

Rural Exceptions 901r-1000r

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
901r (By-law 2021-274)	RR2[901r]			-minimum lot area: 0.56 hectares -minimum lot width: 42 m
902r (By-law 2021-329)	V2E[902r]-h		All uses until the holding symbol is lifted.	-Despite Section 57, the size of required corner sight triangles will be as per the approved Plan of Subdivision. -Despite the provisions of Section 65, the following provisions shall apply to permitted projections: 1. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices, parapets and pilasters may project 1 m into a required front, corner side or interior side yard, but no closer than 0.2 m to a lot line. 2. An air conditioning condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line, and may not be located in a front yard, except in the case of a back-to-back townhouse dwelling. 3. Steps attached to a porch may project 2.5 m into a front and corner side yard but may project no closer than 0.5 m from the property line and no closer than 0 m from a property line abutting a sight triangle. -Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 5.5 m from the back edge of the sidewalk. -More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home, provided a draft plan of subdivision has been approved for the lot of record. -In the case of a home-based business operating within a semi-detached dwelling, the required parking space is only required if the business involves an outside employee. -Minimum lot area : 220 m ² -Minimum lot width : 9 m -Minimum front yard setback : 3 m -Minimum interior side yard setback : a total of 1.8 m, with a minimum of 0.6 m on one side. -Minimum corner side yard setback : 2.5 m -Minimum rear yard setback : 6 m -Maximum lot coverage : 65% -The holding symbol may only be lifted upon satisfactory completion of the following conditions : i. Demonstration of adequate sanitary, water, and stormwater servicing; ii. Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated south of Ottawa Street; iii. There is an established limit of development relating to the setback to watercourses; and iv. Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.
903r (By-law 2021-329)	V3B[903r]-h		All uses until the holding symbol is lifted.	-Despite Section 57 the size of required corner sight triangles will be as per the approved Plan of Subdivision. -Despite the provisions of Section 65, the following provisions shall apply to permitted projections: 1. A chimney, chimney box, fireplace box, eaves, eave-troughs, gutters and ornamental elements such as sills, belts, cornices,

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				<p>parapets and pilasters may project 1 m into a required front, corner side or interior side yard, but no closer than 0.2 m to a lot line.</p> <p>2. An air conditioning condenser unit may project 1 m into a corner and interior side yard, and 2 m into a rear yard, but no closer than 0.2 m to a lot line, and may not be located in a front yard, except in the case of a back-to-back townhouse dwelling.</p> <p>3. Steps attached to a porch may project 2.5 m into a front and corner side yard but may project no closer than 0.5 m from the property line and no closer than 0 m from a property line abutting a sight triangle.</p> <p>-Where access to a lot is provided by a street with sidewalks provided under the requirements of the plan of subdivision, the front yard setback for an attached garage will be measured from the garage to the nearest edge of the sidewalk, for a minimum setback of 5.5 m from the back edge of the sidewalk.</p> <p>-More than one detached dwelling is permitted on an existing lot of record for the purpose of serving as a model home, provided a draft plan of subdivision has been approved for the lot of record.</p> <p>-In the case of a home-based business operating within a townhouse or semi-detached dwelling, the required parking space is only required if the business involves an outside employee.</p> <p>-Minimum landscaped area : no minimum.</p> <p>-The following provisions apply to detached dwellings :</p> <p>i. Minimum lot area: 220 m²</p> <p>ii. Minimum lot width: 9 m</p> <p>iii. Minimum front yard setback: 3 m</p> <p>iv. Minimum interior side yard setback: a total of 1.8 m, with one side a minimum of 0.6 m</p> <p>v. Minimum corner side yard setback: 2.5 m</p> <p>vi. Minimum rear yard setback: 6 m</p> <p>vii. Maximum lot coverage: 65%</p> <p>-The following provisions apply to townhouse dwellings:</p> <p>i. Minimum lot area: 160 m²</p> <p>ii. Minimum front yard setback: 3 m</p> <p>iii. Minimum interior side yard setback: 1.5 m</p> <p>iv. Minimum corner side yard setback: 2.5 m</p> <p>v. Minimum rear yard setback: 6 m</p> <p>vi. Maximum lot coverage: 70%</p> <p>vii. Maximum building height: 12 m</p> <p>-The following provisions apply to back-to-back townhouse dwellings:</p> <p>i. Minimum lot area: 81 m²</p> <p>ii. Minimum front yard setback: 3 m</p> <p>iii. Minimum interior side yard setback: 1.5 m</p> <p>iv. Minimum corner side yard setback: 2.5 m</p> <p>v. Minimum rear yard setback: 0 m</p> <p>vi. Maximum lot coverage: 85%</p> <p>vii. Maximum building height: 14 m</p> <p>-The holding symbol may only be lifted upon satisfactory completion of the following conditions:</p> <p>i. Demonstration of adequate sanitary, water and stormwater servicing;</p> <p>ii. Confirmation from the Rideau Valley Conservation Authority that floodplain mapping has been updated south of Ottawa Street;</p> <p>iii. There is an established limit of development relating to the setback of watercourses; and</p> <p>iv. Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.</p>
904r (By-law 2021-329)	multiple		All uses until the holding symbol is lifted.	<p>-The holding symbol may only be lifted upon satisfactory completion of the following conditions:</p> <p>i. Demonstration of adequate sanitary, water and stormwater</p>

I Exception Number	II Applicable Zone	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
				servicing; ii. Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated south of Ottawa Street; iii. There is an established limit of development relating to the setback to watercourses; and iv. Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.
905r (By-law 2021-326)	V1E[905r]			-Maximum lot coverage: 25% -The setback to watercourses is 15 m from normal high water mark -Minimum rear yard setback: i. abutting any RG zone: 15 m ii. all other cases: 10m
906r	Reserved for Future Use			
907r (By-law 2021-407)	RU[907r]			-A garage and storage building of up to 375 m2 is permitted as a principal use until December 8, 2024.