

# 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 <sup>2</sup> -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.

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				<p>-Minimum corner side yard setback : 2.5 m</p> <p>-Minimum rear yard setback : 6 m</p> <p>-Maximum lot coverage : 65%</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 the floodplain mapping has been updated south of Ottawa Street;</p> <p>iii. There is an established limit of development relating to the setback to 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>
903r (By-law 2021- 329)	V3B[903r ]-h		All uses until the holding symbol is lifted.	<p>-Despite Section 57 the size of required corner sight triangles will be as per the approved Plan of Subdivision.</p> <p>-Despite the provisions of Section 65, the following provisions shall apply to permitted projections:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> <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>

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				<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> <ul style="list-style-type: none"> <li>i. Minimum lot area: 220 m<sup>2</sup></li> <li>ii. Minimum lot width: 9 m</li> <li>iii. Minimum front yard setback: 3 m</li> <li>iv. Minimum interior side yard setback: a total of 1.8 m, with one side a minimum of 0.6 m</li> <li>v. Minimum corner side yard setback: 2.5 m</li> <li>vi. Minimum rear yard setback: 6 m</li> <li>vii. Maximum lot coverage: 65%</li> </ul> <p>-The following provisions apply to townhouse dwellings:</p> <ul style="list-style-type: none"> <li>i. Minimum lot area: 160 m<sup>2</sup></li> <li>ii. Minimum front yard setback: 3 m</li> <li>iii. Minimum interior side yard setback: 1.5 m</li> <li>iv. Minimum corner side yard setback: 2.5 m</li> <li>v. Minimum rear yard setback: 6 m</li> <li>vi. Maximum lot coverage: 70%</li> <li>vii. Maximum building height: 12 m</li> </ul> <p>-The following provisions apply to back-to-back townhouse dwellings:</p> <ul style="list-style-type: none"> <li>i. Minimum lot area: 81 m<sup>2</sup></li> <li>ii. Minimum front yard setback: 3 m</li> <li>iii. Minimum interior side yard setback: 1.5 m</li> <li>iv. Minimum corner side yard setback: 2.5 m</li> <li>v. Minimum rear yard setback: 0 m</li> <li>vi. Maximum lot coverage: 85%</li> <li>vii. Maximum building height: 14 m</li> </ul> <p>-The holding symbol may only be lifted upon satisfactory completion of the following conditions:</p> <ul style="list-style-type: none"> <li>i. Demonstration of adequate sanitary, water and stormwater servicing;</li> <li>ii. Confirmation from the Rideau Valley Conservation Authority that floodplain mapping has been updated south of Ottawa Street;</li> <li>iii. There is an established limit of development relating to the setback of watercourses; and</li> <li>iv. Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.</li> </ul>
904r (By-law)	multiple		All uses until the holding	-The holding symbol may only be lifted upon satisfactory completion of the following conditions:

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2021-329)			symbol is lifted.	<ul style="list-style-type: none"> <li>i. Demonstration of adequate sanitary, water and stormwater servicing;</li> <li>ii. Confirmation from the Rideau Valley Conservation Authority that the floodplain mapping has been updated south of Ottawa Street;</li> <li>iii. There is an established limit of development relating to the setback to watercourses; and</li> <li>iv. Demonstration that the underside of all footings will be located at or above the elevation of the spring line of the storm sewer.</li> </ul>
905r (By-law 2021- 326)	V1E[905r ]			<ul style="list-style-type: none"> <li>-Maximum lot coverage: 25%</li> <li>-The setback to watercourses is 15 m from normal high water mark</li> <li>-Minimum rear yard setback: <ul style="list-style-type: none"> <li>i. abutting any RG zone: 15 m</li> <li>ii. all other cases: 10m</li> </ul> </li> </ul>
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.
908r (By-law 2022-43)	RG[908r]- h		-All uses until such time that the holding symbol is removed.	-The holding symbol may not be removed until a site plan application is approved, including confirmation that an adequate water supply is available to service the proposed development
909r (By-law 2022-43)	RG[909r]- h		<ul style="list-style-type: none"> <li>-All uses until such time that the holding symbol is removed.</li> <li>-Animal hospital</li> <li>-Automobile body shop</li> <li>-Bar</li> <li>-Car wash</li> <li>-</li> <li>Convenience store</li> </ul>	<ul style="list-style-type: none"> <li>-The holding symbol may not be removed until a site plan application is approved, including confirmation that an adequate water supply is available to service the proposed development.</li> <li>-minimum interior side yard setback abutting the RU zone: 10 m</li> <li>-a 5-metre landscaped buffer is required where the lot abuts an RU zone</li> </ul>

