in this By-law shall prevent an extension or addition being made to a permitted dwelling which existed at the time of passing of this By-law but which has a floor area or dwelling unit area less than that required by this By-law, provided such extension or addition does not contravene any other provisions of this By-law.

#### 3.16.7 Undersized Lots

Where a lot with less than the minimum frontage or lot area required by this By-law was held in separate ownership from adjoining parcels on the date of passage of this By-law, or where a lot was created by expropriation subsequent to the date of passage, such undersized, lot may be used for a purpose permitted in the Zone in which the said lot is located, provided that:

- (a) all other applicable provisions of this By-law are complied with;

- (b) written approvals for the water supply and sewage disposal systems are obtained from the applicable approval authority for the proposed services; and

This provision shall not apply to a semi-detached dwelling, a duplex dwelling, a two-unit dwelling or converted dwelling in the R1 or R2 Zone.

#### 3.16.8 Prior Building Permits

Nothing in this By-law shall prohibit the erection of a building or structure for which a building permit has been issued prior to the date of passing of the By-law provided that the building permit has not been revoked under the *Building Code Act*.

### **\*(By-law 23-2021)\***

#### **\*3.16.9 Special Parking Requirements for the Downtown Commercial (C1) Zone**

- (a) Notwithstanding the minimum non-residential parking requirements of this by-law, for lands in the C1 Zone, no additional parking spaces are required for any permitted non-residential use in a building that existed on the effective date of this By-law.
- (b) Notwithstanding the minimum non-residential parking requirements of this by-law, for lands in the C1 Zone, where all or part of a building that existed on the effective date of this by-law is replaced, no additional parking spaces are required for any permitted non-residential use provided the net floor area is not increased and provided the parking spaces that existed on the lot on the effective date of this By-law are retained.\*

### **3.17 NOXIOUS USES**

No use shall be permitted which, from its nature or the materials used therein, is declared to be a noxious trade, business or manufacture under the *Health Protection and Promotion Act* and Regulations there under, and the *Environmental Protection Act* and Regulations there under. Noxious uses do not include normal farm operations using commercial fertilizers and manure, the spraying of crops with herbicides, insecticides, and pesticides, or the use of heavy machinery for farm purposes.

### 3.18 OCCUPANCY RESTRICTIONS

3.18.1 Human occupation or habitation shall not be permitted in any of the following:

- (a) Any truck, bus, coach, vehicle, recreational vehicle or trailer, streetcar body or mobile home whether or not the same is mounted on wheels.
- \*(By-law 23-2021)\***
- (b) Any cellar, as defined in this By-law, \*except in accordance with Ontario Building Code requirements.\*
  - (c) Any building or structure before the main wall and roof have been erected and application of the external siding and roofing has been completed, and, where applicable, the kitchen, heating and sanitary conveniences have been installed.

3.18.2 No bus, coach or street car body, tent, trailer, mobile home, tractor trailer or other vehicle defined in Section 2 of this By-law, shall be used as a permanent office or for storage purposes.

### 3.19 OPEN STORAGE

Except as otherwise specifically provided in this By-law, no open storage shall be permitted in any Zone except in accordance with the following provisions:

- 3.19.1 Open storage shall be accessory to a permitted or existing non-residential use on the same lot.
- 3.19.2 No open storage shall be permitted in any required minimum front yard or required exterior side yard, except in the case of an agricultural use, nor within any required minimum side or rear yard where the side or rear lot lines abut a property used for residential purposes.
- 3.19.3 No open storage area shall be visible from any street, or from any adjacent lot where such adjacent lot is in a Zone other than a Commercial or an Industrial Zone. Wherever it is necessary, visual screening such as plant materials, a buffer strip, a berm, fencing or other opaque barrier to a minimum height of 1.5 metres shall be used. Exceptions to this provision are for open storage accessory to an agricultural use or for outdoor display used in conjunction with a permitted commercial use.
- 3.19.4 A strip of landscaped open space with a minimum width of 3.0 metres shall be maintained around all open storage areas.

3.19.5 Any open storage area shall be maintained as landscaped open space, or surfaced and maintained with stable materials to prevent the raising of dust and particles, and shall be properly drained. However, this provision shall not apply where the main use is an agricultural use.

3.19.6 No parking spaces or loading spaces required by this By-law shall be used for open storage purposes.

### **3.20 OUTDOOR AIR CONDITIONING UNITS AND OTHER MECHANICAL EQUIPMENT**

Outdoor air conditioning units and other mechanical equipment are permitted in all Zones but must meet the yard requirements in Sections 3.3.3 and 3.3.4 for accessory structures.

### **3.21 PARKING AND LOADING SPACE REQUIREMENTS**

#### **3.21.1 PARKING REQUIREMENTS**

##### **(a) Number of Spaces**

In any Zone the owner of every building hereafter erected, enlarged or changed in use after the passing of this By-law shall provide and maintain off-street parking space in accordance with the following:

<u>Type of Use</u>	<u>Minimum Parking Required</u>
i) Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling and Two-Unit Dwelling Converted Dwelling Multiple Attached Dwelling (each unit on a separate lot)	1 parking space per dwelling unit
<b>*(By-law 23-2021)*</b>	
*Dwelling units over permitted non-residential uses (C1 Zone)*	
ii) Triplex Dwelling, Three Unit Dwelling, Apartment Dwelling and Multiple Attached Dwelling	1.5 parking spaces per dwelling unit
iii) Group Home	3 parking spaces
iv) Boarding House	1 parking space plus 1 parking space per every 3 beds
v) Automotive - Body Shop, Commercial Garage	3 parking spaces per service bay

	or Service Station	
vi)	Bank or Trust Company	1 parking space per 17 square metres gross leasable area
vii)	Bed and Breakfast	2 parking spaces per dwelling unit and 1 parking space for each room rented
viii)	Day Care (private dwelling)	2 parking spaces (which includes 1 parking space for the dwelling)
ix)	Day Nursery	1 parking space per employee and 1 per 5 children
x)	Tavern, Public House	1 parking space per 4 persons design capacity
xi)	Church, Assembly Hall, Community Centre	The greater of 1 parking space per 10 square metres of gross floor area or per every four fixed seats or per every 2.5 metres of bench space
xii)	Mini Storage Establishment	1 parking space per 120 square metres of non- residential floor area
xiii)	Place of Entertainment/ recreation facility including arena, auditorium, recreation centre, theatre, tennis club, stadium, racquet club, cinema, fitness club, fairgrounds	1 parking space per 6 seat capacity
xiv)	Hospital, Nursing Home Home for the Aged, Senior Citizens Home	1 parking space per 37 square metres of gross floor area or 1 parking space per 2 beds, whichever is greater
xv)	Hotel	1 parking space per guest room plus 10 spaces per 100 square metres of public use area
xvi)	Industrial Establishment	1 parking space per each one 100 square metres of gross floor area
xvii)	Clinic	1 parking space per 25 square metres of gross floor area



xviii)	Motel	1 parking space per guest room
xix)	Office (Business/Professional)	1 parking space per 29 square metres of gross leasable area
xx)	Eating Establishment	1 parking space per 10 square metres of gross leasable floor area
xxi)	Eating Establishment, Take Out Refreshment Vehicle	2 parking spaces plus 1 parking space per 6 square metres of gross leasable area
xxii)	Retail, General including Convenience Store and Personal Service Shop	1 parking space per 28 square metres of gross leasable area
xxiii)	School	Elementary – 3 parking spaces plus 1.5 spaces per classroom  Secondary – 6 parking spaces plus 3 spaces per classroom
xxiv)	Shopping Plaza	1 parking space per 21 square metres of gross leasable area
xxv)	Other Non-Residential Uses	1 parking space per 30 square metres of gross floor area

(b) Calculation of Spaces

If the calculation of the required parking spaces results in a fraction, the required parking spaces shall be the next higher whole number.

(c) Location of Parking Areas

In a Residential Zone, or in any Zone which permits residential uses, the required residential parking shall be located on the same lot as the dwelling unit. In all other areas and for other uses, the parking area shall be located within 150 metres of the location of the use it is intended to serve, and shall be situated in the same Zone; and shall be secured and retained for parking purposes for the duration of the use.

(d) Yard Where Permitted

Notwithstanding the yard and setback provisions of this By-law to the contrary, uncovered surface parking areas shall be permitted in the required yards or in the

area between the street line and the required setback in accordance with the following:

<u>Zones</u>	<u>Required Yards in which Required Parking Area Permitted</u>
i) General Industrial	Interior side and rear yards only except for visitor parking provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line and further provided that where the Industrial zone abuts a Residential Zone, the parking area shall be set back 3.0 metres from the lot line.
ii) Extractive Industrial	No yards except for the driveway portion of a parking area.
iii) Other Zones	All yards provided that no part of any parking area, other than a driveway, is located closer than 1.0 metre to any street line. Where the subject zone abuts a Residential zone, the parking area shall be set back 3.0 metres from the lot line.

(e) Surface and Drainage

- (i) The parking area and approaches shall be surfaced with concrete, asphalt, crushed stone, gravel or a combination thereof with a stable surface.
- (ii) Where more than 4 parking spaces are required, the surface treatment shall prevent the raising of dust or loose particles.
- (iii) Provision for drainage facilities shall be made in compliance with the requirements of the Municipality.

(f) Access to Parking Spaces and Parking Areas

- (i) Every parking space shall be provided with unobstructed access to a street by a driveway aisle or lane, except where such spaces are provided for the use of occupants of a single detached or semi-detached dwelling.
- (ii) Access to parking areas for commercial or industrial uses shall not pass through a Residential Zone.

(g) Dimensions of Parking Spaces

Every required parking space shall have minimum rectangular dimensions of 2.7 metres by 6 metres.

(h) Barrier-Free Parking**\*(By-law 23-2021)\***

Wherever barrier-free access to a building is required under the *Building Code*, one barrier free parking space shall be provided for every 20 standard parking spaces or part thereof. Every required barrier free parking space shall have minimum rectangular dimensions\* - that shall be in accordance with provincial requirements (e.g., the *Accessibility for Ontarians with Disabilities Act, 2005*, or successor legislation).\*

(i) Waiting Lane / Queuing Lane

An eating establishment that includes a drive-thru shall require a waiting lane / queuing lane analysis, approved by the Town, to determine the minimum requirements for a waiting / queuing lane.

(j) Residential Driveway Requirements

- (i) A driveway serving a single detached or semi-detached dwelling unit shall have a maximum width of 7.5 metres.
- (ii) A driveway serving a townhouse dwelling unit shall have a maximum width of 3.7 metres.
- (iii) The minimum distance between a driveway and the intersection of street lines measured along the street line intersected by such driveway shall be 7.5 metres.
- (iv) The minimum angle of intersection between a driveway and a street line shall be 60 degrees.
- (v) All driveways, parking aisles, parking areas, and parking spaces, shall be improved with a granular base and either a concrete, asphalt, or paving block surface.

(k) Buffer Strips for Parking Areas**\*(By-law 23-2021)\***

- (i) Where \*\* a parking area which is required to provide 3 or more off-street parking spaces adjoins a lot in a Residential Zone, or where \*a parking area\* in any Commercial \*or Industrial\* Zone abuts a lot in \*a\* Residential Zone, \*\* a buffer strip of a minimum width of 3.0 metres shall be provided \*between the parking area and the mutual lot line.\*
- (ii) Where \*\*, a parking area \*in any Zone\* which is required to provide 3 or more off-street parking spaces adjoins a street, the parking area shall be located no closer than 2.5 metres from the \*street line,\* and the space between the parking area and the \*street line\* shall be maintained as

landscaped open space and shall be continuous except for sidewalks and aisles or driveways required for access to the parking area.

(l) Illumination

Where parking areas are illuminated, lighting fixtures shall be so arranged that no part of any fixture shall be more than 9.0 metres above the finished grade of the parking area. Fixtures shall be so designed and installed that the light is directed downward and deflected away from adjacent lot lines.

3.21.2 LOADING REQUIREMENTS

(a) Uses Where Applicable

No person shall, in any Zone, erect or use any permitted building or structure for manufacturing, storage, warehouse, department store, retail store, wholesale store, market, freight or passenger terminal, hotel, hospital, mortuary, or other permitted uses similarly involving the frequent shipping, loading or unloading of persons, animals or goods, unless there is maintained on the same premises with every such structure or use, off-street space for standing, loading and unloading.

(b) Dimensions of Loading Spaces

Every required loading space shall have minimum rectangular dimensions of 3.5 metres by 9.0 metres with a minimum height clearance of 4.0 metres.

(c) Minimum Number of Loading Spaces

This requirement does not apply to buildings and structures having less total floor area than 300 square metres. For all other buildings, there shall be one loading space for each 1500 square metres of floor area or part thereof, above the 300 square metre threshold.

(d) Location

The loading space required shall be located in the interior side yard or rear yard unless set back a minimum distance of 16.0 metres from the street line.

(e) Surfacing

The loading space and approaches shall be surfaced with concrete, asphalt, crushed stone or gravel.

### 3.22 PUBLIC SERVICES

The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of a public service by the Municipality, County of Renfrew, or any local board thereof defined by the *Municipal Act*, by any telephone, gas, Renfrew Power Generation and Renfrew Hydro, communications company or by any department or agent of the Government of Ontario or Canada, provided that:

- (a) With the exception of a public utility, the lot coverage, parking and loading, setback and yard requirements prescribed for the Zone in which such land, building or structure is located shall be complied with; and
- (b) No goods, material, or equipment shall be stored in the open in a Residential Zone; and
- (c) Any building erected in a Residential Zone or in a Zone which permits residential uses under the authority of this paragraph shall be designed and maintained in general harmony with residential buildings of the type permitted in the Zone.

