

## 5.16 RURAL - R

No *person* shall *use* any land or *erect, alter* or *use* any *building* or *structure* in the – rural (R) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

### 5.16.1 Permitted Uses

- Agricultural Use
- Agriculturally Related Commercial/Industrial Uses
- Airfield, Private
- Ambulance Base
- Camp (see Section 4.6)
- Campground
- Cemetery (see Section 4.29)
- Commercial Greenhouse
- Community Centre
- Dwelling - Duplex
- Dwelling – Mobile Home
- Dwelling – Park Model Trailer
- Dwelling – Seasonal
- Dwelling – Semi-detached
- Dwelling – Single Detached
- Equestrian Establishment
- Farm Produce Outlet
- Forestry Use
- Group Home (see Section 4.16)
- Maple Syrup Processing Establishment
- Place of Worship
- Place of Assembly
- Portable Asphalt/Concrete Plant (see Section 4.23)
- Private Club
- Public Service Use /Public Utility (see Section 4.41)
- School
- Shooting Range or Rifle Club
- Studio
- Tourist Outfitters Establishment
- Veterinary Establishment
- Wayside Quarry (see Section 4.23)
- Wayside Pit (see Section 4.23)

#### Accessory Uses, Buildings and Structures (see Section 4.1)

- Accessory Dwelling (see Subsection 5.16.3[e])
- Apartment-in-a-House (see Section 4.2)
- Camp (see Section 4.6)
- Bed and Breakfast Establishment (see Section 4.4)
- Garden Suite (see Section 4.2)
- Home Based Business (see Section 4.17)
- Sleep Cabin (see Section 4.2)

### 5.16.2 Zone Requirements

(a) **Kennel** (see Section 4.19)

Minimum Lot Area..... 4 ha [9.9 ac]  
Minimum Lot Frontage..... 92 m [301.8 ft]

Minimum Yard Requirements

- All Yards ..... 30 m [98.4 ft]
- Maximum Building Height ..... 10 m [32.8 ft]  
Maximum Building Height - Accessory Building ..... 6 m [19.7 ft]

**(b) Residential Uses**

- Minimum Lot Area per Dwelling Unit ..... 5,000 m<sup>2</sup> [1.25 ac]  
Minimum Lot Frontage ..... 46 m [150.9 ft]

Minimum Yard Requirements

- Front Yard ..... 7 m [22.9 ft]
- Rear Yard ..... 7 m [22.9 ft]
- Interior Side Yard ..... 3 m [9.8 ft]
- Exterior Side Yard ..... 7 m [22.9 ft]

Maximum Building Height

- Main Building ..... 10 m [32.8 ft]
- Accessory Building ..... 6 m [19.7 ft]

Maximum Lot Coverage

- Main Building ..... 15%
- Accessory Use, Buildings and Structures ..... 5%

Maximum Number of Dwelling Units per Lot

- Dwelling - Single detached, mobile home, seasonal, group home ..... 1

**(c) Agricultural Uses**

- Minimum Lot Area ..... 4 ha [9.88 ac]  
Minimum Lot Frontage ..... 61 m [200.13 ft]

Minimum Yard Requirements

- Front Yard ..... 15 m [49.2 ft]
- All Other Yards ..... 10 m [32.8 ft]

Maximum Lot Coverage - all buildings and structures ..... 10%

|  |                |
|--|----------------|
| Maximum Building Height - Main Building .....      | 10 m [32.8 ft] |
| Maximum Building Height - Accessory Building ..... | 8 m [26.25 ft] |

**(d) Camp** (see Section 4.6)

|                           |                 |
|---------------------------|-----------------|
| Minimum Lot Area.....     | 5 ha [12.35 ac] |
| Minimum Yard Requirements |                 |

- All Yards ..... 15 m [161.42 ft]

**(e) All Other Uses**

|                           |                             |
|---------------------------|-----------------------------|
| Minimum Lot Area.....     | 8,000 m <sup>2</sup> [2 ac] |
| Minimum Lot Frontage..... | 46 m [150.9 ft]             |

Minimum Yard Requirements

- Front Yard ..... 15 m [49.2 ft]
- All Other Yards ..... 10 m [32.8 ft]

Maximum Lot Coverage - all uses, buildings and structures..... 20%

|  |                |
|--|----------------|
| Maximum Building Height - Main Building .....      | 10 m [32.8 ft] |
| Maximum Building Height - Accessory Building ..... | 6 m [19.7 ft]  |

