

9.1 USES PERMITTED

No person shall within any RR Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the RR *uses* presented in Table 9.1:

TABLE 9.1: USES PERMITTED	
•	a <i>converted dwelling</i> , in accordance with the provisions of Section 5.4 of this Zoning By-Law;
•	a <i>garden suite</i> , in accordance with the provisions of Section 5.9 of this Zoning By-Law;
•	a <i>home occupation</i> , in accordance with the provisions of Section 5.13 of this Zoning By-Law;
•	a <i>public use</i> , in accordance with the provisions of Section 5.21 of this Zoning By-Law;
•	a <i>single detached dwelling house</i> ;
•	a <i>wayside sand</i> or <i>gravel pit</i> outside of a designated settlement, in accordance with the provisions of Section 5.31 of this Zoning By-Law.

9.2 ZONE PROVISIONS

No person shall within any RR Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 9.2:

TABLE 9.2: ZONE PROVISIONS	
Zone Provision	All Uses
Number of Single Detached Dwellings Per Lot, Maximum	1
Lot Area, Minimum	2,800 m <sup>2</sup> (30,139 ft <sup>2</sup> )
Lot Frontage, Minimum	35 m (114.8 ft)
Lot Depth, Minimum	80 m (262.5 ft)
Front Yard, Minimum Depth	10 m (32.8 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a garage or <i>carport</i> is attached to or is within the main <i>building</i> , or the lot is a corner <i>lot</i> , the minimum width shall be 1.2 m (3.9 ft).
Setback, Minimum Distance from the Centreline of a County Road	23 m (75.5 ft) within a designated settlement and 26 m (85.3 ft) outside of a designated settlement.

TABLE 9.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Coverage, Maximum	30% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)
Gross Floor Area, Minimum	93 m <sup>2</sup> (1,001 ft <sup>2</sup> )
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5 of this Zoning By-Law.

### 9.2.1 LOCATION OF NEW DWELLINGS

*Dwellings* hereafter erected outside of a settlement, as defined in Section 2.7.2.1, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

*Existing dwellings* located outside of a settlement, as defined in Section 2.7.2.1, which are hereafter enlarged, shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

*Dwellings* hereafter erected within a settlement defined on Schedule “A”, as defined in Section 2.7.2.1 shall be required to satisfy MDS I, in accordance with Section 2.7 of this Zoning By-Law, **or** not further reduce an *existing* insufficient *setback* relative to MDS I, whichever is the lesser.

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9.3 SPECIAL PROVISIONS FOR A CONVERTED DWELLING (RR-C)

In accordance with the provisions of Section 5.4, all RR-C zoned *lots* may contain a *converted dwelling*, or any *use* permitted in Section 9.1, in accordance with the provisions of Section 9.2 of this Zoning By-Law.

9.4 SPECIAL PROVISIONS FOR A GARDEN SUITE (RR-G)

In accordance with the provisions of Section 5.10, all RR-G zoned *lots* may contain a *garden suite* or any *use* permitted in Section 9.1, in accordance with the provisions of Section 9.2. Upon expiry of the temporary use by-law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

9.5 SPECIAL PROVISIONS9.5.1 Location: Lot 6, Registered Plan 590, Part Lot 3, Concession 11, (East Zorra), RR-1

9.5.1.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 of this Zoning By-Law; and  
a home based business consisting of the storage and maintenance of amusement rides in an *accessory building*.

9.5.1.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

## 9.5.1.2.1 STORAGE AND MAINTENANCE OF AMUSEMENT RIDES

The storage and maintenance of amusement rides shall only be permitted within the *accessory storage garage*.

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## 9.5.1.2.2 SIZE AND LOCATION OF ACCESSORY STORAGE GARAGE

The *accessory* garage used for the storage and maintenance of amusement rides shall be no greater than **117 m<sup>2</sup>** (1,259.4 ft<sup>2</sup>) in *gross floor area* and shall be located to the rear of the *existing single detached dwelling*.

## 9.5.1.2.3 HEIGHT OF ACCESSORY STORAGE GARAGE

Maximum **5.5 m** (18.0 ft)

## 9.5.1.2.4 STORAGE, DISPLAY AND SIGNAGE

There shall be no external storage of goods or materials and no external display or advertising other than one sign with an area of **1 m<sup>2</sup>** (10.8 ft<sup>2</sup>)

## 9.5.1.2.5 EMPLOYEES

A maximum of one *person*, other than a member of the family residing on the *lot*, shall be employed in the storage and maintenance of amusement rides.

## 9.5.1.2.6 RETAIL SALES

There shall be no goods, wares or merchandise offered or exposed for sale or leased on the premises.

9.5.1.2.7 That all the other provisions of the RR Zone in Section 9.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.9.5.2 Location: Part Lots 3, 4 And 5, Registered Plan 259 (North Oxford), RR-29.5.2.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 of this Zoning By-Law.