**\*(By-law 93-2022)\***

### **\*3.23 SECONDARY DWELLING UNITS**

Despite any provisions of this by-law to the contrary, a secondary dwelling unit shall be permitted in all zones that permit a single-detached dwelling, semi-detached dwelling, or townhouse dwelling, unless specifically prohibited elsewhere in this By-law, and shall be subject to the following criteria:

- (a) A secondary dwelling unit shall only be permitted where adequate servicing is or can be made available to accommodate the secondary dwelling unit, to the satisfaction of the Town, including, but not limited to water, wastewater, stormwater and electricity. The secondary dwelling unit shall utilize the water and wastewater service connections of the principal dwelling unit, except in exceptional circumstances where such connection is not technically feasible, and subject to Town approval.
- (b) A minimum lot area of 0.8 Ha shall be required for secondary dwelling units on lots with private services (well and/or septic). For properties that have a lot area of 2 Ha and less, the secondary dwelling unit is required to share the same water and/or septic services as the primary dwelling unit. For lots on private services that are greater than 0.4 Ha but less than 0.8 Ha, a secondary dwelling unit may be considered on a case-by-case basis through the submission and approval of a minor variance, where the proponent of the application demonstrates that the site is suitable for the proposed secondary dwelling unit.
- (c) The gross floor area of the secondary dwelling unit must be less than the remaining gross floor area of the primary dwelling unit, and where a secondary

- dwelling unit is a coach house or is located in an accessory building, the footprint of the secondary dwelling unit must not be greater in size than the footprint of the primary dwelling unit on the lot.
- (d) A secondary dwelling unit which is a coach house or is located in an accessory building to the primary dwelling unit shall be subject to the following provisions:
- i. The minimum side yard width and rear yard depth applicable to the primary dwelling unit shall also apply to the secondary dwelling unit.
  - ii. For secondary dwelling units on lots with private services, the secondary dwelling unit shall not be located in the required front yard. For secondary dwelling units on full municipal services, the secondary dwelling unit shall not be located within a front yard.
  - iii. For townhouse and semi-detached dwellings, a secondary dwelling unit which is a coach house or is located in an accessory building to the primary dwelling unit shall only be permitted where the primary dwelling unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit in the same building.
  - iv. A secondary dwelling unit which is a coach house or is located in an accessory building to the primary dwelling unit shall have direct pedestrian access to a public road via a 1.2m wide pathway.
  - v. The maximum height shall be one-storey, and shall not exceed the height of the principal dwelling.
  - vi. The maximum footprint shall be 40% of the footprint of the principal dwelling unit, or 80 square metres, whichever is less. For principal dwelling units with a footprint of less than 125m<sup>2</sup>, the maximum footprint of the secondary dwelling unit shall be 50m<sup>2</sup>.
  - vii. The maximum lot coverage shall be that applicable to accessory buildings and structures.
- (e) A secondary dwelling unit, not including a coach house or a secondary dwelling unit located in an accessory building, shall be permitted in all types of townhouse dwelling units or semi-detached dwelling units whether or not the primary dwelling unit is a freehold unit located on a separate lot from the other townhouse dwelling units or semi-detached dwelling unit, or is located on the same lot, provided that the dwellings are serviced by both municipal water and wastewater services.
- (f) A minimum of one (1) parking space, which may be a tandem parking space, is required for a secondary dwelling unit. Where a secondary dwelling unit is located within a detached garage, the parking space provided by the detached garage must be retained either within the detached garage or elsewhere on the lot in conformity with the applicable provisions of this By-law.
- (g) A maximum of one secondary dwelling unit is permitted per primary dwelling unit.

- (h) A secondary dwelling unit shall not be permitted on lands within a flood plain or on lands in an Environmental Protection (EP) zone or within the minimum water setback.
- (i) A secondary dwelling unit shall be permitted in a primary dwelling unit that has inadequate yard size provided the addition of the secondary dwelling unit does not increase the degree of non-compliance.
- (j) A secondary dwelling unit shall not be permitted on a lot where the primary dwelling unit is a legal non-conforming use.
- (k) A secondary dwelling unit shall not be permitted on an existing undersized lot where the area is less than required by the provisions of the respective zone.
- (l) Mobile homes and recreational vehicles are not permitted as secondary dwelling units.
- (m) Shipping containers are not permitted to be used in the construction of secondary dwelling units, whether or not the exterior of the shipping container is visible.
- (n) A secondary dwelling unit may not be severed from the lot containing the primary dwelling unit.\*

### 3.24 SEPARATION DISTANCES

#### (a) Dwellings

- (i) No dwelling shall be erected within 60 metres of any Industrial Zone or Industrial-Holding Zone.
- (ii) No dwelling, senior citizens home, nursing home, school or hospital shall be erected within 150 metres of any Extractive Industrial (EM). Existing lots of record for a single detached dwelling, two-unit dwelling, duplex dwelling or semi-detached dwelling within 150 metres of an Extractive Industrial (EM) Zone are exempt.
- (iii) No dwelling, senior citizen home, nursing home, school or hospital shall be erected within 300 metres of a quarry.
- (iv) No dwelling shall be erected within 100 metres of any animal hospital or kennel if such hospital or kennel has more than four outdoor runs or more than 30 square metres of total area of outdoor facilities for animals.
- (v) No dwelling shall be erected within 500 metres of either an active or inactive waste disposal site.

- (vi) No separation distance from an active rail line shall be required for new development on a vacant lot, existing at the time of passing of this By-law.
- (b) Gravel Pits, Quarries and Associated Extractive and Manufacturing Plants and Facilities
  - (i) No land identified as a buffer strip in a licence or permit under the *Aggregate Resources Act* shall be used for any other purpose.
  - (ii) No concrete manufacturing plant or extractive industrial facility shall be located within 50 metres of any high water mark.
  - (iii) No concrete manufacturing plant shall be located within 300 metres of a dwelling, a school, an institution with a residential component or land restricted to residential use in a by-law passed under Section 34 of the *Planning Act*.
  - (iv) No gravel pit shall be located within 150 metres of an existing dwelling.
  - (v) No quarry shall be located within 300 metres of an existing dwelling.
  - (vii) No separation distance from an active rail line shall be required for new development on a vacant lot, existing at the time of passing of this By-law.
- (c) Farm Uses

No livestock facilities, manure storage area or farm use shall be located within the minimum distance from residential uses, schools, hospitals and other institutional uses required by the Minimum Distance Separation II (MDS II) formulae.
- (d) Veterinary Clinic, Kennel

No animal hospital and no kennel shall be located within 100 metres of any Residential Zone or any dwelling on another lot if such animal hospital or kennel has more than four outdoor runs or more than 30 square metres of total area of outdoor facilities for animals.
- (e) Waste Disposal Site

No waste disposal site shall be located within 500 metres of a residential dwelling or structure.



### 3.25 SETBACKS

No person shall erect any building or structure in any Zone unless such building or structure conforms to the following setback requirements:(a) Provincial Highway

Any development which is to occur adjacent to a Provincial highway shall be carried out in accordance with the setback requirements, access and building permit controls of the Ministry of Transportation. Any proposed access to the highway will be subject to the prior approval of the Ministry of Transportation.

(b) County Road

Any development which is to occur adjacent to a County Road shall be carried out in accordance with the setback requirements, access and building permit controls of the County of Renfrew Public Works and Engineering Department. Any proposed access to the road will be subject to the prior approval of the County of Renfrew.

(c) O'Brien Road

The minimum setback requirement for all buildings and structures shall be 15 metres from the front lot line abutting O'Brien Road.

(d) Other Road

The setback requirement shall be 10 metres from the road centreline plus the minimum front yard depth required for such use in the Zone where it is located. Any proposed access to the road will be subject to the prior approval of the Town of Renfrew.

(e) Water Setback

A minimum water setback of 30 metres for all buildings and structures, including private sewage disposal systems from the high water mark shall be provided. Accessory boathouses, boat docking or boat launching facilities shall not be required to meet the water setback.

For an existing lot of record which has less than 46 metres of lot depth, the minimum water setback shall be 20 metres. For the purposes of this subsection, lot depth is the average distance between the front and rear lot lines.

### 3.26 STANDARDS – CUMULATIVE

- (a) Unless permitted elsewhere in this By-law, where a lot contains more than one use, the lot area requirements shall be the sum of the requirements for the separate uses thereof but the lot frontage requirements shall be no less than the greater of

the lot frontage requirements for each individual use in the Zone where such lot is located.

- (b) When a building, structure or lot accommodates more than one use, loading space requirement and parking space requirement for each building, structure or lot shall be the sum of the requirements for the separate uses thereof unless exempted elsewhere in this By-law.

### **3.27 SWIMMING POOLS**

Notwithstanding any other provision of this By-law, a private outdoor swimming pool and structures to be used in conjunction with such swimming pool, may be erected and used in any Residential Zone, in the side or rear yard, provided that:

- (a) No part of any such swimming pool shall be located closer than 1.5 metres to any side or rear lot line, nor closer than 3.0 metres to the portion of the rear lot line that adjoins the side yard of the adjoining lot.
- (b) In the case of a corner lot, no swimming pool shall be located closer than 3.0 metres to an exterior side lot line, or 7.5 metres to a front lot line.
- (c) Water circulating or treatment equipment such as pumps or filters, used in conjunction with an outdoor swimming pool, shall be located no closer than 3.0 metres to any rear or side lot line on an interior lot, and on a corner lot, no closer than 7.5 metres to any front lot line and no closer than 3.0 metres to any side lot line abutting a street. Notwithstanding the above, water circulating and treatment equipment may be located within 1.0 metre of any rear or side lot line on an interior lot provided that the accessory building containing said equipment is sufficiently insulated so as to prevent the emission of noxious sound or vibration.
- (d) Any swimming pool in a Residential zone shall be fenced in accordance with the Town of Renfrew Fencing By-law, as amended.

### **3.28 STORAGE OF RECREATIONAL VEHICLES**

No person shall, in any Residential Zone, use any lot for the parking or storage of any recreational vehicle except in accordance with the following provisions:

- (a) No recreational vehicle may be stored on any lot that does not contain a least one (1) dwelling unit.
- (b) The owner or occupant of any lot, building or structure, in any Residential Zone containing a dwelling may store or park on the lot, not more than one recreational vehicle of any type (except a snowmobile) and not more than two snowmobiles, of which he/she is the owner.

- (c) The recreational vehicle shall be stored within a private garage or carport or located within the rear yard or interior side yard provided that such recreational vehicle is located no closer than 1.0 metre to the rear lot line or interior side lot line, nor within any front yard, nor on a corner lot, closer to any street than the main wall of the main building.
- (d) Notwithstanding the above, there shall be no limitations imposed which will restrict the number of such recreational vehicles that are fully enclosed within a garage provided that such recreational vehicles are owned by the occupant of such lot or dwelling.

### **3.29 TRAILERS FOR STORAGE**

Trailers used for storage, such as tractor trailers and shipping containers shall only be permitted in the Extractive Industrial (EM) Zone, as an accessory use.

### **3.230 TEMPORARY CONSTRUCTION USES PERMITTED**

Nothing contained in this By-law shall prevent the erection or location of any sheds, scaffolds, or other structures (including trailers or recreational vehicles) incidental to building construction on the premises for so long as the same is necessary for work in progress which has neither been finalized, nor abandoned.

Notwithstanding subsection 3.6 DWELLINGS PER LOT to the contrary, on a lot having a residential use, where new construction of a dwelling is proposed, and where a written agreement between the owner and the Corporation for its removal is implemented, the existing dwelling may be used as temporary accommodation only for the time period when new construction is in progress. The existing dwelling, used as temporary accommodation, shall be removed from the lot within 30 days of occupancy of the replacement building.

### **3.31 THROUGH LOTS**

Where a lot which is not a corner lot has frontage on more than one street, the requirements for front yards contained in the By-law shall apply to each yard abutting the street.

### **3.32 VISIBILITY AT INTERSECTIONS**

- (a) At the intersection of any two streets, no building, or structure shall be erected, no landscaping materials shall be allowed to grow, no land shall be graded above the height of 0.75 metres above the centreline grade of such streets, so as to materially impede the vision of the operator of a vehicle on the street, within the triangular area bounded by the lot lines to a distance of 6.0 metres from the points of intersection of the corner lot lines, or of the projection of the corner lot lines, or within such area required according to the standards of the Ministry of Transportation.

- (b) At the intersection of a street and a railway right-of-way, the vision of the operator of a motor vehicle shall be unimpeded, as described above, within the triangular area bounded by the lot lines to a distance of 23 metres from the points of intersection of the street lot line and the railway lot line.
- (c) At all intersections involving a Provincial highway, the requirements of the Ministry of Transportation regarding visibility triangles shall apply.

**SECTION 4.0 - ZONE CLASSIFICATIONS, EXCEPTION ZONE PROVISIONS****4.1 ZONE CLASSIFICATIONS**

For the purpose of this By-law, the following zones are established as shown on the Schedule(s) (Zoning Maps).

<u>Zones</u>	<u>Zone Symbol</u>
(a) Residential Zones	
i) Residential One	R1
ii) Residential Two	R2
(b) Commercial Zones	
i) Downtown Commercial	C1
ii) General Commercial	C2
(c) Industrial Zones	
i) Light Industrial	M1
ii) General Industrial	M2
iii) Extractive Industrial	EM
iv) Disposal Industrial	DM
(d) Additional Zones	
i) Community Facility	CF
ii) Environmental Protection	EP
iii) Open Space	OS
iv) Parks and Recreation	PR
v) Designated Growth Area	DGA

**4.2 EXCEPTION ZONES**

Where a Zone classification is followed by the numbered suffix "-Exception One", this denotes the further classification as an Exception Zone. The corresponding Zone symbol suffix is "-E1". Additional Exception Zones within the same zone classification are numbered consecutively (i.e. Highway Commercial - Exception One (HC-E1), etc.

Exception Zone provisions are listed separately under the applicable Zone classification requirements sections in the text of this By-law. All provisions of this By-law will apply equally to the respective Exception Zone classification, except as otherwise specified by the Exception Zone provisions.

For the purpose of this By-law, Exception Zones are established as shown on the Schedule(s) (Zoning Maps).

The number in brackets represents the amending by-law number to the previous comprehensive zoning by-law 55-90, that has been carried over to this Zoning By-law.

#### **4.3 HOLDING PROVISIONS**

Any parcel of land in any Zone may be further classified as a holding zone, with the addition of the suffix – “h”. The intention of the holding zone is to signify Council’s approval in principle for future development for the purpose of the applicable zone. The holding provision restricts development of the land until the criteria as established in the Official Plan (unless otherwise specified in the Zoning By-law) are met to the satisfaction of Council prior to the removal of the holding provision.

