

SECTION 7 - RURAL RESIDENTIAL (RR) ZONE

No person shall within any Rural Residential (RR) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

7.1 PERMITTED USES

- 7.1.1 single detached dwelling
- 7.1.2 converted dwelling with a maximum of two dwelling units
- 7.1.3 a bed and breakfast establishment
- 7.1.4 a group home
- 7.1.5 a home industry
- 7.1.6 a home occupation
- 7.1.7 a private or public park

7.2 REGULATIONS FOR USES PERMITTED IN SECTION 7.1

7.2.1	Minimum Lot Area	0.3 ha (0.74 ac.)
7.2.2	Minimum Lot Frontage	38.0 m (124.67 ft.)
7.2.3	Minimum Front Yard Depth	9.0 m (29.52 ft.)
7.2.4	Minimum Exterior Side Yard Width	9.0 m (29.52 ft.)
7.2.5	Minimum Interior Side Yard Width	3.0 m (9.84 ft.)
7.2.6	Minimum Rear Yard Depth	9.0 m (29.52 ft.)
7.2.7	Minimum Dwelling Unit Floor Area	93.0 m ² (1,001.08 ft. ²)
7.2.8	Maximum Building Height	11.0 m (36.09 ft.)
7.2.9	Maximum Lot Coverage of All Buildings	30%
7.2.10	Minimum Landscaped Open Space	40%
7.2.11	Maximum Number of Single Detached Dwellings Per Lot	1
7.2.12	Maximum Number of Dwelling Units Per Lot	2

7.3 GENERAL ZONE PROVISIONS

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural Residential (RR) Zone shall apply.

7.4 SPECIAL RURAL RESIDENTIAL (RR) ZONES

7.4.1 Rural Residential-1 (RR-1) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-1 (RR-1) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Dwelling Ground Floor Area: 144.0 square metres

7.4.2 Rural Residential-2 (RR-2) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-2 (RR-2) Zone the following provision shall apply:

(a) Special Regulation:

- (i) Minimum Lot Area 0.139 hectare

7.4.3 Rural Residential-3 (RR-3) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-3 (RR-3) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 1,950 square metres
- (ii) Minimum Lot Frontage 30.0 metres

7.4.4 Rural Residential-4 (RR-4) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-4 (RR-4) Zone the following provision shall apply:

(a) Special Regulation:

(i) Minimum Lot Area 0.139 hectare

7.4.5 Rural Residential-5 (RR-5) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-5 (RR-5) Zone the following provision shall apply:

(a) Special Regulation:

(i) A dwelling shall not be erected less than 80.0 metres from the northeast corner of the lot zoned RR-5 (MDS I setback requirement).

7.4.6 Rural Residential-6 (RR-6) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-6 (RR-6) Zone the following provision shall apply:

(a) Special Regulation:

(i) Minimum Lot Frontage 30.0 metres

7.4.7 Rural Residential-7 (RR-7) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-7 (RR-7) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses shall include only the following:

- A seniors retirement residence

(b) Special Regulations:

(i) Minimum Lot Area 1.6 hectare

(ii) Minimum Lot Frontage 60.0 metres

(iii) Minimum Front Yard Depth 90.0 metres

(iv) Minimum Rear Yard Depth 15.0 metres

(v) Minimum Interior Side Yard Width 25.0 metres

(vi) Minimum Exterior Side Yard Width 25.0 metres

(vii)	Maximum Building Height	11.0 metres
(viii)	Maximum Lot Coverage all Buildings	30%
(ix)	Parking Spaces (minimum)	One (1) parking space per dwelling unit
(x)	Delivery Spaces (minimum)	one (1) per lot

7.4.8 Rural Residential-8 (RR-8) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-8 (RR-8) Zone the following provision shall apply:

(a) Special Regulation:

(i)	Minimum Front Yard Depth	8.0 metres
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7.4.9 Rural Residential-9 (RR-9) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-9 (RR-9) Zone the following provisions shall apply:

(a) Special Regulations:

