

SECTION 6

RURAL RESIDENTIAL 1 ZONE (RR1)

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6.1 [Permitted Uses](#)

Accessory uses and buildings.
Group Homes.
Single detached dwellings.

(41/2010)

6.2 [Zone Regulations](#)

(41/2010)

6.2.1 [Single Detached Dwellings](#)

(1)	Lot Area:	(minimum)	- 2,024m² (0.2 ha) for a lot on sandy soils - 8,094m² (0.8 ha) for a lot on clay soils
(2)	Lot Frontage:	(minimum)	21m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Interior Side Yard Width:	(minimum)	3m
(5)	Exterior Side Yard Width:	(minimum)	12m
(6)	Rear Yard Depth:	(minimum)	12m
(7)	Lot Coverage:	(maximum)	25%
(8)	Height:	(maximum)	12m

6.2.1 [Group Homes](#)

The regulations set out in [Section 3.16](#) shall apply.

(41/2010)

6.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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6.3.1 RR1-1 (See Zoning Map Part 78)

6.3.1.1 Permitted Uses

- (1) As set out in [Section 6.1](#).

6.3.1.2 Site Zone Regulations

- | | | | |
|-----|--------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 7,500m² (0.75 ha) |
| (2) | Lot Frontage: | (minimum) | 75m |
| (3) | Building Setbacks: | (minimum) | - 10.5m from front and rear lot lines
- 7.5m from side lot lines |
| (4) | Lot Coverage: | (maximum) | 10% |

6.3.2 RR1-2 (See Zoning Map Part 78)

6.3.2.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) An existing building converted to a single detached dwelling.
- (3) Single detached dwellings.

6.3.2.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	0.5 ha
(2)	Lot Frontage:	(minimum)	100m
(3)	Front & Rear Yard Depths:	(minimum)	10.5m
(4)	Side Yard Widths:	(minimum)	7.5m
(5)	Lot Coverage:	(maximum)	10%
(6)	Height:	(maximum)	10.5m

6.3.3 RR1-3 (See Zoning Maps Part 35 and 78)

6.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

6.3.3.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	0.15 ha
(2)	Lot Frontage:	(minimum)	19m
(3)	Front & Rear Yard Depths:	(minimum)	10.5m
(4)	Side Yard Widths:	(minimum)	- 3m for dwelling located on Part 1, Plan 25R5724 - existing side yard widths shall be maintained for the dwelling located on Part 2, Plan 25R5724
(5)	Lot Coverage:	(maximum)	10%
(6)	Height:	(maximum)	10.5m
(7)	Special Provision:	(minimum)	the dwelling located on Part 1, Plan 25R5724 shall not provide more than 25 plumbing fixture units as defined by the Ontario Building Code

6.3.4 **RR1-4** (See Zoning Maps Part 18, 19, 25, 35 and 36)

6.3.4.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Agriculture (subject to compliance with minimum distance separation formulae).
- (3) Single detached dwellings on existing vacant lots of record.
- (4) Up to three single detached dwelling lots may be permitted on the property described as Part 4, Registrar's Compiled Plan 648, and further described as Parts 1, 2, 3, 4, 5, and 6 on Plan 25R8317. **(32/2004)**

6.3.4.2 **Site Zone Regulations**

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|-----|-----------------------|-----------|-----------------------|
| (1) | Lot Area: | (minimum) | 0.2 ha |
| | | (maximum) | 19.5 ha |
| (2) | Lot Frontage: | (minimum) | 21m |
| (3) | Front Yard Depth: | (minimum) | 12m |
| (4) | Side Yard Widths: | (minimum) | 3m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 12m |
| (6) | Height: | (maximum) | 2 storeys |
| (7) | Building Restriction: | | (32/2004) |
- No buildings are permitted on Parts 3, 4, 5 and 6, Plan 25R8317

6.3.5 **RR1-5** (See Zoning Maps Part 35)

6.3.5.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

6.3.5.2 **Site Zone Regulations**

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|-----|-------------------|-----------|---------------|
| (1) | Lot Area: | (minimum) | 0.4 ha |
| (2) | Lot Frontage: | (minimum) | 56m |
| (3) | Front Yard Depth: | (minimum) | 27m |
| (4) | Side Yard Widths: | (minimum) | 3m |
| (5) | Rear Yard Depth: | (minimum) | 10.5m |
| (6) | Lot Coverage: | (maximum) | 25% |
| (7) | Height: | (maximum) | 10.5m |
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6.3.6 RR1-6 (See Zoning Map Part 19)