Under this holding Zone, interim and passive uses such as open space and conservation will be permitted. Uses existing at the time of passing of the By-law will also be permitted. When the “h” is removed, the land use provisions of the appropriate zone shall apply.

The removal of the holding provisions shall require an amendment to this By-law. No public participation with mechanism for appeal shall be required where the principle of development has been established

**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.

(44-1994) (c) Residential One-Exception Three (R1-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 216, Plan 38, known municipally as 49 Queen Street North and delineated as Residential One-Exception Three (R1-E3) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses

- a maximum of 3 dwelling units

Provisions

Front Yard Depth (minimum)	0.61 metres
Side Yard Depth (minimum)	0.91 metres
Gross Floor area (minimum) per dwelling unit	49.24 square metres
Parking spaces on-site (minimum)	4 spaces

(40-2000)  
(5-2002) (d) Residential One-Exception Four (R1-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 3, Block G, Plan 8, known municipally as 390 Albert Street and delineated as Residential One-Exception Four (R1-E4) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses

- antique retail business (within one-storey wood frame addition, fronting Bruce Street)
- residential use (within remaining portion of structure)

Provisions

- a minimum of 4 off-street parking spaces shall be provided and shall be improved to an asphalt or granular base.
- a minimum 3 metre side buffer strip shall be provided between the parking area and the abutting property at 380 Albert Street.

(27-2002) (e) Residential One-Exception Five (R1-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 37, Registered Plan No. 109, known municipally as 3 Veterans Memorial Boulevard and delineated as Residential One-Exception Five (R1-E5) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

- two 2-bedroom apartments and one 3-bedroom apartment existing at the time of passing of this By-law
- commercial office on the ground floor up to a maximum of 97.5 square metres in area
- one 2-bedroom apartment and a commercial office space on the second floor up to a maximum of 97.5 square metres. The commercial office space shall be for the exclusive use of the apartment occupant and occupy up to a maximum of 9.3 metres in area
- a minimum of one on-site parking space

(41-2005) (f) Residential One-Exception Six (R1-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part 1, Plan 49R-15977, in part of Lot 10, Concession 3, located on Gillan Road and delineated as Residential One-Exception Six (R1-E6) on Schedule 'A' to this By-law, a clinic shall be an additional permitted use.

(39-2007) (g) Residential One-Exception Seven (R1-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 196, Plan 200, known municipally as 730 Fifth Street and delineated as Residential One-Exception Seven (R1-E7) on Schedule 'A' to this By-law, a boarding house for a maximum of four boarders shall be an additional permitted use.

(10-2010) (h) Residential One-Exception Eight (R1-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands comprising Lots 17 to 20, inclusive, Plan 49M-38 and delineated as Residential One-Exception Eight (R1-E8) on Schedule 'A' to this By-law, for each semi-detached unit located on a separate lot the following provisions shall apply:

Lot area (minimum)	330 square metres
Lot Frontage (minimum)	9.5 metres
Front Yard Depth (minimum)	6 metres

(former ER) (i) Residential One-Exception Nine (R1-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands delineated as Residential One-Exception Nine (R1-E9) located on Maloney Road and Bruce Street the provisions of Section 3.15 Municipal Piped Services of this By-law do not apply, and a single detached dwelling shall be the only permitted residential use.

**\*(By-law 49-2014)\*****\*(i) Residential One-Exception Nine (R1-E9) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands delineated as Residential One-Exception Nine (R1-E9) located on Maloney Road, Bruce Street and Barnet Boulevard the provisions of Section 3.15 Municipal Piped Services of this By-law do not apply, and a single detached dwelling shall be the only permitted residential use.\*

**(15-1992) (j) Residential One-Exception Ten (R1-E10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 14, Concession 1, being Part 1, Plan 49R-2047 and Part 1, Plan 49R-11761, known municipally as 401-A and 401-B McBride Road and delineated as Residential One-Exception Ten (R1-E10) on Schedule 'A' to this By-law, no buildings or structures including septic tile beds shall be located within 10 metres from the top of slope along the Bonnechere River. The 10 metre setback line shall be staked by the owner's engineer and all development on the subject lands shall take place strictly in accordance with the recommendations contained in the Slope Stability Assessment prepared by John D. Paterson and Associates Ltd. and dated September 6, 1991.

**(29-2010) (k) Residential One-Exception Eleven (R1-E11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands comprising part of Lot 215, Plan 38 (Part 2, 49R-15653), located at 147 Lisgar Avenue and delineated as Residential One-Exception Eleven (R1-E11) on Schedule 'A' to this By-law, a hairdressing establishment shall be an additional permitted use and the following provisions shall apply:

Lot area (minimum)	394 square metres
Front Yard Depth (minimum)	0 metres
Side Yard Width (minimum)	0 metres
Rear Yard Depth (minimum)	0.66 metres
Lot Coverage (maximum) with Unenclosed carport and porch extension	57%

**(17-2001) (l) Residential One-Exception Twelve (R1-E12) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 292, Plan 200, known municipally as 702 Eighth Street and delineated as Residential One-Exception Twelve (R1-E12) on Schedule 'A' to this By-law, the following provisions shall apply:

**Permitted Use:**

Multiple Attached Dwelling

Provisions:

Lot Area (minimum)	464.5 square metres
Lot Frontage (minimum)	15.24 metres
Lot percentage of open landscaped space (minimum)	25%
Dwelling Unit Gross Floor Area (minimum)	65 square metres

For the purposes of this subsection a Multiple Attached Dwelling shall mean a whole building that is divided into a maximum of four dwelling units, each of which has an independent entrance, except that two of the units share a common entranceway. Sections 3.11.2 and 3.21.1(k)(i) and (ii) shall not apply to the subject property.

(55-2007) (m) Residential One-Exception Thirteen (R1-E13) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 14, Concession 2, known municipally as 624 Maloney Road and delineated as Residential One-Exception Thirteen (R1-E13) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- converted dwelling
- home occupation
- bed and breakfast establishment
- group home with a maximum of four (4) residents, not including supervisory staff

The provisions of Section 3.15 of this By-law do not apply.

(17-2009) (n) Residential One-Exception Fourteen (R1-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 52, Plan 257, known municipally as 391 Charles Avenue and delineated as Residential One-Exception Fourteen (R1-E14) on Schedule 'A' to this By-law, the following additional provisions shall apply:

- permitted uses include an office for Tim's Burner Service, Duct Cleaning.
- the business shall be operated by the owner/occupant of the dwelling who resides in the dwelling and shall not employ more than two (2) employees to work on-site who do not reside therein.
- not more than 15% of the lot area shall be used for parking.
- maximum number of parking spaces permitted on a lot occupied by a home based business shall be four (4) including one per employee and up to two

commercial spaces. Such parking spaces shall not include parking spaces required for the residential use of the building.

- the parking shall not be accommodated in the front yard of the property.
- the business shall not generate excessive traffic and shall not create a traffic hazard.
- deliveries shall be accommodated at an off-site storage unit.
- oil tanks shall not be permitted or stored on the property.

(58-1998) (o) Residential One-Exception Fifteen (R1-E15) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 1 to 19, inclusive, on Registered Plan 567, located on Ivy Avenue and McDougall Road and delineated as Residential One-Exception Fifteen (R1-E15) on Schedule 'A' to this By-law, the following provisions shall apply:

Lot area (minimum)	1800 square metres
Lot Frontage (minimum)	25 metres
Front Yard Depth (minimum)	7.5 metres
Side Yard Width (minimum)	
For all lots except Lot 3, Plan 567	3 metres
Side Yard Width (minimum)	
For Lot 3, Plan 567	1.5 metres
Rear Yard Depth (minimum)	7.5 metres
Dwelling Unit Gross Floor Area (minimum)	112 square metres
Lot Coverage (maximum – all buildings)	15%
Landscaped Open Space (minimum)	50%

(6-1977 & 47-1977)

(p) Residential One-Exception Sixteen (R1-E16) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lots 13 and 14, Concession 1, located on Riverview Crescent and Riverview Drive and delineated as Residential One-Exception Sixteen (R1-E16) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

single detached dwelling and accessory uses

Lot Provisions:

Lot area (minimum)	6070 square metres
Lot Frontage (minimum)	53 metres
Front Yard Depth (minimum)	
- Main Building	12 metres
- Accessory Building	not permitted

Side Yard Width (minimum)	
- Main Building	7.5 metres
- Accessory Building	6 metres
Rear Yard Depth (minimum)	
- Main Building	30.48 metres from top of bank of the creek or Bonnechere River
- Accessory Building	15.24 metres from top of bank of the creek of Bonnechere River
Building Height (maximum)	
- Main Building	10.5 metres
- Accessory Building	4.5 metres
Dwelling Unit Gross Floor Area (minimum)	167 square metres
Lot Coverage (maximum – all buildings)	4%
Landscaped Open Space (minimum)	50%

(63-1980) (q) Residential One-Exception Seventeen (R1-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 159 to 162, inclusive and part of Lots 158 and 170, Plan 200, located at 690 Fourth Street and delineated as Residential One-Exception Seventeen (R1-E17) on Schedule 'A' to this By-law, the minimum required front yard depth shall be 38 metres.

(21-1986) (r) Residential One-Exception Eighteen (R1-E18) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part Lot 14, Concession 1, located at 541 Riverview Drive and delineated as Residential One-Exception Eighteen (R1-E18) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

single detached dwelling and accessory uses

Lot Provisions:

Lot area (minimum)	4856 square metres
Lot Frontage (minimum)	75 metres
Front Yard Depth (minimum)	12 metres
Side Yard Width (minimum)	7.5 metres
Rear Yard Depth (minimum)	30.5 metres
Dwelling Unit Gross Floor Area (minimum)	170 square metres
Lot Coverage (maximum – all buildings)	5%
Landscaped Open Space (minimum)	50%
Yard Width (minimum) and Setback (minimum)	
from top of river embankment for	



accessory buildings and structures 6 metres

(67-1986) (s) Residential One-Exception Nineteen (R1-E19) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part Lots 13 & 14, Concession 1, located at 365 and 369 McAndrew Avenue and delineated as Residential One-Exception Nineteen (R1-E19) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

single detached dwelling and accessory uses

Lot Provisions:

Lot area (minimum)	3000 square metres
Lot Frontage (minimum)	61 metres
Front Yard Depth (minimum)	10 metres
Side Yard Width (minimum)	7.5 metres
Rear Yard Depth (minimum) from crest of the river bank	15 metres
Dwelling Unit Gross Floor Area (minimum)	130 square metres
Lot Coverage (maximum – all buildings)	10%
Landscaped Open Space (minimum)	50%

(15-1987) (t) Residential One-Exception Twenty (R1-E20) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part Lots 10 & 11, Concession 1, located at 200 and 230 Opeongo Road and delineated as Residential One-Exception Twenty (R1-E20) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

single detached dwelling and accessory uses

Lot Provisions:

Lot area (minimum)	2000 square metres
Lot Frontage (minimum)	30 metres
Front Yard Depth (minimum)	
- Main Building	7.5 metres
- Accessory Building	not permitted
Side Yard Width (minimum)	
- Main Building	7.5 metres
- Accessory Building	6 metres

Rear Yard Depth (minimum) for 200 Opeongo Rd.	10 metres from top of creek embankment
Rear Yard Depth (minimum) for 230 Opeongo Rd.	25 metres from top of creek embankment
Dwelling Unit Gross Floor Area (minimum)	112 square metres
Lot Coverage (maximum – all buildings)	10%
Landscaped Open Space (minimum)	50%

(30-1989) (u) Residential One-Exception Twenty-One (R1-E21) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands comprising all of Block C, Plan 405 and located on Wade Avenue and Centennial Drive and delineated as Residential One-Exception Twenty-One (R1-E21) on Schedule 'A' to this By-law, the only permitted use shall be single detached dwellings and building and structures accessory thereto.

(47-1989) (v) Residential One-Exception Twenty-Two (R1-E22) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part Lot 12, Concession 1, located at 264 Patrick Avenue and delineated as Residential One-Exception Twenty-Two (R1-E22) on Schedule 'A' to this By-law, the following provisions shall apply:

Permitted Uses:

single detached dwelling and accessory uses

Lot Provisions:

Lot Area (minimum)	5600 square metres
Lot Frontage (minimum)	46 metres
Front Yard Depth (minimum)	
- Main Building	7.5 metres
Side Yard Width (minimum)	3 metres
Rear Yard Depth (minimum)	15.24 metres from crest of slope of Smiths Creek
Dwelling Unit Gross Floor Area (minimum)	130 square metres
Lot Coverage (maximum – all buildings)	10%
Landscaped Open Space (minimum)	50%

(10-2010) (u) Residential One-Exception Twenty-Three (R1-E23) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands comprising Lots 1 to 8, inclusive, Plan 49M-38, and Lots 1 to 17, inclusive on Plan 49M-61, and delineated as Residential One-Exception Twenty-Three (R1-

E23) on Schedule 'A' to this By-law, the minimum required exterior side yard shall be 6 metres.

**\*(By-law 38-2010)\***

**\*(x) Residential One-Exception Twenty-Four (R1-E24) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 37, In The Red Circle, Registered Plan 109, Part 2, 3, 4, 5, 6 and 7 on Plan 49R-17271 and delineated as Residential One-Exception Twenty-Four (R1-E24) on Schedule A, the existing 2 ½ storey brick dwelling shall be recognized at a reduced setback of 0.5m from the property line adjacent to Raglan Street South as indicated on Plan 49R-17271.\*

**\*(By-law 12-2012)\***

**\*(y) Residential One-Exception Twenty-Five (R1-E25) Zone**

Notwithstanding, any other provisions of this By-law to the contrary, for those lands described as Plan 38, Lot 212, in the Town of Renfrew, County of Renfrew, municipally known as 79 & 89 Queen Street North, the following provisions shall apply:

**Zone Provisions**

**Applicable to 89 Queen Street North**

Lot Area (minimum)	317 square metres
Lot Frontage (minimum)	10 metres
Front Yard Depth (for main dwelling)	3 metres
Front Yard Depth (for verandah)	0.6 metres
Interior Side Yard Width	0.9 metres

**Applicable to 79 Queen Street North**

Lot Area (minimum)	317 square metres
Lot Frontage (minimum)	10 metres
Interior Side Yard Width	0.9 metres*

**\*(By-law 37-2012)\***

**\*(z) Residential One-Exception Twenty-Six (R1-E26) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described in paragraph 1 above, the following provisions shall apply:

**Zone Provisions**

Lot Frontage (minimum)	16.7 metres
Front Yard Depth (for main dwelling)	7.4 metres

THAT all other applicable provisions of Zoning By-law No. 46-2010 shall continue to apply to the subject property.\*

**\*(By-law 14-2013)\*****\*(aa) Residential One-Exception Twenty-Seven (R1-E27) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Concession 1, Part Lot 11, RP 49R-5685, known municipally as 528 Opeongo Road, shall henceforth be zoned Residential One-Exception Twenty-Seven (R1-E27) to permit a reduced lot frontage of 23 metres.