(i)	Minimum Lot Area	0.17 hectares
(ii)	Minimum Lot Frontage	27.0 metres
(iii)	Minimum Front Yard Depth	16.76 metres
(iv)	Minimum Interior Side Yard Width (north)	2.98 metres
(v)	Minimum Interior Side Yard Width (south)	3.0 metres

7.4.10 Rural Residential-10 (RR-10) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-10 (RR-10) Zone the following provisions shall apply:

(a) Special Regulations:

(i)	Minimum Lot Area	1.0 hectare
(ii)	Minimum Lot Frontage	360.0 metres

7.4.11 Rural Residential-11 (RR-11) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-11 (RR-11) Zone the following provisions shall apply:

(a) Special Regulations:

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|-------|--|--------------------|
| (i) | Minimum Lot Area | 0.195 hectares |
| (ii) | Minimum Interior Side Yard Width | |
| | • Accessory Use | 0.76 metres |
| | • Dwelling Unit | 1.83 metres |
| | Provided that on a lot where there is no attached private garage or attached carport, the minimum interior side yard width shall be 3.66 metres on one side and 1.83 metres on the other side. | |
| (iii) | Minimum Dwelling Unit Area | 70.0 square metres |

7.4.12 Rural Residential-12 (RR-12) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-12 (RR-12) Zone the following provisions shall apply:

(a) Special Regulations:

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|------|--------------------------|----------------|
| (i) | Minimum Lot Area | 0.186 hectares |
| (ii) | Minimum Front Yard Depth | 3.66 metres |

7.4.13 Rural Residential-13 (RR-13) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-13 (RR-13) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses:

- A single detached dwelling; or
- A single detached dwelling, and accessory buildings and uses thereto, licensed by the Province of Ontario which provides 24-hour care and accommodations for not more than 10 children.

This does not include a Young Offenders' facility, halfway house or any other adult/children correctional facility.

(ii) Non-Residential Uses:

- Agricultural buildings and accessory uses thereto.

(b) Special Regulations:

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|-------|---|--------------|
| (i) | Minimum Lot Area | 1.2 hectares |
| (ii) | Minimum Lot Frontage | 121.0 metres |
| (iii) | Minimum Front Yard Depth from Highway #7 for: | |
| | • Dwelling | 61 metres |
| | • Silos | 3.9 metres |
| | • All other structures | 14.3 metres |

7.4.14 Rural Residential-14 (RR-14) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-14 (RR-14) Zone the following provisions shall apply:

(a) Permitted Uses:

(i) Residential Uses:

- A single detached dwelling

(ii) Non-Residential Uses:

- An accessory commercial garage

(b) Special Regulations:

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|-------|--|--------------|
| (i) | Minimum Lot Area | 0.2 hectare |
| (ii) | Minimum Lot Frontage | 30.0 metres |
| (iii) | Minimum Front Yard Depth | |
| | • Dwelling | 27.12 metres |
| | • Commercial Garage | 49.37 metres |
| (iv) | Minimum Rear Yard Depth | |
| | • Dwelling | 31.39 metres |
| | • Commercial Garage | 0.48 metres |
| (v) | Minimum Interior Side Yard Width (North) | |
| | • Dwelling | 4.57 metres |

- Commercial Garage 22.55 metres
- (vi) Minimum Interior Side Yard Width (South)
 - Dwelling 11.58 metres
 - Commercial Garage 0.0 metres
- (vii) Maximum Building Height
 - Dwelling 11.0 metres
 - Commercial Garage 6.4 metres

7.4.15 Rural Residential-15 (RR-15) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-15 (RR-15) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 0.178 hectares
- (ii) Minimum Lot Frontage 30.0 metres

7.4.16 Rural Residential-16 (RR-16) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-16 (RR-16) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 0.69 hectares
- (ii) Minimum Lot Frontage 70.0 metres

7.4.17 Rural Residential-17 (RR-17) Zone

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-17 (RR-17) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 0.18 hectares
- (ii) Minimum Lot Frontage 49.0metres