6.3.6.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

6.3.6.2 Site Zone Regulations

- | | | | |
|-----|---------------------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 0.6 ha |
| (2) | Lot Frontage: | (minimum) | 75m |
| (3) | Front & Rear Yard Depths: | (minimum) | 10.5m |
| (4) | Side Yard Widths: | (minimum) | 7.5m (each side) |
| (5) | Lot Coverage: | (maximum) | 10% |
| (6) | Height: | (maximum) | 10.5m |

6.3.7 RR1-7 (See Zoning Map Part 19)

6.3.7.1 Permitted Uses

- (1) A small animal hospital including the office of a veterinarian.
- (2) Accessory uses and buildings.
- (3) Agriculture (subject to compliance with minimum distance separation formulae).
- (4) Kennel.
- (5) Riding School.
- (6) Single detached dwellings
- (7) The keeping of a maximum of **6** horses for domestic purposes.

6.3.7.2 Site Zone Regulations

(1) Agricultural Uses

- | | | | |
|-----|-------------------|-----------|--|
| (a) | Lot Area: | (minimum) | 35 ha |
| (b) | Lot Frontage: | (minimum) | 45m |
| (c) | Front Yard Depth: | (minimum) | - 10.5m for an accessory dwelling
- 13.5m for an agricultural building except that a livestock building shall be setback 60m |
| (d) | Side Yard Widths: | (minimum) | 3m for an accessory dwelling |
| (e) | Height: | (maximum) | - 10.5m for a single detached dwelling
- 13.5m for all other buildings |

(2) Single Detached Dwellings

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|-----|---------------------------|-----------|-------------------------|
| (a) | Lot Area: | (minimum) | 0.8 ha |
| (b) | Lot Frontage: | (minimum) | 75m |
| (c) | Front & Rear Yard Depths: | (minimum) | 10.5m |
| (d) | Side Yard Widths: | (minimum) | 7.5m (each side) |
| (e) | Lot Coverage: | (maximum) | 10% |
| (f) | Height: | (maximum) | 10.5m |

(3) Kennel, Riding School and Animal Hospital

- | | | | |
|-----|-------------------|-----------|-------------------------|
| (a) | Lot Area: | (minimum) | 2 ha |
| (b) | Lot Frontage: | (minimum) | 30m |
| (c) | Front Yard Depth: | (minimum) | 13.5m |
| (d) | Side Yard Widths: | (minimum) | 7.5m (each side) |
| (e) | Rear Yard Depth: | (minimum) | 12m |
| (f) | Lot Coverage: | (maximum) | 25% |
| (g) | Height: | (maximum) | 13.5m |

(4) Keeping of 6 Horses for Domestic Purposes

- | | | | |
|-----|--|---|--|
| (a) | The provisions of Sections 6.3.7.2 (2) shall apply to the lot. | | |
| (b) | Special Setbacks: | | |
| | i) | Livestock Buildings (minimum) - | 12m from side lot line
- 62m from nearest neighbour's dwelling |
| | ii) | Manure Storage: (minimum) - | 15m from side lot lines
- 75m from nearest neighbour's dwelling |
| (c) | Special Regulations: | the pasturing of horses and the storage of manure are prohibited in any part of the EPA1 Zone that consists primarily of the westerly half of the lands described as Part Lot 2, Front Concession | |
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6.3.8 RR1-8 (See Zoning Map Part 16)

6.3.8.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwellings.

6.3.8.2 Site Zone Regulations Single Detached Dwellings

(1)	Lot Area:	(minimum)	0.35 ha
(2)	Lot Frontage:	(minimum)	45m
(3)	Front & Rear Yard Depths:	(minimum)	10.5m
(4)	Side Yard Widths:	(minimum)	7.5m (each side)
(5)	Lot Coverage:	(maximum)	10%
(6)	Height:	(maximum)	10.5m

6.3.9 RR1-9 (See Zoning Map Part 18)

6.3.9.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Agriculture (subject to minimum distance separation formulae)
- (3) Single detached dwellings.