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			<ul style="list-style-type: none"> <li>-Drive through facility</li> <li>-Gas bar</li> <li>-Leaf and yard waste composting facility</li> <li>-Printing plant</li> <li>-Retail store</li> <li>-Truck transport terminal</li> <li>-Waste processing and transfer facility (non-putrescible)</li> <li>-Personal service business</li> <li>-Restaurant</li> </ul>	<ul style="list-style-type: none"> <li>-An accessory retail store is permitted limited to the sale of goods, service or materials provided by a permitted use.</li> <li>-An automobile service station may not include a retail store or retail fuel components</li> <li>-Cannabis production facility is limited to outdoor and greenhouse cultivation</li> <li>-Heavy equipment and vehicle sales, rentals and servicing is limited to the sale and rental and accessory storage of heavy vehicles.</li> <li>-A storage yard is not permitted to include salvage/scrap yard nor heavy vehicle servicing</li> </ul>
910r	(Reserve d for future use)			
911r	(Reserve d for future use)			
912r (By-law 2022- 118)	RU[912r]		<ul style="list-style-type: none"> <li>-All uses except agricultural uses excluding livestock, forestry operation, and environmental preserve and education area.</li> </ul>	<ul style="list-style-type: none"> <li>- No buildings or structures can have private water services.</li> </ul>

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913r (By-law 2022- 158)	RU[913r]- h			-The holding provision may only be lifted upon satisfactory completion of a Risk Assessment Report and Slope Stability Report to demonstrate that the solid waste disposal site and unstable slope will not have any unacceptable adverse effects on the proposed development and will not pose any risks to human health and safety.
914r (By-law 2022- 189)	AG6[914r ]			- minimum lot width: 58.44 mr
915r (By-law 2022- 189)	AG3[915r ]			- minimum lot width: 14.61 m
916r (By-law 2022- 191)	RU[916r]		-All residential uses	
917r (By-law 2022- 237)	RU[917r]			Subsection 67(1) does not apply.
918r (By- law 2022- 320)	AG[918r]	-Equestrian Establishme nt		- Equestrian establishment only permitted as an accessory use - Maximum area of accessory buildings: 3,173 m <sup>2</sup>
919r (By- law 2022- 321)	AG[919r]			-minimum lot width: 20m
920r (By-law 2022-343)	O1[920r]		All uses except environmen tal preserve and education area	
921r (By-law	RU[921r]- h		All uses except for agriculture	- The holding symbol may only be removed by amendment to this by-law when a Hydrogeological Assessment and Terrain Analysis, Slope Stability

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2022-378)			uses and forestry operation until such time as the holding symbol is removed.	Report, and Environmental Impact Statement are completed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.
922r (By-law 2022- 392)	RU[922r]			- Subsection 67(1)(a) does not apply.
923r (By-law 2022-380)	AG3[923r ]			-An on-farm diversified use, limited to a place of assembly, can have a maximum combined floor area of 390 m <sup>2</sup> -A parking lot, in existence as of November 3, 2022, and associated with an on-farm diversified use, has a required minimum of front yard setback of 5m.
924r (OLT-12- 001664 Decision as of June 8, 2023)	ME2[924r ]			-Asphalt batching and concrete batching are not permitted.
925r (By-law 2023-61)	V3I[925r]			-Minimum lot area per dwelling unit in an apartment dwelling, low rise: 87 m <sup>2</sup> -Minimum front yard setback: 6 m -Minimum corner side yard setback: 6 m -Minimum interior side yard setback: 1.8 m
926r (By-law 2023- 290)	RC2[926r ]	- detached dwelling		- minimum lot width: 12m - minimum rear yard setback: 6m
927r (By-law 2023- 290)	RC1[927r ]	- detached dwelling		- minimum interior side yard setback for accessory structures: 2m - minimum interior side yard setback for a detached dwelling: 2.5m
928r (By-law)	AG1[928r ]			- Minimum lot width: 27m  - Minimum lot size: 0.9ha

