
SECTION 5
RESIDENTIAL TYPE 1 ZONE (R1)

No person shall hereafter use any lands, or erect, alter, enlarge or use any building or structure in the R1 Zone except in accordance with the provisions of this Section and of other relevant Sections of this By-law.

5.1 PERMITTED USES

- single-detached dwelling house;
- group homes;
- home occupation;
- day care centre, accessory to a residential use;
- uses accessory to the foregoing.

5.2 ZONE PROVISIONS

(i)	Minimum Lot Area	464.50 m ²	5,000 ft. ²
(ii)	Minimum Lot Frontage	15.24 m	50 ft.
(iii)	Minimum Yard Dimensions		
	- front (depth)	6.10 m	20 ft.
	- rear (depth)	7.62 m	25 ft.
	- exterior side (width)	3.66 m	12 ft.
	- interior side (width)	1.22 m	4 ft.
(iv)	Minimum Lot Depth	30.48 m	100 ft.
(v)	Minimum Landscaped Open Space	30%	
(vi)	Minimum Dwelling Unit Area	102.19 m ²	1,100 ft. ²
(vii)	Maximum Number of Dwelling Units	1	
(ix)	Maximum Building Height	10.67 m	35 ft.

5.3 SPECIAL EXCEPTION ZONES

(a) R1-1
 (88-17)

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R1-1 zone, municipally located on the south side of Mud Lake Road from Boundary Road to Sawmill Road, may be developed in accordance with the following provisions:

- (i) Minimum Lot Area shall be 2,000 m² (21,520 ft.²).

- (b) **R1-2**
(82-22) Notwithstanding any provisions of this By-law to the contrary; the property which is located in the R1-2 Zone, known municipally as 629 Nelson Street and more particularly described as Parts of Lot 27, Concession 2, F.A.L., being Parts 1 to 5 of Reference Plan 49R-5699, may be used for the following purposes:
- (i) Single-detached dwelling house on Part 1 of Reference Plan 49R-5699.
 - (ii) Single-detached dwelling house on Part 2 of Reference Plan 49R-5699.
 - (iii) A public use in accordance with the provisions of Section 3 hereof.
 - (iv) Notwithstanding the provisions of Section 3.11 to the contrary, the subject properties shall not be required to front on a public street, provided that access to said properties is provided by means of the private right-of-way shown as Parts 3, 4, and 5 of Reference Plan 49R-5699.
 - (v) Notwithstanding the provisions of Section 2(102)(a) to the contrary, the front lot line of the subject properties shall be deemed to be coincident with the northerly limit of the Canadian Pacific Railway right-of-way.
 - (vi) Notwithstanding the provisions of Section 5.2 to the contrary, the required minimum front yard (depth) for any dwelling unit on the subject properties shall be 12.19 m (40 ft.).
 - (vii) The use of the subject properties for those purposes defined in clause (i) above shall be subject to the following conditions:
 - The provision, for each dwelling house, of separate connections to municipal sanitary sewer and water service lines. The water service shall be a copper pipe with a minimum diameter of 1.90 cm (0.75 in.). The sanitary sewer shall have a minimum diameter of 10.16 cm (4 in.) and shall be constructed of an approved material. Pumping stations and forcemains, with a capability of transmitting sanitary sewage from the subject properties to a sanitary sewer manhole on Nelson Street, shall be provided.
 - The provision, at the responsibility of the owners, of a culvert or similar open conduit under the Canadian Pacific Railway tracks. Said culvert shall have sufficient diameter to permit its use as a channel through which fire hose may be extended to serve the subject properties; but shall not be of sufficient size to become a pedestrian walkway.
 - (viii) Buildings or structures to be erected on the subject properties shall be subject to the following conditions:
 - No development of buildings or structures shall occur below the 113.98 m (373.95 ft.) contour elevation (GSC datum).
 - Buildings shall be designed with no openings below the 114.28 m (374.95 ft.) contour elevation (GSC datum).
 - No development of a dwelling unit on that part of the subject properties

described as Part 2 on Reference Plan 49R-5699 shall be permitted until such time as a warning clause is registered on title for said Part 2. Such warning clause shall state that "noise levels from traffic on the Canadian Pacific Railway and from other adjacent lands uses may occasionally interfere with some of the outdoor activities of the occupants."

- Dwellings erected on the subject properties shall have:
 - a steel-reinforced poured concrete basement.
 - less than 2.32 m² (25 ft.²) of window area on the southerly wall, with such windows being designed in such a manner that they cannot be opened.
 - brick walls with a minimum of 38.71 cm (6 in.) of insulation along the four outside walls.
 - all windows triple-glazed.
 - provisions for central air conditioning as an alternative to ventilation through window apertures.

(c) R1-3
(83-60) Notwithstanding any provisions of this By-law to the contrary; the property which is located in the R1-3 Zone, municipally located between Melton Street and Bell Street and more particularly described as Part of Lot 26, Concession 2, being Parts 1 to 3 of Reference Plan 49R-6790, may be used for the following purposes:

- (i) A maximum of one (1) single-detached dwelling on each of Parts 1 to 3 of Reference Plan 49R-6790.
- (ii) Buildings or structures to be erected on the subject property shall be subject to the following conditions:
 - No development of buildings or structures shall occur within 12.19 m (40 ft.) of the westerly lot line of Lots Parts 1, 2 and 3 of Reference Plan 49R-6790.
 - No buildings or structures shall be erected on Parts 5 to 20 of Reference Plan 49R-6790.