7.4.18 Rural Residential-18-H (RR-18-H) Zone

Averton Homes (Formerly Beaverbrook)

Part of Lots 20 and 21 Conc. 16, Part of Block B and all of Block C

By-law 2016-39 Property No. 15-06-010-007-19000-0000

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-18 (RR-18) Zone the following provisions shall apply:

a) Permitted Uses:

- (i) single detached dwelling
- (ii) a bed and breakfast establishment
- (iii) a group home
- (iv) a home occupation
- (v) a private or public park
- (vi) a private club associated with a condominium development
- (vii) Conservation use
- (viii) Storm Water Management Facilities
- (ix) Water Treatment Plants
- (x) Sewage Pumping Stations
- (xi) Tile Field / Sanitary Sewage Facilities
- (xii) Marine facilities
- (xiii) Parking areas accessory to a marine facility
- (xiv) Model Homes

b) The following regulations shall apply to a single detached dwelling:

- (i) Minimum lot area: 720 sq m
- (ii) Minimum lot frontage: 17 m
- (iii) Maximum building area: 40%
- (iv) Maximum building height: 11.0 m
- (v) Minimum front building setback: 7.0 m
- (vi) Minimum building setbacks (interior side): 1.5 m
- (vii) Minimum building setback (exterior): 9.0 m
- (viii) Minimum building setback (rear): 6.0 m
- (ix) Ground floor area (minimum): 93.0 sq m
- (x) Landscaping area (minimum): 30%

c) The following regulations shall apply to a private club:

- (i) Minimum lot area: 3,000 sq m
- (ii) Minimum lot frontage: 20 m
- (iii) Maximum building area: 25%
- (iv) Maximum building height: 9.0 m
- (v) Minimum front building setback: 6.0 m
- (vi) Minimum building setbacks (side): 6.0 m
- (vii) Minimum building setback (exterior): 6.0 m

- (viii) Minimum building setback (rear): 6.0 m
- (ix) Landscaping area (minimum): 30%
- (x) Parking required: 1 space per 37 sq m of net floor area
- (xi) Maximum number of private club buildings: 1 only

d) Uses Permitted Prior to the Lifting of the H (in addition to existing uses)

(i) Model homes are permitted provided there is compliance with the following regulations:

- 1) draft plan approval for a vacant land plan of condominium (“draft plan approval”) has been issued by the approval authority for the lands upon which the model home is to be constructed;
- 2) the number of model homes does not exceed 10;
- 3) the model home is constructed within the boundaries of a proposed unit shown on the draft approved plan and would conform and comply with the regulations of the zoning that will apply to such unit when it is created (i.e. finally approved and shown on the registered plan);
- 4) the owner of the land has entered into a model home agreement with the Township which, among other things, includes provisions/conditions:
 - a) specifying the period of time during which the model home shall be permitted to exist, and
 - b) providing for the removal or conversion of the model home after expiry of the temporary period of time;
 - c) security for the foregoing removal or conversion;
 - d) wherein the Owner agrees that it will not permit or cause to be permitted any occupancy of the model home except as a model home and where applicable a model home sales office.

(ii) A permitted model home may also be used as a “Model Home Sales Office” in relation to dwelling units as proposed for construction and sale on lands subject to a draft plan approval, provided that only one such permitted model home per draft plan approval may be used as a sales office.

(iii) A Temporary Sales Office Trailer is permitted provided there is compliance with the following regulations:

- a. There is no Model Home Sales Office on the subject lands;
 - b. The temporary trailer is located on lands zoned RR-18,
 - c. The location of the temporary trailer meets any requirements of the Fire Chief for emergency access
 - d. Owner obtains any necessary building permits.
- (iv) Any structure required for the purposes of the private water system and/or wastewater treatment system services is permitted on the subject property.
- e) Definitions

“Model Home” shall mean a new uninhabited dwelling unit constructed to the requirements and the provisions of the zone category in which the lot upon which the model home is situated or as specified by by-law and is used only for the purposes of displaying the architectural design, materials and interior design or decorating of homes, for the purpose of selling homes to the general public

“Model Home Sales Office” means a model home which is used as an office for the conduct of the sales of dwelling units proposed for construction and sale within the vacant land plan of condominium

“Temporary Sales Office Trailer” means a portable structure on wheels used for the purpose of a sales office for the permitted uses in the RR-18 Zone.

