

SECTION 19 RESIDENTIAL OFFICE (RO) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Residential Office (RO) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) USES PERMITTED

No person shall within any RO Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RO uses, namely:

- (a) a bed and breakfast establishment;
- (b) a business office;
- (c) a clinic;
- (d) a converted dwelling;
- (e) a day care facility;
- (f) a duplex dwelling;
- (g) a dwelling unit;
- (h) an existing use;
- (i) a home occupation;
- (j) a lodging house;
- (k) a medical/dental office;
- (l) a personal service establishment (excluding laundromat and dry cleaning establishments);
- (m) a place of worship;
- (n) a professional office;
- (o) a public use;
- (p) a semi-detached dwelling;
- (q) a service office;
- (r) a single detached dwelling;
- (s) a studio;
- (t) a triplex dwelling

(3) ZONE REQUIREMENTS

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

- (a) LOT AREA (MINIMUM)
 - (i) Single detached dwelling unit 370 m²

	(ii) Duplex, converted, boarding or rooming dwelling or tourist dwelling	560 m ²
	(iii) Semi-detached dwelling	700 m ²
	(iv) Triplex	780 m ²
	(v) Non-residential uses	465 m ²
(b)	LOT FRONTAGE (MINIMUM)	
	(i) Single detached dwelling unit	12.0 m
	(ii) Duplex, converted, boarding or rooming dwelling or tourist dwelling	18.0 m
	(iii) Semi-detached dwelling	21.0 m
	(iv) Triplex	25.0 m
	(v) Non-residential uses	15.0 m
(c)	FRONT YARD DEPTH (MINIMUM)	7.0 m
(d)	INTERIOR SIDE YARD WIDTH (MINIMUM)	1.2 m
	provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.0 m on one side and 1.2m on the other side.	
(e)	EXTERIOR SIDE YARD WIDTH (MINIMUM)	7.0 m
(f)	REAR YARD DEPTH (MINIMUM)	7.5 m
(g)	LOT COVERAGE (MAXIMUM)	40%
(h)	LANDSCAPED OPEN SPACE (MINIMUM)	20%
(i)	HEIGHT (MAXIMUM)	8.5 m
11	PARKING AND LOADING	
	No parking or loading areas shall be located in the front yard	
12	NON-RESIDENTIAL PERMITTED USES RESTRICTIONS	
	No non-residential use permitted in this Section shall create or become a nuisance in regard to noise, odour, vibration, radiation, traffic generated or parking	
13	REPLACEMENT	
	If a building or structure that is designated as a Heritage Building is demolished, removed or destroyed, any new building or structure to occupy the lot must be of the same height, volume, floor area, general form, mass, and external design as the original building or structure	
14	Accessory Uses, Parking, Home Occupation, etc., in accordance with the provisions of Section 3 hereof	

(4) SPECIAL PROVISIONS**(a) RO-1 (NURSING HOME/RETIREMENT HOME)**

Notwithstanding any provision of this By-Law to the contrary, within any area designated RO-1 on Schedule "A" hereto, a nursing home and/or retirement home shall be permitted uses in addition to any uses permitted in an RO Zone. Both the nursing home and retirement home uses will be subject to an off-street parking rate of one (1) space per two (2) beds.

(b) RO-2

Not in use as of this consolidation

(c) RO-3

Not in use as of this consolidation

(d) RO-4

Not in use as of this consolidation

(e) RO-5 (CONVERSION TO OFFICES)

Notwithstanding the provisions of Section 19(2) of this By-Law to the contrary, within lands zoned RO-5 on Schedule "A", the following special provisions apply:

(i) Permitted Uses

1. a dwelling unit;
2. a parking area;
3. a public use;
4. an office;
5. a day care facility accessory to the office use existing at the date of the passing of this By-Law.

(f) RO-6 (TALBOT STREET EAST BED & BREAKFAST)

Notwithstanding Section 19 (3) (j) Parking and Loading, Section 3 (17) (g) Yards Where Permitted, and any provisions of this By-Law to the contrary, within any area designated RO-6 on Schedule 'A' hereto, a maximum of three (3) parking spaces may be permitted to be located in the front yard associated with a bed and breakfast establishment.