

RR – Rural Residential Zone (225-226)

Purpose of the Zone

The purpose of the RR – Rural Residential Zone is to:

- (1) recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development in areas designated as **General Rural Area** or **Rural Natural Features** in the Official Plan;
- (2) recognize clusters of existing residential development found in areas designated as **Agricultural Resource Area** or **Greenbelt Rural** in the Official Plan;
- (3) permit residential-only uses as well as related and accessory uses;
- (4) regulate development in a manner that respects both the residential character of the area and the surrounding rural context.

225. In the RR Zone:

Permitted Uses

- (1) The following uses are permitted subject to the following:
 - (a) the provisions of subsection 225(2) and (3);
 - (b) a maximum of three guest bedrooms is permitted in a **bed and breakfast**;
 - (c) a maximum of 10 persons are permitted in a **group home**;
 - (d) a maximum of 10 persons are permitted in **retirement home, converted**;
bed and breakfast, see Part 5, Section 121
 detached **dwelling**
group home, see Part 5, Section 125
home-based business, see Part 5, Section 127
 home-based day care, see Part 5, Section 129
retirement home, converted, see Part 5, Section 122
additional dwelling unit, see Part 5, Section 133
urban agriculture, see Part 3, Section 82 (By-law 2017-148)
 - (e) Despite subsection 225(1), an agricultural use limited to the keeping of a maximum of 10 hens is permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area. (By-law 2019-41)

Zone Provisions

- (2) Zone provisions are set out in Table 225 below:

TABLE 225 - RR ZONE PROVISIONS

I ZONING MECHANISMS	II RR
(a) Minimum lot area (m ²)	8000
(b) Minimum lot width (m)	50

I ZONING MECHANISMS	II RR
(c) Minimum front yard setback (m)	10
(d) Minimum rear yard setback (m)	10
(e) Minimum interior side yard setback (m)	6
(f) Minimum corner side yard setback (m)	10
(g) Maximum height (m)	11
(h) Maximum lot coverage (%)	15

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.

RR SUBZONES

226. In the RR Zone, the following subzones apply:

- (1) The RR1 to RR3 subzone provisions are set out in Table 226A below and are used for existing country lot developments, while the RR zone is to be used for new subdivision development.

TABLE 226A: RR1 TO RR3 SUBZONE PROVISIONS

I ZONING MECHANISMS	II RR1	III RR2	IV RR3
(a) Minimum lot area (m ²)	8000	8000	8000
(b) Minimum lot width (m)	45	50	60
(c) Minimum front yard setback (m)	15	12	10
(d) Minimum rear yard setback (m)	15	23	10
(e) Minimum interior side yard setback (m)	3	6	5
(f) Minimum corner side yard setback (m)	15	12	5
(g) Maximum height (m)	11	11	11
(h) Maximum lot coverage (%)	no maximum	8	15

- (2) The RR4 to RR12 subzone provisions are set out in Table 226B below and are used for existing small lot size rural development in hamlets, along riverfronts and rural lot clusters, and golf course estate subdivisions.

TABLE 226B: RR4 TO RR17 SUBZONE PROVISIONS (By-law 2008-457)

I ZONING MECHANISMS	II Minimum Lot Area (m²)	III Minimum Lot Width (m)	IV Minimum Front Yard Setback (m)	V Minimum Rear Yard Setback (m)	VI Minimum Interior Side Yard Setback (m)	VII Minimum Corner Side Yard Setback (m)	VIII Maximum Height (m) - Principal Building	IX Maximum Lot Coverage (%)
(a) RR4	4000	30	7.5	15	4.5	4.5	11	15
(b) RR5	4000	45	10	7.5	4	10	11	15
(c) RR6	2000	25	5	7	5	5	11	15
(d) RR7	2000	35	9	7.5	4.5	6	11	15
(e) RR8	1600	30	9	7.5	4.5	6	11	15
(f) RR9	1350	25	7.5	7.5	3	4	11	15
(g) RR10	1350	30	7.5	7.5	3	6	11	15
(h) RR11	1000	20	7.5	7.5	3	4	11	20
(i) RR12	800	20	7.5	7.5	3	4	11	20
(j) RR13 (By-law 2008- 457)	2000	25	9	7	3	5	11	20
(k) RR14 (By-law 2008- 457)	2000	35	9	7.5	3	6	11	20
(l) RR15 (By-law 2008- 457)	1600	30	9	7.5	3	6	11	20
(m)RR16 (By-law 2008- 457)	1350	25	7.5	7.5	3	4	11	20
(n)RR17 (By-law 2008- 457)	1350	30	7.5	7.5	3	6	11	20