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2023-335)				
929r (By-law 2023- 338)	V3B[929r ]			<ul style="list-style-type: none"> <li>i. Minimum lot area: 170m<sup>2</sup></li> <li>ii. Minimum front yard setback: 4.5m</li> <li>iii. Minimum interior side yard setback: 1.2m</li> <li>iv. Minimum corner side yard setback: 3m</li> <li>v. Minimum rear yard setback: 5m</li> <li>vi. Maximum lot coverage: 60%</li> <li>vii. Minimum Landscaped area for lots less than 200m<sup>2</sup>: 20%</li> </ul>
930r (By-law 2023- 338)	V3B[930r ]			<ul style="list-style-type: none"> <li>i. Minimum lot area: 170m<sup>2</sup></li> <li>ii. Minimum front yard setback: 4.5m</li> <li>iii. Minimum interior side yard setback: 1.2m</li> <li>iv. Minimum corner side yard setback: 3m</li> <li>v. Minimum rear yard setback: 5m</li> <li>vi. Maximum lot coverage: 60%</li> <li>vii. Minimum Landscaped area for lots less than 200m<sup>2</sup>: 20%</li> <li>viii. No buildings, structures or site alterations are permitted within the required minimum rear yard setback of 5m, following the completion of subdivision works which may consist of grading, drainage, retaining walls and naturalization.</li> <li>ix. No buildings, structures or site alterations are permitted within 5m of the interior side lot lines that abut the properties known municipally as 3746 Carp Road and 420 Donald B Munro Drive, following the completion of subdivision works which may consist of grading, drainage, retaining walls and naturalization.</li> </ul>
931r (By-law 2023- 338)	V3B[931r ]-h			<ul style="list-style-type: none"> <li>i. Minimum lot area: 170m<sup>2</sup></li> <li>ii. Minimum front yard setback: 4.5m</li> <li>iii. Minimum interior side yard setback: 1.2m</li> <li>iv. Minimum corner side yard setback: 3m</li> <li>v. Minimum rear yard setback: 5m</li> <li>vi. Maximum lot coverage: 60%</li> <li>vii. Minimum Landscape area for lots less than 200m<sup>2</sup>: 20%</li> <li>viii. The hold associated with this rural exception can only be lifted once it has been demonstrated, to the satisfaction of the City, that there is sufficient servicing capacity for the development.</li> </ul>
932r (By-law 2023- 338)	V3I[932r]- h			<ul style="list-style-type: none"> <li>i. Minimum front yard setback: 6m</li> <li>ii. Minimum interior side yard setback: 1.8m</li> <li>iii. Minimum corner side yard setback: 6m</li> <li>iv. Minimum rear yard setback: 6m</li> </ul>



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				<p>v. Minimum lot area of 63m<sup>2</sup> per dwelling unit</p> <p>vi. Maximum lot coverage: 50%</p> <p>vii. The hold associated with this rural exception can only be lifted once it has been demonstrated, to the satisfaction of the City, that there is sufficient servicing capacity for the development.</p>
933r (By-law 2023- 432)	RG[933r]	<ul style="list-style-type: none"> <li>- agriculture</li> <li>- cannabis production facility</li> <li>- light industrial use, limited to a soil packaging plant</li> </ul>	<ul style="list-style-type: none"> <li>- all land uses, including those permitted by the underlying zone, other than those permitted in Column III or V of this exception.</li> </ul>	<ul style="list-style-type: none"> <li>- A leaf and yard waste composting facility, and a waste and processing transfer facility (non-putrescible) limited to leaf and yard waste composting is permitted as an ancillary use to a permitted light industrial use.</li> <li>- A retail store limited to the sale of goods, services or materials provided by a permitted light industrial use is permitted.</li> <li>- Outdoor storage is not permitted within 20m of any lot line and must be screened from abutting residential uses or zones and public streets by an opaque screen at least 1.8m in height from finished grade.</li> <li>- Front yard setback of 11.3m for the existing office building. All other structures and buildings must comply with a 15m front yard setback.</li> </ul>
934r (By-law 2023- 433)	RC1[934r ]	- Office	- Bar	- Restaurant is a permitted use only when a drive through facility is provided.
<b>935r (Subject to By- law 2023- 536)</b>	<b>AG[935r]</b>			<b>- Minimum lot width: 11 m.</b>