7.4.19 Rural Residential-19 (RR-19) Zone

By-law 2012-18

1506 010 008 1740 1450 Crowley Line Part of Lot17, Conc.13

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-19 (RR-19) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Notwithstanding the provisions of Section 4.2.4 or any other provision of this By-law to the contrary, within the Rural Residential-19 (RR-19) Zone the maximum height of any existing accessory building or structure that exceeds a height of 5.0 metres shall be as existing on March 19, 2012
- (ii) Any existing accessory building or structure that was used for an agricultural or farm use before March 19, 2012 shall not be used for an agricultural or farm use after that date.

7.4.20 Rural Residential-20 (RR-20) Zone

By-law 2012-37

1506 010 005 01350 2385 Drummond Line Part of Lot 28, Conc. 9

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-20 (RR-20) Zone the following provisions shall apply:

(a) Special Regulations:

(i) Minimum Lot Area 2.0 hectares

(ii) Minimum Lot Frontage 73.0 metres

7.4.21 Rural Residential-21 (RR-21) Zone

By-law 2012-33

1506 010 004 02255 River Road Part of Lot 23, Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-21 (RR-21) Zone the following provisions shall apply:

(a) Special Regulations:

(i) Minimum Lot Frontage 37.5 metres

7.4.22 Rural Residential-22 (RR-22) Zone

By-law 2012-38

1506 010 008 18403 2072 Assumption Rd Part of Lot 22, Conc.13

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-22 (RR-22) Zone the following provisions shall apply:

(a) Special Regulations:

(i) Minimum Interior Side Yard Width,
West Side Yard 15.0 metres

7.4.23 Rural Residential-23 (RR-23) Zone

By-law 2013-15

1506 010 005 1361 Old Norwood Rd Part of Lot 30, Conc.11

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-23 (RR-23) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 7.1 of By-law 2010-65 shall be permitted, plus an accessory building shall be permitted in the absence of a principal or main building on the same lot.

(b) Special Regulations:

- (i) The maximum total floor area of a permitted accessory building, where there is no principal or main building on the same lot, shall be 36.0 square metres.

7.4.24 Rural Residential-24 (RR-24) Zone

By-law 2013-18

1506 010 003 02715 771 Bolin Rd Part of Lot 9, Conc.6

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-24 (RR-24) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) The minimum lot frontage for lands zoned Rural Residential-24 (RR-24) shall be as existing at the date of passing By-law No. 2013-18, and shall be measured on the part of the south lot line that abuts the street line.

7.4.25 Rural Residential-25 (RR-25) Zone

By-law 2015-20

1506 010 007 19301 Part of Lot 22 & 23, Conc. 16

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-25 (RR-25) Zone the following provisions shall apply:

- (a) Special Regulations:
 - (i) The minimum lot frontage of a lot containing a Rural Residential-25 (RR-25) Zone shall be 3.0 metres.
 - (ii) Section 4.22 of By-law No. 2010-65 shall not apply with respect to the requirement for a minimum lot frontage of 15.0 metres for an existing lot of record that is divided into more than one zone.
 - (iii) On a lot containing a Rural Residential-25 (RR-25) Zone, the portion of the lot zone Environmental Protection-5 (EP-5) may contribute to the calculation of minimum lot area and minimum lot frontage for the portion of the lot zoned Rural Residential-25 (RR-25).