THAT all other applicable provisions of Zoning By-law No. 46-2010 shall continue to apply to the subject property.\*

**\*(By-law 20-2013)\*****\*(bb) Residential One-Exception Twenty-Eight (R1-E28) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Concession 1, Part Lot 11, Opeongo Road, shall henceforth be zoned Residential One-Exception Twenty-Eight (R1-E28) in order to reduce the minimum lot area to 5950 square metres.

THAT all other applicable provisions of Zoning By-law No. 46-2010 shall continue to apply to the subject property.\*

**\*(By-law 34-2013)\*****\*(cc) Residential One-Exception Twenty-Nine (R1-E29) Zone *(Lot 1 of Plan 405)*  
*(292 Centennial Dr)***

Notwithstanding the provisions of Sections 3.3.6 hereof to the contrary, the lands designated R1-E29 on Schedule “A” hereto shall also be used in accordance with the following provisions:

**Lot Provisions**

Lot Area (minimum)	640 square metres
Lot Frontage (minimum)	18 metres
Rear Yard Depth (minimum)	2.7 metres*

**\*(By-law 35-2015)\*****\*(dd) Residential One-Exception Thirty (R1-E30) Zone *(327 Lisgar Avenue)***

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as 327 Lisgar Avenue and delineated as Residential One – Exception Thirty (R1-E30) on Schedule ‘A’ to this By-law, the provisions of Sections 2.24 and 3.3.2 of this By-law do not apply and the following shall apply:

**Additional permitted use:**

- Bed and Breakfast within an accessory structure

Provisions:

- A Bed and Breakfast means “an accessory structure in which a maximum of one room for rent as short-term accommodation for tourists or vacationers, and may include the provision of meals. The Bed and Breakfast use shall remain subordinate to the primary use of the property as a single-detached dwelling. This definition does not include any other establishment defined in this By-law.\*

**\*(By-law 68-2016)\*****\*(ee) Residential One-Exception Thirty-One (R1-E31) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 11 to 34, inclusively, of draft plan dated December 18<sup>th</sup>, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential One-Exception Thirty-One (R1-E31) Zone on Schedule ‘A’ to this By-law, all development shall occur in strict accordance with the Geotechnical Investigation and Slope Stability Evaluation, Proposed Residential Development, Phase 4 – Hunter’s Gate Subdivision, Renfrew, Ontario, prepared by Golder Associates Ltd., July 2015, Report No. 1532944 and the addendum letter titled Grading Plan Review Phase 4 – Hunter’s Gate, Ottawa, Ontario prepared by Golder Associates Ltd., August 9<sup>th</sup>, 2016, Report No. 1532944 and no development or site alteration shall occur within the Limit of Hazard Lands as shown on approved Grading Plans GP-1 to GP-4, inclusively, prepared by Stantec Consulting Ltd., Revision 4 (August 4<sup>th</sup>, 2016).\*

**\*(By-law 64-2021)\*****\*(ff) Residential One-Exception Thirty-Two (R1-E32) Zone (377 Bruce Street)**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 13 and 14, Concession 2, known municipally as 377 Bruce Street, and zoned “Residential One – Exception Thirty-Two (R1-E32) Zone” on Schedule ‘A’ to this By-law, the following permitted uses and provisions shall apply to the subject lands:

- The only permitted use shall be a total of one (1) single detached dwelling within the zone.

Provisions:

- Front yard depth (Minimum): 15 metres
- The dwelling shall be serviced by municipal water services, and private on-site sewage disposal.
- Prior to issuance of a building permit, the Owner shall grant to the Town an easement conveying groundwater rights to the satisfaction of the Town, free and clear of all encumbrances, and at no expense to the Town. The easement shall apply to the whole of the lot.

- Prior to the issuance of a building permit, the Owner shall grant to the Town a servicing easement for water services, to the satisfaction of the Town, free and clear of all encumbrances, and at no expense to the Town.
- No further severances shall be permitted from the lands.\*

**\*(By-law 57-2022)\***

**\*(ff)**

Residential One-Exception Thirty-Three (R1-E33) Zone (277 Barr Street)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 767, Plan 196, known municipally as 277 Barr Street, and zoned “Residential One – Exception Thirty-Three (R1-E33) Zone” on Schedule ‘A’ to this By-law, the following permitted uses and provisions shall apply to the subject lands:

**Permitted Uses:**

- In addition to the uses existing on the lot at the time of passing of the amending by-law (57-2022), one (1) dwelling unit shall be permitted within an accessory building.

**Special Provisions:**

- The minimum dwelling unit area shall be in accordance with s. 6.2.4 of this by-law (R2 Zone provisions).
- The maximum height for the proposed accessory building containing the dwelling unit shall be 7.1m.\*

## 5.4 INTERIM USES AND STANDARDS (HOLDING)

(a) Residential One-holding (R1-h) (Hunter Gate Subdivision)

Until such time as the holding symbol is removed from lands zoned Residential One-holding (R1-h) in part of Lots 10 and 11, Concession 3, geographic Township of Horton (Hunter Gate Subdivision – Draft Approved Plan REF: 08-2167.h-9) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(a) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(b) Conditions for removal of Holding Symbol (h)

These conditions must be satisfied prior to the passing of a by-law to remove the holding symbol:

- i) A plan of subdivision pursuant to Section 51 of the Planning Act for the development permitted under the Residential One (R1) Zone is draft approved by the County of Renfrew.
- ii) That a Subdivision Agreement under Section 51(26) of the Planning Act be entered into between the owner and the Town. The Development Agreement is to include the design and installation of municipal services, to Council's satisfaction.
- iii) Detailed mapping and geotechnical analysis is completed to the Town's satisfaction, for all lands backing onto the Environmental Protection (EP) Zone. The analysis must reference the Geotechnical Investigation ~ Proposed Residential Development ~ Hunter's Gate ~ Renfrew, Ontario (06-1120-109-3000) prepared by Golder Associates, May 2006.
- iv) Zoning to implement the findings of the geotechnical analysis is finalized for all lands backing onto the Environmental Protection (EP) Zone.

(b) Residential One-holding (R1-h) (Mason Avenue)

Until such time as the holding symbol is removed from lands zoned Residential One-holding (R1-h) in part of Lot 14, Concession 1, geographic Township of Horton, located on Mason Avenue on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(a) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(b) Conditions for removal of Holding Symbol (h)

The following condition must be satisfied prior to the passing of a by-law to remove the holding symbol:

A Servicing Feasibility Study to address the adequacy of water, sanitary sewer and storm sewer services for the type of development proposed, is prepared by the owner, to the Town's satisfaction.

(c) Residential One-holding (R1-h) (200 Stewart Street)

Until such time as the holding symbol is removed from lands zoned Residential One-holding (R1-h) in Lots 1, 2 and 3, Part Lots 4 and 5, Block A, Plan 8, located at 200 Stewart Street on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(a) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(b) Conditions for removal of Holding Symbol (h)

The following condition must be satisfied prior to the passing of a by-law to remove the holding symbol:

- (i) A geotechnical study completed to the satisfaction of the Town
- (ii) A flood plain study completed to the satisfaction of the Town.



**SECTION 6.0 - REQUIREMENTS FOR RESIDENTIAL TWO (R2) ZONE****6.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any R2 Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- two-unit dwelling
- triplex dwelling
- three unit dwelling
- four-plex dwelling
- four unit dwelling
- converted dwelling
- multiple attached dwelling
- apartment dwelling
- boarding house
- group home

(b) Non-Residential Uses

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

**6.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any R2 Zone except in accordance with the following provisions:

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

Refer to Section 5.2.1

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

Refer to Section 5.2.2

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

Refer to Section 5.2.3

#### **6.2.4 Zone Provisions for Triplex, Three-Unit, Four-Unit, Apartment, Multiple Attached Dwellings (on one lot) and Boarding House**

- |     |  |  |
|-----|--|--|
| (a) | Lot Area (minimum)   |  |
|     | i) municipal water and municipal sewer only  | 750 square metres  |
| (b) | Lot Frontage (minimum)   |  |
|     | i) municipal water and municipal sewer only  | 30 metres  |
| (c) | Front Yard Depth (minimum)   | 7.5 metres   |
| (d) | Side Yard Width (minimum)  |  |
|     | (i) apartment dwelling   | 3.0 metres or ½ the height of the building, whichever is greater |
|     | (ii) all other permitted uses  | 3.0 metres   |
| (e) | Rear Yard Depth (minimum)  |  |
|     | (i) apartment dwelling   | 7.5 metres or ½ the height of the building, whichever is greater |
|     | (ii) all other permitted uses  | 7.5 metres   |
| (f) | Dwelling Unit Area (minimum)   | 55 square metres   |
| (g) | Lot Coverage (maximum)   | 40 %   |
| (h) | Building Height (maximum)  |  |
|     | i) apartments  | 18.2 metres  |
|     | ii) all other permitted uses   | 10.5 metres  |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.                 |  |
| (j) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |  |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law. |  |

- (l) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (m) 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.
- (n) Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.

#### **6.2.5 Zone Provisions for Multiple Attached Dwellings (each unit on a separate lot)**

- (a) Lot Area (minimum)
  - i) municipal water and municipal sewer only 165 square metres
- (b) Lot Frontage (minimum)
  - i) municipal water and municipal sewer only 6 metres
- (c) Front Yard Depth (minimum) 6 metres
- (d) Side Yard Width (minimum) 3 metres  
(no side yard required when lot line(s) is based on common wall)
- (e) Rear Yard Depth (minimum) 7.5 metres
- (f) Dwelling Unit Area (minimum) 55 square metres
- (g) Lot Coverage (maximum) 40 %
- (h) Building Height (maximum) 10.5 metres
- (i) All other provisions of Section 6.2.4 (i) to (n) apply.

### **6.3 EXCEPTION ZONES**

(25-2005)  
(3-2009)

#### **(a) Residential Two-Exception One (R2-E1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 15 to 18, inclusive and Lots 43 to 51, inclusive on Plan 397, located on Aberdeen Street and delineated as Residential Two-Exception One (R2-E1) on Schedule 'A' to this By-law, a maximum density of 26 units shall be permitted and the following provisions shall apply:

Permitted Uses

- semi-detached dwelling
- multiple attached dwelling

Provisions for Semi-detached Dwellings

Lot area (minimum)	675 square metres
Lot frontage (minimum)	19.81 metres
Front Yard Depth (minimum)	5.49 metres
Rear Yard Depth (minimum)	3.66 metres
Lot Coverage (maximum)	50%
Building Height (maximum)	1 storey

Provisions for Multiple attached Dwellings

Front Yard Depth (minimum)	5.49 metres
Side Yard Depth (minimum)	1.3 metres
Rear Yard Depth (minimum)	3.66 metres
Lot Coverage (maximum)	50%
Building Height (maximum)	1 storey

Additional Provisions for Lots 15 and 16, Plan 387

Part 19, Plan 49R-16635:	
Exterior Side Yard (minimum)	1.5 metres
Parts 1 and 5, 49R-16635:	
Front Yard Depth (minimum)	4.9 metres

(40-2008) (b) Residential Two-Exception Two (R2-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part of Block F, Plan 4, known municipally as 113 Renfrew Avenue West, and delineated as Residential Two-Exception Two (R2-E2) on Schedule 'A' to this By-law, the following provisions shall apply:

Additional Permitted Uses:

- senior citizen's home
- home occupation

Provisions:

In addition to the permitted uses, the entire ground floor of the existing dwelling may be used commercially as a massage therapy clinic, and beauty and hair salon. The second and third floor of the existing residential buildings shall be used for residential purposes only.

