

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
iii) Residential Three	R3
iv) Residential Four	R4
v) Estate Residential	ER
vi) Limited Services Residential	LSR
(b) Commercial Zones	
i) Town Centre - General	C1
ii) Town Centre - Restricted	C2
iii) Highway Commercial	HC
(c) Industrial Zones	
i) Light Industrial	M1
ii) Public Industrial	M2
iii) General Industrial	M3
iv) Extractive Industrial	ME
v) Disposal Industrial	MD
(d) Additional Zones	
i) Institutional	IN
ii) Waterfront Development	WD
iii) Environmental Protection	EP
iv) Open Space One	OS1
v) Open Space Two	OS2
vi) Open Space Three	OS3
vii) Rural	RU
viii) Development	D

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).

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 any land or erect or use a building or structure in any R1 Zone except for:

- (a) Residential Uses
- Single Detached Dwelling
 - Group Home, Type A
 - Boarding House

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 and Group Home

- | | | |
|-----|------------------------------------|---|
| (a) | Lot Area (minimum): | 600 square metres |
| (b) | Lot Frontage (minimum) | 19.5 metres |
| (c) | Front Yard Depth (minimum) | 6.0 metres |
| | (i) Abutting Highway 17 | 15.0 metres |
| (d) | Interior Side Yard Width (minimum) | 1.2 metre |
| (e) | Exterior Side Yard Width (minimum) | 4.5 metres |
| | (i) Abutting Highway 17 | 15.0 metres |
| (f) | Rear Yard Depth (minimum) | 10.0 metres |
| | (i) Abutting Highway 17 | 15.0 metres |
| (g) | Lot Coverage (maximum) | 40 % |
| (h) | Building Height (maximum) | 10.5 metres |
| (i) | Open Storage Area (maximum) | 3 % |
| (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) **Water Setback:** In accordance with the provisions for Water Setback 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) **Ottawa River Floodplain:** In accordance with the provisions for the Ottawa River Floodplain in Section 3 – General Provisions of this By-law

5.3 EXCEPTION ZONES**5.3.1 Residential One-Exception One (R1-E1) Zone**

Notwithstanding anything in this By-law to the contrary, for those lands described as part of Lot 7, Range B, geographic Township of Rolph, in the Town of Deep River and delineated as Residential One-Exception One (R1-E1), on Schedule “A” to this By-law, the minimum required lot frontage shall be 19 metres.

5.3.2 Residential One-Exception Two (R1-E2) Zone

Notwithstanding anything in this By-law to the contrary, for those lands described as part of Lot 7, Range B, geographic Township of Rolph, in the Town of Deep River and delineated as Residential One-Exception Two (R1-E2), on Schedule “A” to this By-law the following provisions shall apply:

- Front Yard Depth (minimum)	4.0 metres
- Rear Yard Depth (minimum)	2.0 metres
- Side Yard Depth Adjacent to an Unopened Road Allowance (minimum)	4.0 metres
- Interior Side Yard Depth (minimum)	2.0 metres

5.4 INTERIM USES AND STANDARDS (HOLDING)**5.4.1 Residential One-holding (R1-h) (Pine Pt. Trail Subdivision)**

Until such time as the holding symbol is removed from the lands zoned R1-h in accordance with the conditions set forth herein, no person shall erect a building or structure.

(a) Permitted Uses

- Open Space
- Passive recreation that does not require a building

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

That at least 50% of the lots on west of Thomas Street within the Pine Point Trail Subdivision (47T-07006) are developed. For the purposes of this condition, developed shall mean 25% of the lots are subject to a building permit application for a dwelling, and an additional 25% of the lots have been sold.

5.4.2 Residential One-holding (R1-E1-h) (Pine Pt. Trail Subdivision)

Until such time as the holding symbol is removed from the lands zoned R1-E1-h in accordance with the conditions set forth herein, no person shall erect a building or structure.

(a) Permitted Uses

- Open Space
- Passive recreation that does not require a building

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

That at least 50% of the lots on west of Thomas Street within the Pine Point Trail Subdivision (47T-07006) are developed. For the purposes of this condition, developed shall mean 25% of the lots are subject to a building permit application for a dwelling, and an additional 25% of the lots have been sold.

5.4.3 Residential One-Exception Two-holding (R1-E2-h)

Until such time as the holding symbol is removed from the lands zoned R1-E2-h in accordance with the conditions set forth herein, no person shall erect a building or structure.

(a) Permitted Uses

- Open Space
- Passive recreation that does not require a building

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

To Council's satisfaction, a portion of the lands be conveyed to the Town for the purposes of accommodating a 2-metre wide trail along the rear of the property.