6.3.9.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	10 ha
(2)	Lot Frontage:	(minimum)	150m
(3)	Front Yard Depth:	(minimum)	12m
(4)	Side Yard Widths:	(minimum)	3m (each side)
(5)	Rear Yard Depth:	(minimum)	195m
(6)	Height:	(maximum)	2 storeys
(7)	Special Regulation:	(minimum)	the northerly 2.8 ha of the subject lot are zoned EPA1 and are occupied by an existing woodlot and no disturbance including development shall be permitted in the area occupied by the woodlot

6.3.10 RR1-10 (See Zoning Map Part 78)

6.3.10.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.10.2 Site Zone Regulations

(1) Single Detached Dwelling

(a)	Lot Area:	(minimum)	0.8 ha
(b)	Lot Frontage:	(minimum)	60m
(c)	Front Yard Depth:	(minimum)	10.5m
(d)	Side Yard Widths:	(minimum)	7.5m (each side)
(e)	Rear Yard Depth:	(minimum)	10.5m
(f)	Height:	(maximum)	10.5m
(g)	Lot Coverage:	(maximum)	25% includes all accessory structures

(2) Accessory Buildings

(a)	Location:	(maximum)	rear yard only
(b)	Rear Yard Setback:	(minimum)	3m
(c)	Side Yard Setbacks:	(minimum)	3m (each side)
(d)	Height:	(maximum)	10.5m

6.3.11 RR1-11 (See Zoning Map Part 16)

6.3.11.1 Site Zone Regulations

(1)	Lot Frontage:	(minimum)	30m
(2)	Front Yard Depth:	(minimum)	22m

6.3.12 RR1-12 (See Zoning Map Part 36)**(42/2004)****6.3.12.1 Site Zone Regulations - Single Detached Dwellings**

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|-----|----------------------|------------|---|
| (1) | Lot Frontage | (minimum): | 50m |
| (2) | Lot Area: | (minimum): | 0.8 ha |
| (3) | Accessory Buildings: | | Notwithstanding Section 3.1 of this By-law, the accessory buildings existing on April 26, 2004 on the lot known as 2834 London Line shall be considered complying |

6.3.13 RR1-13 (See Zoning Map Part 25)**(2/2006)****6.3.13.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.13.2 Site Zone Regulations

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|-----|---------------|-----------|----------------|
| (1) | Lot Area: | (minimum) | 0.25 ha |
| (2) | Lot Frontage: | (minimum) | 45m |

6.3.14 RR1-14 (See Zoning Map Part 78)**(85/2006)****6.3.14.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.14.2 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 2.0 ha |
| (2) | Lot Frontage: | (minimum) | 39.6m |
| (3) | All Other Regulations: | | the regulations as set out in Section 6.2 shall apply |

6.3.15 RR1-15 (See Zoning Map Part 65)**(116/2006)****6.3.15.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.15.2 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 2.0 ha |
| (2) | Lot Frontage: | (minimum) | 76.2m |
| (3) | All Other Regulations: | | the regulations as set out in Section 6.2 shall apply |

6.3.16 RR1-16 (See Zoning Map Part 65)**(164/2007)****6.3.16.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.16.2 Site Zone Regulations

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|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 1.1 ha |
| (2) | Lot Frontage: | (minimum) | 57.14m |
| (3) | All Other Regulations: | | the regulations as set out in Section 6.2 shall apply |

6.3.17 RR1-17**(31/2008)****6.3.17.1 Permitted Uses**

- (1) Accessory Uses and Buildings
- (2) Agriculture uses including the growing of Christmas trees and the keeping of livestock for domestic purposes (subject to compliance with the Minimum Distance Separation II (MDSII) formula.
- (3) Single detached dwelling

6.3.17.2 Site Zone Regulations

- | | | | |
|-----|------------------|-----------|---|
| (a) | Lot Area: | (minimum) | 4 ha. |
| (b) | Lot Frontage: | (minimum) | 100.6m |
| (c) | Front Yard Depth | (minimum) | 12 m |
| (d) | Rear Yard Depth | (minimum) | 12 m |
| (e) | Lot Coverage | (maximum) | 25% for all buildings and a maximum 300m ² for all accessory buildings. |
- (f) **Special Building Setback:**
Livestock Buildings and Manure Storage - subject to the Minimum Distance Separation II (MDSII) formula.
- (g) **Special Regulations:**
No disturbances including development, the pasturing of livestock and the storage of manure is permitted in any part of the EPA1 Zone that consists primarily of the westerly half of the lands described as Part 2, Front Concession. The keeping and grazing of livestock must be within a wholly enclosed or fenced area.