(Hunter Gate Phases I & II)

(c) Residential Two-Exception Three (R2-E3) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 26 to 29, inclusive, Plan 49M-38 and Blocks 18 to 21 and 23, Plan 49M-61, located on Elk Street and Otteridge Avenue, and delineated as Residential Two-Exception Three (R2-E3) on Schedule 'A' to this By-law, semi-detached dwellings and multiple attached dwellings shall be the only permitted uses and the following provisions shall apply to multiple attached dwellings each on a separate lot:

Front Yard Depth (minimum)	6. metres
Rear Yard Depth (minimum)	6.8 metres*

\* 22-2014\* \*\*

(54-1984) (d) Residential Two-Exception Four (R2-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 9, Concession 1, located at 740 Raglan Street South, and delineated as Residential Two-Exception Four (R2-E4) on Schedule 'A' to this By-law, the following provisions shall apply:

(a) Lot area (minimum)	7130 square metres
(b) Lot Frontage (minimum)	47 metres
(c) Front Yard Depth (minimum)	7.5 metres
(d) Side Yard Width (minimum)	
For all Phase 1 & 2 buildings	7.5 metres
For all Phase 3 buildings	6.7 metres
(e) Rear Yard Depth (minimum)	7.5 metres
(f) Number of buildings (maximum)	3
(g) Number of apartment units (maximum)	48
(h) Building Height (maximum)	10.5 metres
(i) Lot Coverage (maximum – all buildings)	21%
(j) Landscaped Open Space (minimum)	43%

(27-1985) (e) Residential Two-Exception Five (R2-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 293, Plan 200, located at 698 Eighth Street, and delineated as Residential Two-Exception Five (R2-E5) on Schedule 'A' to this By-law, the following provisions shall apply:

(a) Lot area (minimum)	464 square metres
(b) Lot Frontage (minimum)	15 metres
(c) Front Yard Depth (minimum)	7.5 metres
(d) Side Yard Width (minimum)	1.67 metres
(e) Rear Yard Depth (minimum)	7.5 metres
(f) Number of apartment units (maximum)	3

- |     |  |           |
|-----|--|-----------|
| (g) | Building Height (maximum)              | 2 storeys |
| (h) | Lot Coverage (maximum – all buildings) | 20%       |
| (i) | Landscaped Open Space (minimum)        | 67%       |
| (j) | Parking spaces (minimum)               | 3         |

(56-1985) (f) Residential Two-Exception Six (R2-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lots 248 & 249, Plan 46, located at 167 Lisgar Avenue, and delineated as Residential Two-Exception Six (R2-E6) on Schedule 'A' to this By-law, apartment dwelling units shall be permitted including one dwelling unit permitted in the basement and the following provisions shall apply:

- |     |                                     |                    |
|-----|-------------------------------------|--------------------|
| (a) | Lot area (minimum)                  | 1278 square metres |
| (b) | Lot Frontage (minimum)              | 31 metres          |
| (c) | Number of apartment units (maximum) | 9                  |
| (d) | Parking spaces (minimum)            | 12                 |

(63-1989) (g) Residential Two-Exception Seven (R2-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 314 to 330, inclusive, Plan 200 and Parts 1 and 2, Plan 49R-518, located on Eighth Street, southwest of Barnet Boulevard, and delineated as Residential Two-Exception Seven (R2-E7) on Schedule 'A' to this By-law, townhouse units shall be permitted and the following provisions shall apply to each townhouse lot and unit:

- |     |  |                    |
|-----|--|--------------------|
| (a) | Lot area (minimum)                       | 195 square metres  |
| (b) | Lot Frontage (minimum)                   | 6.4 metres         |
| (c) | Front Yard Depth (minimum)               | 6 metres           |
| (d) | Side Yard Width (minimum)                |                    |
|     | For end units in each group              | 1.85 metres        |
| (e) | Rear Yard Depth (minimum)                | 7.5 metres         |
| (f) | Number of units (maximum)                | 72                 |
| (g) | Dwelling Unit Gross Floor Area (minimum) |                    |
|     | - One-storey dwelling                    | 74.2 square metres |
|     | - Two-storey dwelling                    | 83.7 square metres |

(10-2010) (h) Residential Two-Exception Eight (R2-E8) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 21 and 22, Plan 49M-38 located on Elk Street and delineated as Residential Two-Exception Eight (R2-E8) on Schedule 'A' to this By-law, the minimum required exterior side yard setback for a multiple attached dwelling located on a separate lot shall be 6 metres.

(10-2010 & 24-2010)

(i) Residential Two-Exception Nine (R2-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 9 to 16, inclusive, Plan 49M-38 located on Foxden Street and delineated as Residential Two-Exception Nine (R2-E9) on Schedule 'A' to this By-law, for a multiple attached dwelling located on a separate lot, the following provisions shall apply:

- |                              |            |
|------------------------------|------------|
| a) Rear Yard Depth (minimum) | 6.8 metres |
| b) Lot Coverage (maximum)    | 50%*       |

\* 22-2014\* \*\*

**\*(By-law 26-2011)\***

**\*(j) Residential Two-Exception Ten (R2-E10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 1, 2 and 3, Block R, Registered Plan 8, the following provisions shall apply:

- 1) To increase the permitted lot coverage from 40% to 52% of the lot area per townhouse unit for the bungalow townhouse units on proposed Block 3.
- 2) To increase the permitted lot coverage from 40% to 46% of the lot area per townhouse unit for the two story townhouse units on Block 2.\*

**\*(By-law 19-2011)\***

**\*(k) Residential Two-Exception Eleven (R2-E11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 22, 23 and 24 and part of Tasse Street, Plan 105, Town of Renfrew, know municipally as 390 Raglan Street North and 167 Bruce Street, the following provisions shall apply:

Permitted Uses

Apartment dwelling

Provisions

- |                                    |               |
|------------------------------------|---------------|
| Front Yard Depth (minimum)         | 3.07 metres   |
| Exterior Yard Depth (minimum)      | 2.28 metres   |
| Interior Side Yard Depth (minimum) | 2.19 metres.* |

**\*(By-law 11-2014)\*****\*(l)** Residential Two-Exception Twelve (R2-E12) Zone *Hunter Gate Subdivision - Phase 3*

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 28 to 32, inclusively, Plan 49M-78, located on Foxden Street and Otterridge Street and delineated as Residential Two-Exception Twelve (R2-E12) on Schedule 'A' to this By-law, for multiple attached dwellings located on a separate lot, the following provisions shall apply:

- |                              |            |
|------------------------------|------------|
| a) Rear Yard Depth (minimum) | 6.8 metres |
| b) Lot Coverage (maximum)    | 55%.*      |

**\*(22-2014)\* \*\*****\*(By-law 12-2014)\*****\*(m)** Residential Two-Exception Thirteen (R2-E13) Zone *Hunter Gate Subdivision - Phase 3*

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 33 and 34, inclusively, Plan 49M-78, located on Foxden Street and Otterridge Street and delineated as Residential Two-Exception Thirteen (R2-E13) on Schedule 'A' to this By-law, for multiple attached dwellings located on a separate lot, the following provisions shall apply:

- |                              |            |
|------------------------------|------------|
| a) Rear Yard Depth (minimum) | 6.8 metres |
| b) Lot Coverage (maximum)    | 60%.*      |

**\*(22-2014)\* \*\*****\*(By-law 68-2016)\*****\*(n)** Residential Two-Exception Fourteen (R2-E14) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 50 to 53 and 64 to 66, inclusively, of draft plan dated December 18<sup>th</sup>, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two-Exception Fourteen (R2-E14) Zone on Schedule 'A' to this By-law, all development shall occur in strict accordance with the Geotechnical Investigation and Slope Stability Evaluation, Proposed Residential Development, Phase 4 – Hunter's Gate Subdivision, Renfrew, Ontario, prepared by Golder Associates Ltd., July 2015, Report No. 1532944 and the addendum letter titled Grading Plan Review Phase 4 – Hunter's Gate, Ottawa, Ontario prepared by Golder Associates Ltd., August 9<sup>th</sup>, 2016, Report No. 1532944 and no development or site alteration shall occur within the Limit of Hazard Lands as shown on approved Grading Plans GP-1 to GP-4, inclusively, prepared by Stantec Consulting Ltd., Revision 4 (August 4<sup>th</sup>, 2016).\*

**(o)** Residential Two-Exception Fifteen (R2-E15) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 67 and 68 of draft plan dated December 18<sup>th</sup>, 2015,



prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two-Exception Fifteen (R2-E15) Zone on Schedule 'A' to this By-law, all development shall occur in strict accordance with the Geotechnical Investigation and Slope Stability Evaluation, Proposed Residential Development, Phase 4 – Hunter's Gate Subdivision, Renfrew, Ontario, prepared by Golder Associates Ltd., July 2015, Report No. 1532944 and the addendum letter titled Grading Plan Review Phase 4 – Hunter's Gate, Ottawa, Ontario prepared by Golder Associates Ltd., August 9<sup>th</sup>, 2016, Report No. 1532944 and no development or site alteration shall occur within the Limit of Hazard Lands as shown on approved Grading Plans GP-1 to GP-4, inclusively, prepared by Stantec Consulting Ltd., Revision 4 (August 4<sup>th</sup>, 2016) and the following provisions shall apply to semi-detached dwellings:

a) Front Yard Depth (minimum) 6.0 metres

(p) Residential Two-Exception Sixteen (R2-E16) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 54, 55, 60, 61 and 62, of draft plan dated December 18<sup>th</sup>, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two-Exception Sixteen (R2-E16) on Schedule 'A' to this By-law, the following provisions shall apply to multiple attached dwellings each on a separate lot:

a) Rear Yard Depth (minimum) 6.8 metres

(q) Residential Two-Exception Seventeen (R2-E17) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Blocks 37 to 41 and Blocks 56 to 59, of draft plan dated December 18<sup>th</sup>, 2015, prepared by Adam Kasprzak OLS, Adam Kasprzak Surveying Ltd., identified as Reference 15-2147 B and delineated as Residential Two-Exception Seventeen (R2-E17) on Schedule 'A' to this By-law, the following provisions shall apply to multiple attached dwellings each on a separate lot:

a) Rear Yard Depth (minimum) 6.8 metres  
b) Lot Coverage (maximum) 50%.\*

**\*(16-2020)\***

**\*(r) Residential Two-Exception Eighteen (R2-E18A & R2-E18B) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands known municipally as 475 Barnet Boulevard and delineated as Residential Two-Exception Eighteen (R2-E18A and R2-E18B) on Schedule 'A' to this By-law, the following provisions shall apply to an "apartment dwelling".

(a) Maximum Height: 23.0 metres (R2-E1B only)

- (b) Minimum parking ratio: 1.4 parking spaces per dwelling unit
- (c) Minimum accessible parking space dimensions and requirements: in accordance with Provincial legislation, more particularly the Accessibility for Ontarians with Disabilities Act, 2005, and successor legislation.
- (d) Minimum separation distance between a dwelling and an Industrial Zone or Industrial-Holding Zone [s. 3.23(a)(i)]: In accordance with an approved site plan.

**\*(By-law 23-2021)\***

- \*(e) Notwithstanding the provisions of Sections 2.116 and 6.3(r) to the contrary, the entire 5.1 hectare site described as Parts 1 and 2, RP 49R-11183, shall be treated as one lot for zoning purposes.\*

All other provisions of the R2 Zone shall apply.\*

**\*(By-law 62-2025)\***

**\*(s) Residential Two-Exception Nineteen (R2-E19) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 12 and 13 , Concession 1, Geographic Township of Horton, Town of Renfrew, County of Renfrew, and known municipally as 436 Lisgar Avenue, Roll #47-48-000-070-17600, and identified as Residential Two – Exception Nineteen (R2-E19) on Schedule ‘A’ to this By-law, the following provisions shall apply:

- Additional Residential Units shall be permitted in accordance with the provisions of the *Planning Act*, R.S.O 1990, c. P.13, as amended, including where primary units are on the same lot.
- Tupper Street frontage: this frontage shall be developed with ground-oriented housing (single-detached, semi-detached, townhouse dwellings) with the principal pedestrian entrance and architectural building front addressing the street. Vehicular access and parking shall be provided at the rear of the dwellings through laneway, parking lot, or other rear access. Despite provisions of this by-law to the contrary, the lot line along Tupper Street shall be designated as the front lot line.
- Lisgar Avenue frontage: dwellings shall be developed with the principal pedestrian entrance and architectural building front addressing the street. Vehicular access and parking shall be provided at the rear of the dwellings through laneway, parking lot, or other rear access. Despite provisions of this by-law to the contrary, the lot line along Lisgar Avenue shall be designated as the front lot line.
- Minimum front-yard setback:
  - o Tupper Street frontage: 4.5 m, or as per approved site plan.
  - o Lisgar Street frontage (all dwelling types except apartments): 4.5 m, or as per approved site plan.
- Sidewalks shall be provided along both street frontages (Lisgar/Tupper) to connect to the existing sidewalks at the intersection of Mary/Tupper and Lisgar/Tupper.

All other provisions of the R2 Zone shall apply.\*

#### 6.4 INTERIM USES AND STANDARDS (HOLDING)

(a) Residential Two-holding (R2-h) (148 Lochiel Street North)

Until such time as the holding symbol is removed from lands zoned Residential Two-holding (R2-h) in part of Lot 92, Lots 93, 94, 95, 131, 132, 133, 169 and 205, Plan 38 and part of Bonnechere Street, known municipally as 148 Lochiel Street North, on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(a) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(b) Conditions for removal of Holding Symbol (h)

These conditions must be satisfied prior to the passing of a by-law to remove the holding symbol:

- (i) A Phase I Environmental Site Assessment completed to the satisfaction of the Town
- (ii) A Phase II Environmental Site Assessment, if required by the Phase I Assessment, completed to the satisfaction of the Town
- (iii) A geotechnical study completed to the satisfaction of the Town
- (iv) A flood plain study completed to the satisfaction of the Town

\*(By-law 62-2025)\*

\*(b) Residential Two-Exception Nineteen – Holding (R2-E19-h) Zone

Until such time as the holding symbol is removed from lands zoned Residential Two-Exception Nineteen – Holding (R2-E19-h), for those lands described as Lots 12 and 13 , Concession 1, Geographic Township of Horton, Town of Renfrew, County of Renfrew, and known municipally as 436 Lisgar Avenue, Roll #47-48-000-070-17600, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(a) Permitted Uses

- existing uses in existing locations

(b) Conditions for removal of Holding Symbol (h)

These conditions must be satisfied prior to the passing of a by-law to remove the holding symbol:

- (i) A Record of Site Condition, if required, to the satisfaction of the Town.
- (ii) Approval of a Draft Plan of Subdivision or Site Plan Approval.\*

**SECTION 7.0 - REQUIREMENTS OF DOWNTOWN COMMERCIAL (C1) ZONE****7.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any C1 Zone except for:

(a) Residential Uses

\*(By-law 23-2021)\*

- dwelling units over permitted \*non-residential uses\*
- existing residential uses

(b) Non-Residential Uses

- assembly hall
- automotive gasoline bar
- automotive service station
- clinic
- convenience store
- custom woodworking
- day nursery
- eating establishment
- eating establishment take out
- financial institution
- funeral home
- hotel
- motel
- office, business or professional
- place of entertainment
- printing establishment
- private club
- recreational establishment
- recreational vehicle sales establishment
- refreshment vehicle
- retail store
- service shop general
- service shop personal
- shopping plaza
- tavern
- taxi stand or taxi business location
- veterinary clinic

**7.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any C1 Zone except in accordance with the following provisions:

- |     |                    |                   |
|-----|--------------------|-------------------|
| (a) | Lot Area (minimum) | 450 square metres |
|-----|--------------------|-------------------|

- |     |  |   |
|-----|--|---|
| (b) | Lot Frontage (minimum)   | 7.5 metres  |
| (c) | Front Yard Depth (minimum)   | 0 metres  |
| (d) | Side Yard Width (minimum)  | 0 metres except that where the side lot line abuts any Residential Zone, the minimum side yard width shall be 6.0 metres. |
| (e) | Rear Yard Depth (minimum)  | 0 metres except that where the rear lot line abuts any Residential Zone, the minimum rear yard width shall be 4.5 metres. |
| (f) | Lot Coverage (maximum)   | 80 %  |
| (g) | Building Height (maximum)  | 18 metres   |
| (h) | Dwelling Unit Area (minimum)   | 55 square metres  |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.   |   |
| (j) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |   |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.   |   |
| (l) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.   |   |
| (m) | 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. |   |
| (n) | Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.   |   |

### 7.3 EXCEPTION ZONES

- (58-1997) (a) Downtown Commercial-Exception One (C1-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 18, Registered Plan 11, known municipally as 64 Patrick

Avenue and delineated as Downtown Commercial-Exception One (C1-E1) on Schedule 'A' to this By-law, only the following provisions shall apply:

Permitted Uses:

- A maximum of 3 dwelling units
- offices, business and professional
- service shop, general
- service shop, personal
- retail stores, but not including convenience stores, food stores, grocery stores, restaurants or refreshment vehicles
- studio (art, music, crafts, etc.)