7.4.26 Rural Residential-26 (RR-26) Zone

By-law 2015-63

1506 020 020 22810

Lot 1, Plan 45M-95 South Monaghan Ward

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-26 (RR-26) Zone the following provisions shall apply:

- (a) Special Regulations:
 - (i) Minimum Lot Area 0.2 hectares
 - (ii) Minimum Front Yard Depth for accessory structures 6.0 metres
 - (iii) Minimum Interior Side Yard Setback for accessory structures 0.6 metres
 - (iv) Minimum Rear Yard Setback for accessory structures 0.6 metres
 - (v) Maximum Lot Coverage for All Accessory Buildings and Structures 7.0 percent

All other provisions of the Rural Residential (RR) Zone shall apply.

7.4.27 Rural Residential- 27 (RR-27) Zone

By-law No. 2016-44

15 06 010 004 13300 1571 Providence Line

Part Lots 17, 18 and 19, Concession 8

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential - 27 (RR-27) Zone the following provisions shall apply:

a) Special Provisions

- (i) Minimum front yard setback of 8m for an existing accessory building as at July 11th, 2016 as shown on the survey by Benninger Surveying Ltd on January 28th, 2015.

All other provisions of the Rural Residential (RR) Zone shall apply.

7.4.28 Rural Residential-28 (RR-28) Zone

By-law No. 2016- 47 2421 Old Norwood Road

Part Lot 30, Concession 11

15-06-010-005-13600

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-28 (RR-28) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) The minimum distance between the east side lot line of a lot zoned Rural Residential-28 (RR-28) and an entrance on that lot shall be 30 metres, measured along the street line.”

7.4.29 Rural Residential-29 (RR-29) Zone

By-law No. 2016-53 2709 Dillon Road

Pt Lot 22 and 23, Concession 9

15-06-010-008-01600

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-29 (RR-29) Zone the following provisions shall apply:

(a) Special Regulations:

- (i) All uses of Section 7.1 of By-law No. 2010-65 shall be permitted

- (ii) Where a zone symbol on Schedule 'A' of this By-law is followed by a Holding symbol (H), holding provisions under Section 36 of the *Planning Act* are in effect. The permitted uses and relevant zone provisions applicable to that zone do not apply until such time as the Holding symbol (H) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the Holding symbol (H), only uses that existed on September 26th, 2016.

(b) Holding Provisions:

The Holding symbol (H) that applies to the lands zoned Rural Residential-29-Holding (RR-29-H) in Part of Lots 22 and 23, Concession 9, Otonabee Ward, as shown on Schedule 'A' of this Bylaw, shall only be removed at such time as it has been confirmed to the satisfaction of the Council of the Township of Otonabee South-Monaghan that the following Holding provisions have been met:

- (i) Development of the subject lands will comply with the Minimum Distance Separation (MDS) formulae;
- (ii) The location of the driveway entrance on Dillon road will be approved by the Township.

7.4.30 Rural Residential-30 (RR-30) Zone

By-law No. 2015-58 117 Allandale Road
Part Lot 18, Concession 6
15-06-010-004-06303

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Residential-30 (RR-30) Zone the following provisions shall apply:

a) Special Regulations:

- i) Minimum Front Yard Depth 6 metres

For the purposes of the subject property, the frontage shall be along Allandale Road. All other provisions of the Rural Residential (RR) zone shall apply.

7.4.31 Rural Residential-31 (RR-31) Zone

By-law No. 2017-69
Part Lot 17, Concession 5 (Otonabee)
15-06-010-004-00101

that zone do not apply until such time as the Holding symbol (H) is removed in accordance with the provisions of Section 36 of the *Planning Act*. Prior to the removal of the Holding symbol (H), only uses that existed on April 9th, 2018 are permitted.

(b) Holding Provisions:

The Holding symbol (H) that applies to the lands zoned Rural Residential-33-Holding (RR-33-H) in Part of Lot 24, Concession 5, Otonabee Ward, as shown on Schedule 'A' of this Bylaw, shall only be removed at such time as it has been confirmed to the satisfaction of the Council of the Township of Otonabee South Monaghan that the following Holding provisions have been met:

- (i) Development of the subject lands will comply with the Minimum Distance Separation (MDS) formulae.