6.3.18 RR1-18*(88/2010)***6.3.18.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.18.2 Site Zone Regulations

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|-----|---|-----------|--|
| (1) | Lot Area: | (minimum) | 0.83ha |
| (2) | Lot Frontage: | (minimum) | 91m |
| (3) | All Other Regulations: | | the regulations as set out in Section 6.2 shall apply |
| (4) | Lot Coverage for all accessory buildings: | (maximum) | for existing buildings the maximum lot coverage shall be as it existed on the date of passing of this By-law |

6.3.19 RR1-19 (See Zoning By-law Map Part 36)**(18/2012)****6.3.19.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling severance.

6.3.19.2 Site Zone Regulations

- | | | |
|----------------------------|-----------|--|
| (1) Lot Area: | (minimum) | 0.8ha |
| (2) Lot Frontage: | (minimum) | 91m |
| (3) All Other Regulations: | | the regulations as set out in Section 6.2 shall apply. |
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6.3.20 RR1-20 (See Zoning By-law Map Part 52)**(19/2012)****6.3.20.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling severance.

6.3.20.2 Site Zone Regulations

- | | | |
|---|-----------|---|
| (1) Lot Area: | (minimum) | 0.81ha |
| (2) Lot Frontage: | (minimum) | 44.2m |
| (3) All Other Regulations: | | the regulations as set out in Section 6.2 shall apply. |
| (4) Lot coverage for all accessory buildings: | (maximum) | for existing buildings the maximum lot coverage shall be as it existed on the date of passing of this By-law. |
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6.3.21 RR1-21 (See Zoning By-law Map Part 36)**(58/2014)****6.3.21.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling severance.

6.3.21.2 Site Zone Regulations

- (1) Single Detached Dwelling
- | | | |
|----------------------------|-----------|--|
| (a) Lot Area: | (minimum) | 0.81ha |
| (b) Lot Frontage: | (minimum) | 61m |
| (c) All Other Regulations: | | the regulations as set out in Section 6.2.1 shall apply. |
- (2) Accessory Buildings
- | | | |
|---|-----------|--|
| (a) Lot coverage for all accessory buildings: | (maximum) | 289m² |
| (b) New accessory buildings: | | the accessory building regulations of Zoning By-law 85 of 2002, as amended, shall apply. |
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6.3.22 RR1-22 (See Zoning By-law Map Part 18)**(58/2015)****6.3.22.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.22.2 Site Zone Regulations

- | | | |
|-----------------------------------|-----------|---|
| (1) Lot Area: | (minimum) | 0.8ha |
| (2) Lot Frontage: | (minimum) | 67m |
| (3) Front Yard Depth: | (minimum) | as existed on the date of passage of this by-law for an existing dwelling |
| (4) Existing Accessory Buildings: | | Notwithstanding the provisions of <u>Section 3.1(3)(d)</u> , the maximum lot coverage for existing buildings shall be 243m² |
| (5) Minimum Distance Separation: | | Notwithstanding the provisions of <u>Section 3.26(1)</u> , the dwelling and lot may provide MDS1 setbacks as existed on the date of passage of this By-law |
| (6) Other Regulations: | | the regulations as set out in <u>Section 6.2.1</u> and <u>Section 3</u> as applicable shall apply. |
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6.3.23 RR1-23 (See Zoning By-law Map Part 36)

(130/2017)

6.3.23.1 Permitted Uses

- (1) Accessory Uses and Buildings.
- (2) Single detached dwelling on a lot created for a surplus farm dwelling.

6.3.23.2 Site Zone Regulations

- (1) Lot Area: (minimum) **0.9ha**
 - (2) Lot Frontage: (minimum) **21m**
 - (3) Front Yard Depth: (minimum) **208m** and **12m** from the south lot line of the flag-shaped lot
 - (4) Other Regulations: the regulations as set out in [Section 6.2](#) shall apply
-