Provisions:

Where 2 or more residential units are established, the following shall apply:

- |   |                    |
|---|--------------------|
| - Gross floor area per dwelling unit (minimum)          | 74.3 square metres |
| - Landscaped Open Space (minimum)                       | 281 square metres  |
| - Off-street parking spaces per dwelling unit (minimum) | 1 space            |
| - Northwest side yard setback (minimum)                 | 0.61 metres        |
| - Lot coverage (maximum)                                | 40%                |

(28-2006) (b) Downtown Commercial-Exception Two (C1-E2) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lots 32 and 33, Plan 11, known municipally as 69 Lochiel Street and delineated as Downtown Commercial-Exception Two (C1-E2) on Schedule 'A' to this By-law, the following provisions shall apply:

**\*(By-law 04-2024)\*****\*Permitted Uses**

## Residential Uses:

- Single-detached dwelling
- dwelling units over permitted non-residential uses

## Non-Residential Uses:

- convenience store
- custom workshop
- day nursery
- eating establishment
- eating establishment, take-out
- financial establishment
- funeral home
- grocery store
- office
- personal establishment
- printing establishment
- retail store
- service shop, general
- service shop, personal
- tavern
- taxi stand or taxi business location
- veterinary clinic\*

**Provisions**

Lot Area (minimum)	600 square metres
Lot Frontage (minimum)	18 metres
Front Yard Depth (minimum)	4.5 metres
Side Yard Depth (minimum)	3.0 metres, provided that where the side lot line abuts lands zoned Residential, the minimum side yard depth shall be 6.0 metres
Rear Yard Depth (minimum)	4.5 metres, provided that where the rear lot line abuts lands zoned Residential, the minimum rear yard depth shall be 7.5 metres
Lot Coverage (maximum)	40%
Building Height (maximum)	10.5 metres

**(c) Downtown Commercial-Exception Three (C1-E3) Zone**



Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part of Lots 32 and 33, Plan 11, known municipally as 42 Raglan Street North, and delineated as Downtown Commercial-Exception Three (C1-E3) on Schedule 'A' to this By-law, an automotive commercial garage shall be an additional permitted use.

(d) Downtown Commercial-Exception Four (C1-E4) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part of Lot 42 and Lots 43 and 44, Plan 11, known municipally as 118-120 Raglan Street North, and delineated as Downtown Commercial-Exception Four (C1-E4) on Schedule 'A' to this By-law, a foundry shall be an additional permitted use.

(e) Downtown Commercial-Exception Five (C1-E5) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 39 and Part of Lots 40, 41 and 42, Plan 11, known municipally as 104 Raglan Street North, and delineated as Downtown Commercial-Exception Five (C1-E5) on Schedule 'A' to this By-law, a contractor's yard or shop shall be an additional permitted use.

(23-2006) (f) Downtown Commercial-Exception Six (C1-E6) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 41 and 42, Plan 35, located at 71 Railway Avenue, and delineated as Downtown Commercial-Exception Six (C1-E6) on Schedule 'A' to this By-law, the only permitted uses shall be:

- automotive car wash
- automotive gasoline bar
- automotive service station
- automotive store
- automotive vehicle sales or rental establishment

**\*(By-law 50-2010)\***

\*(g) Downtown Commercial-Exception Seven (C1-E7) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lot 37, In the Red Circle, Registered Plan 109, Part 1 on Plan 49R-17271, known municipally as 3 Veteran's Memorial Boulevard the following provisions shall apply:

Permitted Uses

- 4 residential units (3 – existing 2 bedroom apartments, 1 existing – 3 bedroom apartment)

- 1 Commercial space (1050 sq. ft on main floor)

#### Zone Provisions

i. Minimum Lot Area	352 square metres
ii. Lot Frontage	5 metres
iii. Rear Yard Depth	0.2 metres
iv. Lot Coverage	100%*

#### **\*(By-law 56-2016)\***

##### **\*(h)** Downtown Commercial-Exception Eight (C1-E8) Zone

The purpose of the proposed Zoning By-law Amendment is to permit the uses of the Downtown Commercial (C1) Zone and more particularly the use of a Place of Entertainment as well as accessory dwellings for which one is proposed at this time.\*

#### **\*(By-law 27-2021)\***

##### **\*(i)** Downtown Commercial-Exception Nine (C1-E9) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Block A, Part Lot 1, Plan 4, Geographic Township of Horton, and known municipally as 314 Raglan Street South, one (1) ground-level residential dwelling unit shall be permitted within the existing building, with a maximum area of 85 square metres, provided that a permitted non-residential use shall separate the residential unit from the Raglan Street South road allowance, and for greater clarity that no part of the residential unit shall abut the Raglan Street South road allowance. The following provisions shall apply:

- Parking: A minimum of one (1) parking space per residential dwelling unit above/behind commercial uses shall be provided.
- Access: The owner shall ensure that legal vehicular access is obtained for access to the off-street parking spaces located at the rear of the property.\*

#### **\*(By-law 30-2021)\***

##### **\*(j)** Downtown Commercial-Exception Ten (C1-E10) Zone (95 Plaunt Street South)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as 95 Plaunt Street South, and zoned Downtown Commercial-Exception Ten (C1-E10) on Schedule 'A' to this By-law, the following additional uses shall be permitted on the subject lands:

- Duplex.\*



## SECTION 8.0 - REQUIREMENTS OF GENERAL COMMERCIAL (C2) ZONE

**8.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any C2 Zone except for:

**(a) Residential Uses**

- prohibited

**(b) Non-Residential Uses**

- assembly hall
- automotive – car wash
- automotive – commercial garage
- automotive – gasoline bar
- automotive – service station
- automotive store
- automotive – vehicle sales or rental establishment
- building supply store
- call centre
- catering establishment
- clinic
- convenience store
- custom workshop
- day nursery
- eating establishment
- eating establishment-take out
- farm implement sales and service establishment
- farm supply outlet
- financial institution

**\*(By-law 23-2021)\***

- \*funeral home\*
- garden centre
- hotel
- motel
- office - business
- office - professional
- place of entertainment
- printing establishment
- private club
- recreational establishment
- recreational vehicle sales establishment
- refreshment vehicle
- rental establishment
- retail store
- service shop, general

- service shop, personal
- shopping plaza
- tavern
- taxi stand or taxi business location
- transportation depot
- veterinary clinic
- wholesale establishment

## 8.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any C2 Zone except in accordance with the following provisions:

- |     |  |   |
|-----|--|---|
| (a) | Lot Area (minimum)   | 925 square metres   |
| (b) | Lot Frontage (minimum)   | 30.5 metres   |
| (c) | Front Yard Depth (minimum)   | 10.5 metres   |
| (d) | Side Yard Width (minimum)  | 4.5 metres except that where the side lot line abuts any Residential Zone, the minimum side yard width shall be 6.0 metres. |
| (e) | Exterior Side Yard Width (minimum)   | 10.5 metres   |
| (f) | Rear Yard Depth (minimum)  | 7.5 metres except that where the rear lot line abuts any Residential Zone, the minimum rear yard width shall be 9.0 metres. |
| (g) | Lot Coverage (maximum)   | 35%   |
| (h) | Building Height (maximum)  | 10.5 metres   |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.                 |   |
| (j) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |   |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law. |   |
| (l) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.                         |   |

- (m) 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.
- (n) Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.

### 8.3 EXCEPTION ZONES

(30-2009) (a) General Commercial-Exception One (C2-E1)

Notwithstanding any provision of this By-law to the contrary, for those lands located in part of Block A, Plan 148, located at 220 Carswell Street and delineated as General Commercial-Exception One (C2-E1) on Schedule A to this By-law, the following additional uses shall be permitted:

- funeral home
- grocery store
- place of assembly
- theatre
- classrooms for adult high school
- indoor storage of construction related materials and equipment

(Dairy) (b) General Commercial-Exception Two (C2-E2)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part of Lots 4 to 6, Block A, Plan 209, known municipally as 61 Lorne Street North and delineated as General Commercial-Exception Two (C2-E2) on Schedule 'A' to this By-law, the only permitted use shall be a dairy.

For the purposes of this subsection a dairy shall mean an establishment for the sale or distribution chiefly of milk and milk products.

(49-2008) (c) General Commercial-Exception Three (C2-E3)

Notwithstanding any provision of this By-law to the contrary, for those lands located in part of Lot 9, Concession 4, known municipally as 821 Whitton Road and delineated as General Commercial-Exception Three (C2-E3) on Schedule A to this By-law, and the following provisions shall apply:

- i) Lot frontage (minimum) 20 metres
- ii) Existing storage bins shall be permitted

(48-1984) (d) General Commercial-Exception Four (C2-E4)

Notwithstanding any provision of this By-law to the contrary, for those lands located in part of Lots 9 and 10, Concession 3, located on O'Brien Road and delineated as General Commercial-Exception Four (C2-E4) on Schedule A to this By-law, the maximum building height shall be 18 metres and the maximum height of any fascia sign attached to the building shall not exceed the height of the building.

**\*(By-law 39-2011)\***

**\*(e)** General Commercial-Exception Five (C2-E5)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Concession 2, Part of Lot 9, the following uses shall be permitted:

- i) Funeral Home\*

**\*(By-law 12-2015)\***

**\*(f)** General Commercial-Exception Six (C2-E6)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Lots 665 and 666 of Plan 193, and delineated as General Commercial – Exception Six (C2-E6) on Schedule 'A' to this By-law, the following provisions shall apply:

Additional Permitted Use

- Accessory dwelling unit\*

**\*(By-law 19-2021)\***

**\*(g)** General Commercial-Exception Seven (C2-E7) *(Part Lot 14, Concession 1, Stewart St)*

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 14, Concession 1, Geographic Township of Horton, located on Stewart Street, and zoned General Commercial-Exception Seven (C2-E7) on Schedule 'A' to this By-law, the following uses shall be permitted in addition to those uses normally permitted in the C2 Zone:

- Nursing home
- Retirement home
- Senior citizen home
- Group home
- Assembly hall
- Clinic
- Day nursery
- Home for the aged
- Institutional use

- Long term care facility
- Public building
- Private club
- Active recreation
- Passive recreation
- School.\*

#### 8.4 INTERIM USES AND STANDARDS (HOLDING)

(49-2008) (a) General Commercial-holding (C2-h) (Whitton Road)

Until such time as the holding symbol is removed from any of the lands located in part of Lot 9, Concession 4, on Whitton Road and zoned General Commercial-holding (C2-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(i) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(ii) Conditions for removal of Holding Symbol (h)

These conditions will be addressed in the approximate order as stated and all conditions must be satisfied prior to the passing of a by-law to remove the holding symbol:

- (a) A site plan pursuant to Section 41 of the Planning Act for the development permitted under the General Commercial (C2) Zone is submitted to the municipality and Council gives final approval to the site plan whereupon a Site Plan Agreement under Section 41 of the Planning Act is executed and registered on title.
- (b) That a Development Agreement pursuant to Section 41(7) of the Planning Act be entered into between the owner and the Town for the provision of full municipal services, to Council's satisfaction and is executed and registered on title.

(49-2008) (b) General Commercial-Exception Three-holding (C2-E3-h) (Whitton Road)

Until such time as the holding symbol is removed from any of the lands located in part of Lot 9, Concession 4, on Whitton Road and zoned General Commercial-Exception Three-holding (C2-E3-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:



(i) Permitted Uses

- (a) an automotive dealership shall be permitted with private on-site water and on-site sewage disposal system on a temporary basis
- (b) existing storage bins shall be permitted

(ii) Provisions

Lot frontage (minimum) 20 metres

(iii) Conditions for removal of Holding Symbol (h)

- a) The development shall comply with all municipal and provincial design, approval, construction and certification requirements and regulations for on-site water and on on-site sewage disposal system.
- b) The development shall be subject to Site Plan Control to address on-site and off-site issues.
- c) The developer shall enter into a Development Agreement with the Town of Renfrew for the eventual extension of municipal sanitary sewer, pump station, force main and water mains to the site.
- d) That site plans and supporting documentation be provided to the satisfaction of the Town to address such matters as landscaping, buffering, access, site servicing, lot grading and drainage.
- e) That the Owner enters into a Site Plan Agreement with the Town in order to implement the matters addressed on the Site Plan.

