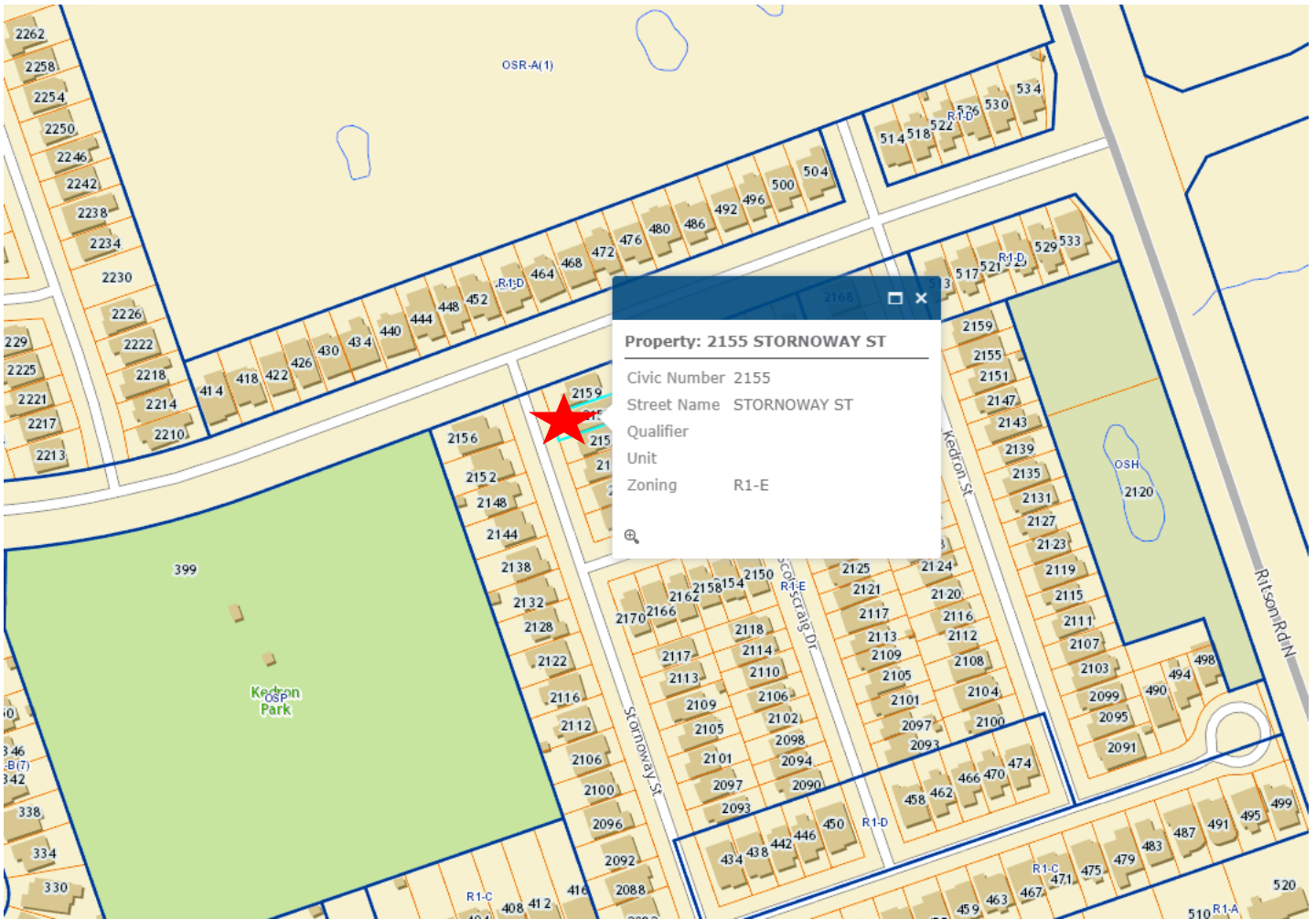


# Zoning Information

## 2155 Stornoway Street, Oshawa



RE-1- Residential Zone

## Section 6: R1 Residential Zones

### 6.1 Permitted Uses

6.1.1 No person shall within any R1 Zone use any land or erect or use any building or structure for any purpose or use other than the following use:

- (a) Single detached dwelling

### 6.2 Regulations

6.2.1 No person shall within any R1 Zone use any land or erect or use any building or structure except in compliance with the regulations as set out in Table 6.2 and this Subsection.

6.2.2 Notwithstanding the regulations set out in Table 6.2 to the contrary, any and all single detached dwellings constructed or to be constructed on lots or parts of lots within a plan of subdivision registered after January 1, 1987 and zoned R1-C may have a minimum front yard depth of 6.0m.