**5.16.3 Additional Provisions**

- (a) Despite anything in Section 5.16.2 to the contrary, on land within 300 m [984.2 ft] of the **high water mark** of Silver Lake, Crow Lake, Eagle Lake and the west basin of Sharbot Lake, the maximum permitted number of **dwelling units** per **lot** shall be one (1);
- (b) Despite anything in Section 5.16.2 to the contrary, **Wayside Pits** and **Wayside Quarries** shall be subject only to a minimum **yard** requirement of 15 m [49.2 ft];
- (c) No **person** shall **erect** any **building** or **structure** in the Rural (R) Zone unless the **lot** upon which such building or structure is to be **erected** has **frontage** onto and direct access to a **public street** (see Section 4.15);
- (d) One (1) **recreational vehicle** may be stored on a lot in the R Zone as an **accessory use**. Such **accessory** recreational vehicles shall be subject to the **accessory** uses provisions of Section 4 of this By-law;
- (e) An **accessory dwelling** may be located within a building occupied by any commercial use except an automotive use or may be detached. Where the **dwelling unit** is detached, the minimum **lot area** shall be as set out in the General

Residential (R1) Zone and shall be added to the minimum lot area in the Rural (R) Zone;

- (f) Despite the Maximum Number of *Dwellings Units* per Lot allowed in the Rural (R) Zone, *apartments-in-a-house* shall be permitted in accordance with Section 4.2; and
- (g) *Accessory uses, buildings and structures*, parking, special separation distances and other general provisions shall be in accordance with Section 4 of this By-law.

#### 5.16.4 Exception Zones

- (a) R-X1, Part of Lot 14, Concession 9, Township of Kennebec

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 1 (R-X1) Zone on any Schedule to this By-law, the following regulations shall apply:

On part of Lot 14, Concession 9, Township of Kennebec, (assessment roll number 1039 030 010 39605 000), an *existing* lot size of 0.24 ha [0.61 ac] shall be deemed to conform to the minimum lot area requirements of this By-law.

- (b) R-X2, Part of Lots 15 & 16, Concession 2, Oso (By-law 1166-94, Oso)

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 2 (R-X2) Zone on any Schedule to this By-law, the following regulations shall apply:

Minimum Lot Frontage.....31 m [101.7 ft]

- (c) R-X3, Part of lot 19, Concession 1, Oso (By-law 1257-97, Oso)

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 3 (R-X3) Zone on any Schedule to this By-law, the following regulations shall apply:

#### Permitted Uses

- Restaurant

Maximum Floor Area of Restaurant..... 50 m<sup>2</sup> [538.2 ft<sup>2</sup>]

- (d) R-X4, Part of Lot 26, Concession 3, Oso (By-law 1998-22, Oso)

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 4 (R-X4) Zone on any Schedule to this By-law, the following regulations shall apply:

**Permitted Uses**

- Retail Store

- (e) R-X5, Part of Lot 25, Concession 1, Hinchinbrooke (By-law 1999-37)

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 5 (R-X5) Zone on any Schedule to this By-law, the following regulations shall apply:

**Permitted Uses**

- Agricultural Use
- Conservation Use
- Equestrian Establishment
- Forestry use
- Greenhouse
- Kennel (see Section 4.19)
- Wayside pit or wayside quarry (see Section 4.23)

Minimum Lot Frontage..... 12 m [39.3 ft]

- (f) R-X6, Part of Lots 5 and 6, Concession 1, Hinchinbrooke (By-law 2005-186)

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 6 (R-X6) Zone on any Schedule to this By-law, the following regulations shall apply:

**Zone Standards**

- Minimum Lot Frontage..... 45.7 m [150 ft]

**Additional Provisions**

- (i) That on lands zoned R-X6, *development* of a *single detached dwelling* shall be permitted on a *private road*.

- (g) R-X7, Part of Lot 1, Concession 6, Hinchinbrooke (By-law 2005-187)

Despite any provision of Section 5.16 to the contrary, on land identified as Rural Exception 7 (R-X7) Zone on any Schedule to this By-law, the following regulations shall apply:

**Permitted Uses**

- Mini Warehouse and Public Storage
- Automobile Sales Establishment
- Single Detached Dwelling
- Accessory Building (Shed or Storage Building)

- (h) R-X8, Part of Lot 13, Concession 2, Hinchinbrooke (By-law 2008-272 and 2005-190)

Notwithstanding any other provisions of Section 5.16 this By-law within the Rural Exception 8 (R-X8) Zone:

- (i) A Retirement Home shall be a permitted use
- (ii) That within the *existing* frame barn, the housing of livestock shall not be permitted.