**\*(By-law 19-2021)\*****\*(g) General Commercial-Exception Seven-holding (C2-E7-h) (Pt Lot 14, Con 1, Stewart St)**

Until such time as the holding symbol is removed from those lands described as Part Lot 14, Concession 1, Geographic Township of Horton, located on Stewart Street, and zoned General Commercial-Exception Seven-holding (C2-E7-h) on Schedule 'A' to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(i) Permitted Uses

- (a) Uses permitted in the C2 Zone

(ii) Conditions for removal of Holding Symbol (h)

- (b) Approval of a Site Plan by the Town

- (c) Clearance of the lands of environmental concern, including the completion and submission of Environmental Site Assessments and a Record of Site Condition in accordance with the requirements *Environmental Protection Act*, and the provision of the same to the Town.\*

**SECTION 9.0 - REQUIREMENTS FOR LIGHT INDUSTRIAL (M1) ZONE****9.1 PERMITTED USES**

No person shall use any land or erect or use any building or structure in any M1 Zone except for:

**(a) Residential Uses**

- prohibited

**(b) Non-Residential Uses**

- industrial mall
- manufacturing plant – light
- mini storage establishment
- warehouse
- the following non-residential uses permitted in the C2 zone:
  - automotive – vehicle sales or rental establishment
  - automotive – service station
  - automotive – car wash
  - building supply store
  - catering establishment
  - custom workshop
  - farm implement sales and service establishment
  - farm supply outlet
  - printing establishment
  - recreational vehicle sales establishment
  - rental establishment
  - service shop, general
  - service shop, personal
  - taxi stand or taxi business location
  - transportation depot

**9.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure in any M1 Zone except in accordance with the following provisions:

- |     |                            |  |
|-----|----------------------------|--|
| (a) | Lot Area (minimum)         | 1850 square metres   |
| (b) | Lot Frontage (minimum)     | 30.5 metres  |
| (c) | Front Yard Depth (minimum) | 7.5 metres   |
| (d) | Side Yard Width (minimum)  | 7.5 metres except that where the side lot line abuts any Residential Zone, |

- the minimum side yard width shall be 15 metres.
- (e) Rear Yard Depth (minimum) 7.5 metres except that where the rear lot line abuts any Residential Zone, the minimum rear yard width shall be 15 metres.
- (f) Lot Coverage (maximum) 50%
- (g) Building Height (maximum) 15 metres
- (h) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (i) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (j) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (k) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (l) 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.
- (m) Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.

### 9.3 EXCEPTION ZONES

(41-2008) (a) Light Industrial – Exception One (M1-E1)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lots 10 and 11, Concession 2, known municipally as 405 Hall Avenue and delineated as Light Industrial-Exception One (M1-E1) on Schedule 'A' to this By-law, only the following uses shall be permitted:

Permitted Uses:

- Industrial mall
- Light industry
- Mini storage establishment

- An accessory use subordinate to and located within the same building as the permitted main use including an office, cafeteria, showroom or factory or retail outlet for goods produced on the premises
- Courier or Parcel Delivery Service
- Office, Business or Professional
- Photographic Establishment
- Printing Establishment
- Recreational Establishment
- Rental Establishment
- Service Shop, General
- Wholesale Establishment

For the purposes of this subsection, the following definitions shall apply:

“Light industry” shall mean the assembly or processing of component parts to produce finished products, and related warehousing uses, in wholly enclosed buildings which emit no noxious sound, odour, dust, vibration, fumes, smoke or radiation and which in general shall not be detrimental in appearance or effect to its surroundings.

“Recreational Establishment” shall mean the use of land, buildings or structures, of leisure time or sporting activities, and includes uses such as bowling alleys, curling rinks, swimming pools, billiard parlours, health clubs, athletic clubs, tennis courts, playgrounds, or similar uses.

“Rental Establishment” shall mean a place where tools or equipment use for home, industry or construction purposes are rented to the public.

“Wholesale Establishment” shall mean a building, or part of a building, used or intended to be used for the bulk storage and sale of quantities of goods, merchandise, and materials for resale or business use.

#### **9.4 INTERIM USES AND STANDARDS (HOLDING)**

(a) Light Industrial-holding (M1-h) (550 Hall Avenue)

Until such time as the holding symbol is removed from any of the lands located in part of Lot 11, Concession 2, located at 550 Hall Avenue and zoned Light Industrial-holding (M1-h) on Schedule A to this By-law, in accordance with the conditions set forth herein, no person shall use land or erect or use a building or structure, except in accordance with the following:

(i) Permitted Uses

- existing uses in existing locations
- open space
- passive recreation that does not require a building

(ii) Conditions for removal of Holding Symbol (h)

These conditions must be satisfied prior to the passing of a by-law to remove the holding symbol:

- (a) The proponent has an Environmental Impact Study prepared by a qualified person and the study is peer reviewed by the Town.
- (b) The proponent enters into a Site Plan Agreement with the Municipality under Section 41(7) of the *Planning Act* that is executed and registered on title. The Agreement is to include:
  - the provision of full municipal services, to Council's satisfaction;
  - provisions to implement any recommendations of the Environmental Impact Study

**SECTION 10.0 - REQUIREMENTS FOR GENERAL INDUSTRIAL (M2) ZONE****10.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in an M2 Zone except for:

**(a) Residential Uses**

- prohibited

**(b) Non-Residential Uses**

- contractor's yard or shop
- custom workshop
- factory outlet
- fuel storage tank
- industrial mall
- manufacturing plant
- manufacturing plant – light
- mini storage establishment
- printing plant
- recycling transfer station
- retail stores involving the sale and/or rental of heavy machinery, fuels, factory equipment, boats, recreational vehicles, motor cycles, snowmobiles, all terrain vehicles
- school bus storage
- truck terminal
- warehouse
- welding shop

**10.2 ZONE PROVISIONS**

No person shall use any lot or erect, alter or use any building or structure within an M2 Zone except in accordance with the following provisions:

- |     |                                    |  |
|-----|------------------------------------|--|
| (a) | Lot Area (minimum)                 | 1850 square metres   |
| (b) | Lot Frontage (minimum)             | 46 metres  |
| (c) | Front Yard Depth (minimum)         | 15 metres  |
| (d) | Side Yard Width (minimum)          | 7.5 metres except that where the side lot line abuts any Residential Zone, the minimum side yard width shall be 15 metres. |
| (e) | Exterior Side Yard Width (minimum) | 10.5 metres  |

- (f) Rear Yard Depth (minimum) 7.5 metres except that where the rear lot line abuts any Residential Zone, the minimum rear yard width shall be 15 metres.
- (g) Lot Coverage (maximum) 50 %
- (h) Building Height (maximum) 15 metres
- (i) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (j) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (k) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (l) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (m) 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.
- (n) Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.

### 10.3 EXCEPTION ZONES

(a) General Industrial-Exception One (M2-E1)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 9, Lot 10 and Part Lots 11 and 12, Block X and Part Lot 13, Block Y, Plan 8, known municipally as 360 Arthur Avenue and delineated as General Industrial-Exception One (M2-E1) on Schedule 'A' to this By-law, a concrete manufacturing plant shall be the only permitted use.



**SECTION 11.0 - REQUIREMENTS FOR EXTRACTIVE INDUSTRIAL (EM) ZONE****11.1 PERMITTED USES**

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

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- extractive industrial facility
- forestry
- gravel pit
- limited farm

**11.2 ZONE PROVISIONS**

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

- (a) Lot Frontage (minimum) 35 metres
- (b) Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.
- (c) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.
- (d) Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.
- (e) Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.
- (f) 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.
- (g) Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.

### **11.3 EXCEPTION ZONES**

**SECTION 12.0 - REQUIREMENTS FOR DISPOSAL INDUSTRIAL (DM) ZONE****12.1 PERMITTED USES**

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

- (a) Residential Uses
  - prohibited
- (b) Non-Residential Uses
  - waste disposal site, including recycling transfer station

**12.2 ZONE PROVISIONS**

(a) Yards (minimum):	<u>Abutting Industrial Zone</u>	<u>Abutting Other Zone</u>
i) Front Yard Depth	22 metres	30 metres
ii) Side Yard Width	15 metres	30 metres
iii) Rear Yard Depth	15 metres	30 metres

**(b) Buffer Strip**

No land in any DM Zone shall be used for any other purpose than a buffer strip within,

- i) 30 metres of any Zone other than an Industrial zone; and
- ii) 22 metres of any street line.

**(c) Abandoned or Rehabilitated**

No building shall be erected or constructed in a waste disposal site that has been abandoned or rehabilitated.

**(d) Accessory Uses, Buildings and Structures**

Notwithstanding any other zone provision to the contrary, with the exception of the Buffer Strip provisions, uses, buildings and structures that are necessary to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

### **12.3 EXCEPTION ZONES**

**SECTION 13.0 - REQUIREMENT FOR COMMUNITY FACILITY (CF) ZONE****13.1 PERMITTED USES**

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

(a) Residential Uses

- nursing home
- retirement home
- senior citizens home

(b) Non-Residential Uses

- arena
- assembly hall
- cemetery
- church
- clinic
- community centre
- day nursery
- home for the aged
- institutional use
- long term care facility
- nursing home
- private club
- private park
- public building
- public garage
- public park
- public utility
- recreation, active
- recreation, passive
- retirement home
- senior citizens home
- school

**13.2 ZONE PROVISIONS**

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

- |     |                            |            |
|-----|----------------------------|------------|
| (a) | Lot Area (minimum)         | NIL        |
| (b) | Lot Frontage (minimum)     | NIL        |
| (c) | Front Yard Depth (minimum) | 7.5 metres |

- |     |  |            |
|-----|--|------------|
| (d) | Side Yard Width (minimum)  | 10 metres  |
| (e) | Exterior Side Yard Width (minimum)   | 7.5 metres |
| (f) | Rear Yard Depth (minimum)  | 7.5 metres |
| (g) | Lot Coverage (maximum)   | 35 %       |
| (h) | Building Height (maximum)  | 18 metres  |
| (i) | Open Storage: In accordance with the provisions for Open Storage in Section 3 – General Provisions of this By-law.   |            |
| (j) | Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 – General Provisions of this By-law.   |            |
| (k) | Separation Distances: In accordance with the provisions for Separation Distances in Section 3 – General Provisions of this By-law.   |            |
| (l) | Setbacks: In accordance with the provisions for Setbacks in Section 3 – General Provisions of this By-law.   |            |
| (m) | 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. |            |
| (n) | Bonnechere River Floodplain: In accordance with the provisions for the Bonnechere River Floodplain in Section 3 – General Provisions of this By-law.   |            |

### 13.3 EXCEPTION ZONES

(16-2010) (a) Community Facility-Exception One (CF-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 14, Concession 1, known municipally as 470 Raglan Street North and delineated as Community Facility-Exception One (CF-E1) on Schedule 'A' to this By-law, the following provisions shall apply:

- |      |                           |            |
|------|---------------------------|------------|
| (i)  | Side Yard Depth (minimum) | 7.5 metres |
| (ii) | Lot Coverage (maximum)    | 45%        |

**\*(By-law 19-2017)\*****\*(a) Community Facility-Exception One (CF-E1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as Part Lot 14, Concession 1, known municipally as 470 Raglan Street North and delineated as Community Facility-Exception One (CF-E1) on Schedule 'A' to this By-law, the following provisions shall apply:

- (i) Side Yard Depth (minimum) 3.0 metres
- (ii) Lot Coverage (maximum) 45%
- (iii) Off-Street Parking Requirement (minimum): 1 parking space per 2 beds.\*

**SECTION 14.0-REQUIREMENTS FOR ENVIRONMENTAL PROTECTION (EP) ZONE****14.1 PERMITTED USES**

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

(a) Residential Uses

- a single detached dwelling existing at the date of passing of this by-law

(b) Non-Residential Uses

- dam or other water control structure
- erosion control structure
- existing farm
- limited farm
- passive recreation
- no new buildings or structures other than for flood or erosion control

**14.2 ZONE PROVISIONS**

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

- |     |                            |             |
|-----|----------------------------|-------------|
| (a) | Front Yard Depth (minimum) | 10.5 metres |
| (b) | Side Yard Width (minimum)  | 5 metres    |
| (c) | Rear Yard Depth (minimum)  | 15 metres   |
| (d) | Lot Coverage (maximum)     | 1%          |
| (e) | Building Height (maximum)  | 5 metres    |
| (f) | <u>Existing Uses</u>       |             |

Notwithstanding any other provisions of this By-law to the contrary, additions or enlargements to existing dwellings or existing non-conforming buildings or structures shall not be permitted in an Environmental Protection (EP) Zone.

**14.3 EXCEPTION ZONES**



**SECTION 15.0 - REQUIREMENTS FOR OPEN SPACE (OS) ZONE****15.1 PERMITTED USES**

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

(a) Residential Uses

- prohibited

(b) Non-Residential Uses

- buffer strip
- landscaped open space
- natural area
- passive recreation
- private park
- public park

**15.2 ZONE PROVISIONS**

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

- |     |   |          |
|-----|---|----------|
| (a) | Lot Area (minimum)  | NIL      |
| (b) | Front Yard Depth (minimum)  | NIL      |
| (c) | Side Yard Width (minimum)   | NIL      |
| (d) | Rear Yard Depth (minimum)   | NIL      |
| (e) | Building Height (maximum)   | 5 metres |
| (f) | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision 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 3.0 General Provisions of this By-law. |          |

**15.3 EXCEPTION ZONES**

(i) Open Space-Exception One (OS-E1)

Notwithstanding any other provisions of this By-law to the contrary, for those lands described as part of Lot 19, Concession 2, located on Barnett Boulevard and

delineated as Open Space-Exception One (OS-E1) on Schedule 'A' to this By-law, a sports field shall be an additional permitted use.

**SECTION 16.0 - REQUIREMENTS FOR PARKS AND RECREATION (PR) ZONE****16.1 PERMITTED USES**

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

- (a) Residential Uses
  - prohibited
- (b) Non-Residential Uses
  - fairground
  - active recreation
  - passive recreation
  - public park

**16.2 ZONE PROVISIONS**

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

- (a) Lot Area (minimum) NIL
- (b) Lot Frontage (minimum) NIL
- (c) Front Yard Depth (minimum) NIL
- (d) Side Yard Width (minimum) NIL
- (e) Exterior Side Yard Width (minimum) NIL
- (f) Rear Yard Depth (minimum) NIL
- (g) Notwithstanding 16.2(c), (d), (e) and (f) above, no building associated with an active recreation facility shall be erected closer than 15 metres to any Residential Zone.
- (h) Lot Coverage (maximum) 40%
- (i) Building Height (maximum) NIL
- (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.