(Added by By-Law 2003-33)

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9.5.2.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.2.2.1 REAR YARD

Minimum depth for <i>dwellings</i>	<b>75 m</b> (246.06 ft)
All other <i>buildings</i>	<b>7.5 m</b> (24.6 ft)

9.5.2.2 That all the provisions of the RR Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2003-33)

9.5.3 **Location: Part Lot 13, Concession 12 (East Zorra), RR-3**

9.5.3.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 of this Zoning By-Law.

9.5.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.3.2.1 LOT DEPTH

Minimum depth	<b>56.39m</b> (185 ft)
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9.5.3.2.2 That all the provisions of the RR Zone in Section 9.5 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2006-29)

July 7/09

9.5.4 Location: Part Lot 21, Concession 9 (East Zorra), RR-4

9.5.4.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any RR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 to this Zoning By-Law.

9.5.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any RR-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.4.2.1 LOT DEPTH

Maximum **60 m** (196 ft)

9.5.4.2.2 That all provisions of the RR Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*

(Added by By-Law 2010-50)

9.5.5 Location: Part Lot 26, Concession 17 (East Zorra), RR-5

9.5.5.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-5’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 to this Zoning By-Law.

9.5.5.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-5’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 2011-20)

April/11

9.5.5.2.1 LOT DEPTH

Maximum **50 m** (164 ft)

9.5.5.2.2 That all provisions of the ‘RR’ Zone in Section 9.2 to this Zoning By-law, as amended, shall apply, and further that all other provisions of this Zoning By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2011-20)

9.5.6 Location: Part Lot 13, Concession 15 (East Zorra), RR-6

9.5.6.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-6’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 to this Zoning By-Law.

9.5.6.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-6’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.6.2.1 HEIGHT OF ACCESSORY STRUCTURE

Maximum **4.3 m** (14.1 ft)

9.5.6.2.2 That all provisions of the ‘RR’ Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2011-52)

December/11

**9.5.7 Location: Part Lot 13, Concession 11 (East Zorra), RR-7**

9.5.7.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-7' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 to this Zoning By-Law.

9.5.7.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-7' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.7.2.1 LOT DEPTH

Minimum **61 m (200 ft)**

9.5.7.2.2 That all provisions of the 'RR' Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*

(Added by By-Law 2011-49)

**9.5.8 Location: Part Lot 15, Concession 13 (East Zorra), RR-8**

9.5.8.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-8' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 9.1 to this Zoning By-Law.

9.5.8.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-8' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

(Added by By-Law 2011-51)

December/11



9.5.8.2.1 LOT FRONTAGE

Minimum **33 m** (108.3 ft)

9.5.8.2.2 That all provisions of the ‘RR’ Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis

(Added by By-Law 2011-51)

9.5.9 Location: Part Lot 6, Concession 11 (East Zorra); RR-9

9.5.9.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-9’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 9.1 of this Zoning By-Law.

9.5.9.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-9’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.9.2.1 LOT FRONTAGE

Minimum **26.5 m** (86.9 ft)

9.5.9.2.2 That all provisions of the ‘RR’ Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2014-38)

October/14

**9.5.10 Location: Part Lot 7, Concession 12 (East Zorra); RR-10 (Key Map 42)**

9.5.10.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-10' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 9.1 of this Zoning By-Law.

9.5.10.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any 'RR-10' Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.10.2.2 LOT AREA

Minimum **2,350 m<sup>2</sup>** (25,296 ft<sup>2</sup>)

9.5.10.2.3 LOT DEPTH

Minimum **58 m** (192 ft)

9.5.10.2.4 FRONT YARD

Minimum Depth **2.4 m** (8 ft)

9.5.10.2.5 That all provisions of the 'RR' Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 2015-20)

**9.5.11 Location: Part Lot 16, Concession 12 (East Zorra); RR-11**

9.5.11.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any 'RR-11' Zone use any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except the following:

all uses permitted in Section 9.1 of this Zoning By-Law;  
a gazebo.

August/15

9.5.11.2 That all provisions of the ‘RR’ Zone in Section 9.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2015-31)

9.5.12 **Location: Part Lots 33 & 34, Concession 15 (East Zorra); RR-12**

9.5.12.1 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-12’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 9.1.

9.5.12.2 Notwithstanding any provisions of this Zoning By-Law to the contrary, no *person* shall within any ‘RR-12’ Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.5.12.2.1 HEIGHT OF ACCESSORY STRUCTURE

Maximum **5.8 m** (19 ft)

9.5.12.2.2 GROSS FLOOR AREA FOR AN ACCESSORY STRUCTURE

Maximum **325.2 m<sup>2</sup>** (3,500 ft<sup>2</sup>)

9.5.12.2.3 That all provisions of the ‘RR-12’ Zone in Section 9.5 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 2015-45)