(d) R1-4
(91-12) Notwithstanding any provisions of this by-law to the contrary; the property which is situated in the R1-4 Zone, known municipally as 11 Riverside Drive and more particularly described as Part of Lot 19, Concession 1, may be developed in accordance with the following provisions:

- (i) An elevation survey must be provided along with a site plan indicating proposed site of single-detached dwelling.
- (ii) No person shall erect any building or structure, including additions or

alterations to existing buildings or structures, but not including boat docking facilities, unless such buildings or structures are floodproofed to a flood plain design elevation of 114.2 m (374.95 ft.) C.G.D.

- (iii) That no buildings or structures be permitted on any lands below the 113.14 m (371.19 ft.) contour.
- (iv) Minimum lot area with public water only shall be 1022.3 m² (11,000 ft.²).

(e) R1-5
(91-37)

Notwithstanding any provisions of this By-law to the contrary; the property which is located in the R1-5 Zone, known municipally as 907 Cedar Lane and more particularly described as Part of Lot 25, Concession 2, may be developed in accordance with the following conditions:

- (i) No person shall erect any building or structure, including additions or alterations to existing buildings or structures, but not including boat docking facilities, unless such buildings or structures are floodproofed to a flood plain design elevation of 114.28 m (374.95 ft.) C.G.D.

That no buildings or structures be permitted on any lands below the 113.14 m (371.19 ft.) contour and that these lands continue to be zoned "Open Space-Exception - OS-X".

That land above the annual floodway 113.14 m (371.19 ft.) but below the 1:100 yr. flood elevation of 114.14 m (374.48 ft.) be contained within a separate zoning category prohibiting all structural development with the exception of buildings or structures floodproofed to the design elevation of 114.45 m (375.49 ft.) C.G.D. (By-law 87-93).

- (ii) Minimum lot area with public water only shall be 780.66 m² (8,400 ft.²). The minimum lot frontage with public water only shall be 18.29 m (60 ft.).

(f) R1-6 280 Church Street

(2002-11) Notwithstanding any provisions of this By-law to the contrary, the property which is located in the R1-6 Zone, municipally known as 280 Church Street and more particularly described as Plan 2, Blk L, Part of Lot 14 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 5.1 - "Residential Type 1 - R1" uses

- (ii) Lot Frontage, Lot Area and Setbacks shall be in accordance with Section 5.2 of the Comprehensive Zoning By-law with the exception of the following:

Lot Depth	85.0 ft.
Rear Yard Depth	0.0 ft.
Interior Side Yard Depth	1.5 ft.

- (iii) Parking shall be in accordance with the Parking Provisions in Section 3.22 of the Comprehensive Zoning By-law 97-38.

- (iv) Accessory Uses shall be in accordance to Section 3.1 of the Comprehensive Zoning By-law 97.38.

(g) R1-7 317 Julien Street
(2003-50)

is Notwithstanding any provisions of this By-law to the contrary, the property which located in the R1-7 Zone, municipally known as 317 Julien Street and more particularly described as Plan 246, Lots 15, 16 and 17 may be developed in accordance with the following provisions:

- (i) Permitted Uses: “Residential Type 1 – R1” uses shall be in accordance with Section 5.1 of the Zoning By-law.
- (ii) Parking shall be in accordance with the Parking Provisions as in Section 3.22 (a) and (b) of the Comprehensive Zoning By-law 97.38.
- (iii) Setbacks shall be in accordance with Section 5.1 for a residential use. The setbacks for the lot frontage shall be as follows:

- a) Lot Frontage – 49.5 ft.

(h) R1-8 138 Mud Lake Road
(2004-15)

is Notwithstanding any provisions of this By-law to the contrary, the property which located in the R1-8 zone, municipally known as 138 Mud Lake Road and more particularly described as Concession 1, Part Lot 25 may be developed in accordance with the following provisions:

- (i) Permitted Uses: Section 5.1 – “Residential Type 1 – R1” uses.
- (ii) Lot Area, Lot Frontage and Setbacks shall be in accordance with Section 5.2 of the Comprehensive Zoning By-law with the exception of the following:

Minimum Lot Area shall be 2,000 sq. metres (21, 520 sq. ft.)

- iii) Relief shall be granted from Section 3.23 of the Comprehensive Zoning By-

law allowing the use of this property without municipal piped services, subject to approval from the Renfrew County and District Health Unit.

**(i) T-R1-1 661 Glenwood
(2004-56)**

Notwithstanding any provisions of this By-law to the contrary, the property which is located in the T-R1-1 Zone, municipally known as 661 Glenwood Drive and more particularly described as Plan 611, Lot 29, may be developed in accordance with the following provisions:

- (i) Permitted Uses: "Residential Type 1 – R1" uses shall include a temporary use of a garden suite.
- (ii) A garden suite shall be defined as a dwelling unit located in the basement of the existing single-detached dwelling house. The dwelling unit shall contain bathroom and kitchen facilities and is ancillary to the existing residential structure. Further, when the unit is no longer required it will be reverted back to a single-detached dwelling house.
- (iii) The dwelling unit used for the purpose of the temporary use of a garden suite shall be removed to the satisfaction of the City of Pembroke upon expiry of the By-law.
- (iv) This By-law shall remain in effect until the Nineteenth day of October 2014, or until the occupant named in the Agreement (Appendix 1) no longer resides at this location.
- (v) Upon expiry of the By-law, as set out in Section 1 (b) (iv), this By-law does not apply so as to permit the continued use of land, buildings or structures for the purposes authorized by this By-law.