- (i) R-X9, Part of Lot 20, Concession 10 being Plan 13R18961, Olden (By-law 2008-271)

**Permitted Uses**

- Bed and Breakfast Establishment (see Section 4.4)
- Dock, Floating or Permanent
- Dwelling, Single Detached
- Home Based Business (see Section 4.17)
- Parking Area (see Sections 4.30 and 4.31 except as exempted below)

**Zone Requirements**

- (i) In addition to the requirements of Section 5.16.2(e) and despite the requirements of Section 5.17.3(g) of this Zoning By-law, the minimum *setback* from the *High water mark* of Warrens Lake for a *parking area* shall be 40 m [131 ft];
- (ii) That the maximum size of the *parking area* shall be 224 m<sup>2</sup> [2,411.2 ft<sup>2</sup>] and the dimensions shall be 14 m [45.9 ft] by 16 m [52.5 ft];

- (iii) That despite the requirements of Section 4.25 of the Zoning By-law, an access corridor (pathway) extending from the **Parking area** (Part 9 on Plan 13R-18961) to Warren's Lake shall not exceed a maximum width of 3 m [9.84 ft];
  - (iv) That the access to the **parking area** shall be via a registered right-of-way extending from the Bell Line Road to the **parking area** and shall be deemed to satisfy the provisions of Section 4.30 (g)(ii and iii) of this Zoning By-law provided that the maximum width of the access **driveway** does not exceed 4 m [13.1 ft];
  - (v) That the provisions of Sections 4.30(c) and (g)(i and iv) of this Zoning By-law shall not apply; and
  - (vi) That the provisions of Sections 5.6.3 (h and j) shall apply to the R-X9 Zone.
  - (vii) That no storage or parking of **recreational vehicles** as defined in the Zoning By-law shall be allowed in the **Parking area** (Part 9 on Plan 13R-18961) overnight;
  - (viii) That the number of parking spaces provided for in the **Parking area** shall not exceed four (4) in number and shall be for the limited benefit of the lands identified as Part of Lot 20, Concession 10 designated as Part 1, on Plan 13R-18961; Part of Lot 20, Concession 10 designated as Part 2, on Plan 13R-18961; Part of Lot 20, Concession 10 designated as Part 3, on Plan 13R-18961; and Part 1 on Plan 13R-8251; and Part 4, 5 and 6 on Plan 13R-18961;
  - (ix) Despite anything else to the contrary in this By-law, no **dock** or any portion thereof may be permanently affixed to the shore or bed of Warren's Lake; and
  - (x) That all other provisions of this Zoning By-law shall continue to apply and shall not be deemed to exclude the construction of a **single detached dwelling** on lands rezoned R-X9 provided all applicable provisions of Section 5.16 are met.
- (j) R-X10, Part of Lot 27, Concession 1, Olden

(By-law 2010-338)

Despite any other provisions of Section 5.16 this By-law to the contrary, on lands identified as Rural Special Exception 10 (R-X10) Zone, the following regulations shall apply:

### **Additional Provisions**

- (i) No *development* including the installation of an on-site water well or any part of a sewage disposal system shall be permitted on the typical Hungry Lake Barren landscape found on the crown of the open rock in the northeast quadrant of the lot;
  - (ii) No *development* shall be permitted until a site plan agreement has been entered into and registered against the title to the lands.
- (k) R-X11, Part of Lot 30, Concession 1, Hinchinbrooke

(By-law 365-2010)

Despite any other provisions of Section 5.16 of this By-law to the contrary, on lands identified as Rural Special Exception 11 (R-X11) Zone, the following regulations shall apply:

### **Additional Provisions**

- (i) There shall be no on-site storage of contaminants or fossil fuels or any dispensing or sales of fuels;
  - (ii) There shall be no *development* including the construction or erection of any *building* or the installation of an on-site water well or any part of a sewage disposal system;
  - (iii) The *existing parking area* shall not be expanded and the *existing setback* of the *parking area* of 26 m [85.3 ft] from the *shoreline* of Eagle Lake shall not be reduced;
  - (iv) The *setbacks* of 6 m [19.6 ft] along the west limit of the *parking area* and 10.5 m [34.4 ft] from the east limit respectively from the wetland abutting the (Eagle Lake) Creek shall not be reduced;
  - (v) There shall be no additional filling near the wetland or near-shore area.
- (l) R-X12, Part of Lot 27, Concession 6, RP 13R10726, Part 1, Kennebec

Despite any other provisions of Section 5.16 of this By-law to the contrary, on lands identified as Rural Special Exception 12 (R-X12) Zone, the following regulations shall apply:

### **Permitted Uses**

- A Hobby Farm
- A Single-Detached Dwelling



**Additional Provisions**

- (i) Minimum Lot Area (Agricultural Uses) ..... 2.49 ha [6.17 ac]