### **16.3 EXCEPTION ZONES**

**SECTION 17.0-REQUIREMENTS FOR DESIGNATED GROWTH AREA (DGA) ZONE****17.1 PERMITTED USES**

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

(a) Residential Uses

- a dwelling existing at the time of passing of this by-law

(b) Non-Residential Uses

- forestry
- natural area
- passive recreation

**17.2 ZONE PROVISIONS**

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

- |     |                            |             |
|-----|----------------------------|-------------|
| (a) | Lot Area (minimum)         | 4 hectares  |
| (b) | Lot Frontage (minimum)     | 60 metres   |
| (c) | Front Yard Depth (minimum) | 7.5 metres  |
| (d) | Side Yard Width (minimum)  | 7.5 metres  |
| (e) | Rear Yard Depth (minimum)  | 10.5 metres |
| (f) | Lot Coverage (maximum)     | 10%         |
| (g) | Building Height (maximum)  | 10.5 metres |

**17.3 EXCEPTION ZONES**

(a) Development Growth Area – Exception One (DGA-E1) Zone

Notwithstanding any other provisions of this By-law to the contrary, for the lands located within Part of Lots 9 and 10, Concession 1 and delineated as Development Growth Area-Exception One (DGA-E1) on Schedule 'A' to this By-law, any application for an amendment to this Zoning By-law shall be accompanied by an Environmental Impact Study (EIS) prepared under Section 2.2(16) of the Official Plan. The purpose of the EIS will be to assess the potential for a significant wildlife habitat on the subject lands and to determine the impact, if any, of the

proposed development on this natural heritage feature and to recommend any mitigation measures that would need to be taken.

**SECTION 18.0 – ENACTMENT**

This By-law shall become effective on the date of passing by Council.

This By-law read a FIRST and SECOND time this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

This By-law read a THIRD time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## IMPERIAL – METRIC CONVERSIONS

SPECIFIC LINEAR CONVERSIONS			
0.3	m	=	0.98 ft.
0.5	m	=	1.64 ft.
0.6	m	=	1.97 ft.
0.7	m	=	2.30 ft.
0.9	m	=	2.95 ft.
1.0	m	=	3.28 ft.
1.5	m	=	4.92 ft.
2.0	m	=	6.56 ft.
2.5	m	=	8.20 ft.
2.7	m	=	8.86 ft.
3.0	m	=	9.84 ft.
4.0	m	=	13.12 ft.
5.0	m	=	16.40 ft.
5.5	m	=	18.04 ft.
6.0	m	=	19.69 ft.
7.5	m	=	24.61 ft.
9.0	m	=	29.53 ft.
10.0	m	=	32.81 ft.
10.5	m	=	34.45 ft.
12.0	m	=	39.37 ft.
15.0	m	=	49.21 ft.
18.0	m	=	59.06 ft.
20.0	m	=	65.62 ft.
22.0	m	=	72.18 ft.
23.0	m	=	75.46 ft.
30.0	m	=	98.43 ft.
35.0	m	=	114.83 ft.
38.0	m	=	124.67 ft.
40.0	m	=	131.23 ft.
45.0	m	=	147.64 ft.
46.0	m	=	150.92 ft.
50.0	m	=	164.04 ft.
53.0	m	=	173.88 ft.
60.0	m	=	196.85 ft.
65.0	m	=	213.25 ft.
75.0	m	=	246.06 ft.
90.0	m	=	295.28 ft.
100.0	m	=	328.08 ft.
120.0	m	=	393.70 ft.
150.0	m	=	492.13 ft.
180.0	m	=	590.55 ft.
200.0	m	=	656.17 ft.
750.0	m	=	2460.63 ft.

SPECIFIC AREA CONVERSIONS			
1	m <sup>2</sup>	=	10.76 sq. ft.
9	m <sup>2</sup>	=	96.88 sq. ft.
51	m <sup>2</sup>	=	548.98 sq. ft.
65	m <sup>2</sup>	=	699.68 sq. ft.
75	m <sup>2</sup>	=	807.32 sq. ft.
93	m <sup>2</sup>	=	1001.08 sq. ft.
185	m <sup>2</sup>	=	1991.39 sq. ft.
300	m <sup>2</sup>	=	3229.28 sq. ft.
600	m <sup>2</sup>	=	6458.56 sq. ft.
700	m <sup>2</sup>	=	7534.98 sq. ft.
900	m <sup>2</sup>	=	9687.84 sq. ft.
1400	m <sup>2</sup>	=	15069.97 sq. ft.
1450	m <sup>2</sup>	=	15608.18 sq. ft.
1500	m <sup>2</sup>	=	16146.39 sq. ft.
1532	m <sup>2</sup>	=	16490.85 sq. ft.
2000	m <sup>2</sup>	=	21528.53 sq. ft.
2024	m <sup>2</sup>	=	21786.87 sq. ft.
2025	m <sup>2</sup>	=	21797.63 sq. ft.
2300	m <sup>2</sup>	=	24757.80 sq. ft.
2750	m <sup>2</sup>	=	29601.72 sq. ft.
2800	m <sup>2</sup>	=	30139.94 sq. ft.
3035	m <sup>2</sup>	=	32669.54 sq. ft.
3065	m <sup>2</sup>	=	32992.47 sq. ft.
3250	m <sup>2</sup>	=	34983.85 sq. ft.
4000	m <sup>2</sup>	=	43057.05 sq. ft.
4047	m <sup>2</sup>	=	43562.97 sq. ft.
1	ha	=	2.47 ac.
1.2	ha	=	2.97 ac.
1.5	ha	=	3.71 ac.
2.0	ha	=	4.94 ac.
10.0	ha	=	24.71 ac.
20.0	ha	=	49.42 ac.
24.0	ha	=	59.30 ac.
40.0	ha	=	98.84 ac.
80.0	ha	=	197.68 ac.



## ZONING AMENDMENT - SUMMARY

By-law No.	Location	From	To	Summary of Change	Text / Map Change		Consolidation Date
38-2010	395 Raglan Street South	R1	R1-E24	To allow a 0.5 metre front yard setback from Raglan Street	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec 13, 2010
40-2010	498 Moore Street	R1	CF	Existing house to be demolished and vacant lot to be used for parking for Renfrew Victoria Hospital	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec 13, 2010
41-2010	50 Grigg Avenue	R1	CF	Existing house to be demolished and vacant lot to be used for parking for Renfrew Victoria Hospital	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec 13, 2010
50-2010	3 Veteran's Memorial Boulevard	R1-E5	C1-E7	Permits 4 residential units and 1 commercial unit; implements specific zone provisions.	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	August 2, 2012
19-2011	390 Raglan Street North 167 Bruce Street	CF	R2-E11	Permits apartment dwelling units; implements specific zone provisions.	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	August 9, 2012
26-2011	130 Arthur Avenue	M1	R2-E10	Permits R2 uses; implements specific lot coverage provisions.	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	August 2, 2012
39-2011	Barnet Boulevard	R1	C2-E5	Permits a funeral home.	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec 19, 2011
45-2011	Hunter Gate Subdivision – Phase 3	R1-h	EP R2-E9-h R1-E23-h	Permits 26 single detached dwellings, 37 townhouse units and a stormwater management area	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	August 3, 2012
12-2012	79 & 89 Queen Street North	R1	R1-E25	Implements specific zone provisions for the properties.	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	May 23, 2012
13-2012	292 Argyle Street South	C1	R2	To allow residential use of the existing building.	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	May 22, 2012
37-2012	376 Moore Street	R1	R1-E26	To allow a lot frontage of 16.7 metres and minimum front yard depth of 7.4 metres	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov 21, 2012
38-2012	2 Innovation Drive	M2	C2	Map change to General Commercial (C2)	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov 20, 2012
12-2013	620 Barnet Boulevard	M1	C2	Map change to General Commercial	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	April 5, 2013
13-2013	42 Griggs Street	R1	CF	Map change to Community Facility	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	April 5, 2013

## ZONING AMENDMENT – SUMMARY

By-law No.	Location	From	To	Summary of Change	Text / Map Change		Consolidation Date
14-2013	528 Opeongo Road	R1-E9	R1-E27	To reduce the minimum lot frontage to 23 metres	<input checked="" type="checkbox"/>	Text	April 5, 2013
					<input checked="" type="checkbox"/>	Map	
20-2013	528 Opeongo Road	R1-E9	R1-E28	To reduce the minimum lot area to 5950 square metres	<input checked="" type="checkbox"/>	Text	April 5, 2013
					<input checked="" type="checkbox"/>	Map	
22-2013	Hunter Gate Subd	R1-E23-h R2-E9-h	R1-E23 R2-E9	Remove holding	<input checked="" type="checkbox"/>	Text	April 5, 2013
					<input checked="" type="checkbox"/>	Map	
34-2013	292 Centennial Drive	R1	R1-E29	To reduce the minimum lot area to 640 squ. m.; reduce min lot frontage to 18 m; to reduce min rear yard to 2.7 m	<input checked="" type="checkbox"/>	Text	August 1, 2013 August 2, 2013
					<input checked="" type="checkbox"/>	Map	
57-2013	508 Moore Street	R1	CF		<input checked="" type="checkbox"/>	Text	January 23, 2014
					<input checked="" type="checkbox"/>	Map	
61-2013	Albert Street	C2	CF		<input checked="" type="checkbox"/>	Text	January 23, 2014
					<input checked="" type="checkbox"/>	Map	
62-2013	Albert Street	C2	CF		<input checked="" type="checkbox"/>	Text	January 23, 2014
					<input checked="" type="checkbox"/>	Map	
11-2014	Foxden Street Otteridge Street	R2-E9	R2-E12	To increase the maximum lot coverage from 50% to 55%	<input checked="" type="checkbox"/>	Text	March 26, 2014
					<input checked="" type="checkbox"/>	Map	March 27, 2014
12-2014	Foxden Street Otteridge Street	R2-E9	R2-E13	To increase the maximum lot coverage from 50% to 60%	<input checked="" type="checkbox"/>	Text	March 26, 2014
					<input checked="" type="checkbox"/>	Map	March 27, 2014
22-2014	Hunter Gate	R1-E23 R2-E8	R1 R2		<input checked="" type="checkbox"/>	Text	June 20, 2014
					<input checked="" type="checkbox"/>	Map	July 16, 2014
		R2-E3 R2-E9 R2-E12 R2-E13	R2-E3 R2-E9 R2-E12 R2-E13	Revised provisions of existing exception zones	<input checked="" type="checkbox"/>	Text	June 20, 2014
					<input checked="" type="checkbox"/>	Map	July 16, 2014
49-2014	Barnet Boulevard	OS	R1-E9	To permit only a single detached dwelling	<input checked="" type="checkbox"/>	Text	October 7, 2014
					<input checked="" type="checkbox"/>	Map	
12-2015	Stewart Street	CF	C2-E6	To permit an accessory dwelling unit	<input checked="" type="checkbox"/>	Text	March 24, 2015
					<input checked="" type="checkbox"/>	Map	March 23, 2015
13-2015	563 King Street	R1	R2	To permit an apartment dwelling with 4 units	<input checked="" type="checkbox"/>	Text	March 23, 2015
					<input checked="" type="checkbox"/>	Map	
35-2015	327 Lisgar Street	R1	R1-E30	To permit a bed and breakfast within an accessory structure	<input checked="" type="checkbox"/>	Text	June 5, 2015
					<input checked="" type="checkbox"/>	Map	June 9, 2015

## ZONING AMENDMENT - SUMMARY

By-law No.	Location	From	To	Summary of Change	Text / Map Change		Consolidation Date
45-2015	292 Lochiel Street	R1	R2	To correct technical error made during Comprehensive ZB Review	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	August 13, 2015
10-2016	57 Railway Street	CF	R1	To permit the conversion of the existing structure to a residential dwelling	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	April 12, 2016
47-2016	32 Prince Avenue	R1	C1	To permit the use of the existing building as a business office	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	October 12, 2016
56-2016	45 Railway Ave	CF	C1-E8	To permit commercial use and accessory residential use (in basement)	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	October 12, 2016
68-2016	D-14-117 Hunter Gate Subdivision Phase 4	R1- h	R1-E31	Geotechnical requirements	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 10, 2016 Nov. 15, 2016
		R1- h	R2-E14	Geotechnical requirements	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 10, 2016 Nov. 15, 2016
		R1- h	R2-E15	Geotechnical requirements	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 10, 2016 Nov. 15, 2016
		R1- h	R2-E16	To permit a 6.8 m r.y. setback	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 10, 2016 Nov. 15, 2016
		R1- h	R2-E17	To permit a 6.8 m r.y. setback and 50% lot coverage	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 10, 2016 Nov. 15, 2016
		R1- h	CF	Hunter Gate parkland	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 15, 2016
		R1- h	R1	To permit residential use	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Nov. 15, 2016
19-2017	470 Raglan Street N.	CF-E1	No change	To permit 3 m s.y. dietph, max. 45% lot coverage; parking requirements	<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec. 6, 2018
34-2017	331 Martin Street	C2	R2		<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec. 5, 2018
12-2018	48 Hall Avenue	R1	C1		<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec. 5, 2018
43-2018	29 Bridge Street	C2	C1-h		<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec. 5, 2018
56-2018	73 Plaunt Street S.	C1	R2		<input checked="" type="checkbox"/> Text	<input checked="" type="checkbox"/> Map	Dec. 5, 2018

By-law No.	Location	From	To	Summary of Change	Text / Map Change		Consolidation Date
16-2020	475 Barnet Blvd	R1	R2-E18A & R2-E18B	To permit the development of an apartment complex	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
26-2020	499 Raglan Street North (Renfrew Victoria Hospital)	R1	CF	To change the zoning of a remnant parcel to reflect the existing land use (hospital)	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
61-2020	436 Lisgar Ave	R1	CF	To permit the development of a new Town Public Works garage	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
62-2020				To add new provisions in respect of portable garages	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
57-2022	277 Barr Street	R1	R1-E33	To permit one dwelling unit within an accessory building	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
93-2022				To add new provisions in respect of Secondary Dwelling units	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
89-2023	249 Raglan Street				<input checked="" type="checkbox"/>	Map	
03-2024	127 Raglan St North	C1	R1	To permit residential dwelling	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
04-2024	69 Lochiel Street			To add additional permitted use	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
12-2024	Sydney Avenue				<input checked="" type="checkbox"/>	Map	
36-2024	249 Raglan Street	CF	C1	To recognize existing mixed use building and allow for additional residential units	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
09-2025	Mutual Avenue			To add an EP zone on an existing R1 lot	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
62-2025	436 Lisgar Avenue	CF	R2-E19-h	To allow for future residential development	<input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/>	Map	
					<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Map	
					<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Text	
					<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	Map	