**(66-1998)**

**Table 6.2 – Regulations for R1 Zones**

Zones	R1-A	R1-B	R1-C	R1-D	R1-E	R1-F	R1-G	R1-H
Minimum Lot Frontage (m)	18.0	15.0	13.5	12.0	9.0	30.0	30.0	30.0
Minimum Lot Area (m <sup>2</sup> )	540	450	405	360	270	1800	4000	6000
Minimum Front Yard Depth (m)	9.0	6.0	9.0 (see Article 6.2.2)	6.0	6.0	12.0	15.0	15.0
Minimum Interior Side Yard Depth (m)	1.2	1.2	1.2	1.2	For interior lots, 1.2m on one side only, and for corner lots 0.0m, provided however, that, for both interior and corner lots, in no case shall the distance between dwelling units be less than 1.2m	5.0	5.0	5.0

<b>Zones</b>	<b>R1-A</b>	<b>R1-B</b>	<b>R1-C</b>	<b>R1-D</b>	<b>R1-E</b>	<b>R1-F</b>	<b>R1-G</b>	<b>R1-H</b>
Minimum Exterior Side Yard Depth (m)	2.4	2.4	2.4	2.4	2.4	5.0	5.0	5.0
Minimum Rear Yard Depth (m)	7.5	7.5	7.5	7.5	7.5	10.5	10.5	10.5
Maximum Lot Coverage (%)	40	40	40	40	40	20	10	20
Maximum Height (m)	9.0	9.0	9.0	9.0	9.0	10.5	10.5	10.5

**(62-2000)**

**6.3 Special Conditions**

6.3.1 The provisions of this Subsection apply to unique or existing situations and the zones are not the standard R1 Zones. Where there is any conflict between the provisions of this Subsection and any other provisions of this By-law, the provisions of this Subsection shall apply, but in the event that this Subsection is silent on any matter, then all other relevant provisions of this By-law shall apply.

**6.3.2 R1-C(1) Zone (1265 King Street East)**

6.3.2(1) Notwithstanding Subsection 5.3 and the definition of home occupation to the contrary, in any R1-C(1) Zone, as shown on Schedule “A” to this By-law, a chiropractic office may be permitted as a home occupation use provided the chiropractic office does not exceed 95m<sup>2</sup> of gross floor area.

**6.3.3 R1-E(1) Zone (112 Annis Street) (91-1995)**

6.3.3(1) Notwithstanding Article 4.9.3 to the contrary, not less than forty-five percent (45%) of the front yard shall be maintained as landscaped open space.

6.3.3(2) Notwithstanding Subsection 4.15 to the contrary, a maximum of two single detached dwelling units shall be permitted in any R1-E(1) Zone. **(60-2005)**

6.3.3(3) Notwithstanding Subsection 6.2 to the contrary, the following regulations shall apply to any R1-E(1) Zone:

- (a) A minimum interior side yard depth of 7.5m shall be provided between any dwelling unit and the rear lot lines of the properties municipally known as 116, 120 and 130 Annis Street.
- (b) A minimum northerly interior side yard depth of 17.0m shall be provided abutting CN Rail.
- (c) A minimum rear yard depth of 4.0m shall be provided.

- (d) A minimum distance separation of 2.4m shall be provided between each dwelling unit on the lot.
- (e) A minimum front yard depth of 25.0m shall be provided.

6.3.3(4) Notwithstanding Sentence 5.1.2(2) and 5.1.3(1) to the contrary, in any R1-E(1) Zone, the total combined lot coverage of all accessory buildings on a lot shall not exceed eight percent (8%) of the lot area and the maximum height of any accessory building or structure shall be 5.0m. **(45-2005)**

6.3.4 **R1-B(1) Zone (east of Wilson Road North, north of Taunton Road East) (50-1997)**

6.3.4(1) Notwithstanding Subsection 6.2 to the contrary, the following regulations shall apply to any R1-B(1) Zone:

- (a) A minimum front yard depth of 4.5m shall be provided.
- (b) For an interior lot, a minimum interior side yard depth of 1.2m shall be provided on one side of the dwelling unit and a minimum interior side yard depth of 0.6m shall be provided on the other side of the dwelling unit.
- (c) For a corner lot, a minimum interior side yard depth of 0.6m shall be provided.

6.3.5 **R1-D(1) Zone (east of Wilson Road North, north of Taunton Road East) (50-1997)**

6.3.5(1) Notwithstanding Subsection 6.2 to the contrary, the following regulations shall apply to any R1-D(1) Zone:

- (a) A minimum front yard depth of 4.5m shall be provided.
- (b) For an interior lot, a minimum interior side yard depth of 1.2m shall be provided on one side of the dwelling unit and a minimum interior side yard depth of 0.6m shall be provided on the other side of the dwelling unit.
- (c) For a corner lot, a minimum interior side yard depth of 0.6m shall be provided.

6.3.6 **R1-C(2) Zone (55 Connaught Street) (63-1998)**

6.3.6(1) In addition to any R1-C use, in any R1-C(2) Zone, as shown on Schedule "A" to this By-law, a bed and breakfast establishment is also a permitted use.

6.3.6(2) Notwithstanding Sections 5.2 and 5.3 of the By-law to the contrary, group homes, home occupations and more than one roomer/boarder are not permitted when a bed and breakfast establishment is operating on this lot.