

RI – Rural Institutional Zone (Sections 223-224)

Purpose of the Zone

The purpose of the RI – Rural Institutional Zone is to:

- (1) permit a range of community-oriented and emergency service uses which serve the needs of the rural population in areas designated primarily as **Village** in the Official Plan;
- (2) permit a limited range of educational and religious-related institutional uses where they exist in areas designated **General Rural Area** and **Agricultural Resource Area** in the Official Plan, and,
- (3) ensure that future development will have a minimal impact on adjacent land uses and will respect the character of the surrounding village or rural areas.

223. In the RI Zone:

Permitted Uses

- (1) The following uses are permitted subject to:
 - (a) the provisions of subsection 223(2) to (4);
 - (b) a maximum of one ancillary **dwelling** unit or detached **dwelling** is permitted with a place of worship
 - (c) a maximum of 10 persons are permitted in a **group home**
 - (d) a **retail food store** is limited to a farmers' market
cemetery
community centre
community health and resource centre
day care
emergency service
environmental preserve and educational area
group home, see Part 5, Section 125
library
municipal service centre
museum
park
place of assembly
place of worship
residential care facility
retail food store
retirement home
retirement home, converted, see Part 5, Section 122
rooming house
school
shelter, see Part 5, Section 134
urban agriculture, see Part 3, see Section 82 (By-law 2017-148) (By-law 2018-206)

- (e) Despite (d), the use residential care facility is not permitted in the RI – Rural Institutional zone in the villages of Ashton, Burritt’s Rapids, Carlsbad Springs, Cumberland, Dunrobin, Fallowfield, Fitzroy Harbour, Galetta, Kars, Kenmore, Kinburn, Marionville, Metcalfe, Munster, Navan, Notre Dame des Champs, Osgoode, Sarsfield, Vars, and Vernon. (By-law 2013-359)

Zone Provisions

- (2) Zone provisions are set out in Table 223 below.

TABLE 223 - RI ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot width (m)		30
(b) Minimum lot area (m ²)		2000
(c) Minimum front yard setback (m)		6
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10
	(ii) all other cases	7.5
(e) Minimum interior side yard setback (m)		6
(f) Minimum corner side yard setback (m)		6
(g) Maximum principal building height		10
(h) Maximum lot coverage (%)		50
(i) Minimum landscaped area (%)		20

- (3) For other applicable provisions, see Part 2- General Provisions, Part 3- Specific Use Provisions and Part 4- Parking, Queuing and Loading Provisions.
- (4) It should be noted that lots serviced by private services may require lot sizes larger than that necessary to meet zone provisions in order to accommodate the servicing systems capable of handling the increased levels of water consumption and sewage generation that may be associated with these uses.

RI Subzones

224. In the RI Zone, the following subzones apply:

RI1 – RI3 Subzones

- (1) Zone provisions are set out in Table 224A below.

TABLE 224A - RI1 to RI3 SUBZONE PROVISIONS

I ZONING MECHANISMS		PROVISIONS		
		II RI1	III RI2	IV RI3
(a) Minimum lot area (m ²)		1000	4000	10,000
(b) Minimum lot width (m)		30	60	75
(c) Minimum front yard setback (m)		6	9	9
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10	10	10
	(ii) all other cases	7.5	10	10
(e) Minimum interior side yard setback (m)		3	9	9
(f) Minimum corner side yard setback (m)		6	9	9
(g) Maximum principal building height		10	12	12
(h) Maximum lot coverage (%)		75	30	30
(i) Minimum landscaped area (%)		20	20	20

RI4 Subzone

- (2) In the RI4 Subzone:
- (a) the following uses are also permitted:
- fairground**
recreational and athletic facility
sports arena
- (b) zone provisions are set out in Table 224B below.

TABLE 224B - RI4 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot width (m)		75
(b) Minimum lot area (ha)		1.0
(c) Minimum front yard setback (m)		9
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10
	(ii) all other cases	10
(e) Minimum interior side yard setback (m)		9

I ZONING MECHANISMS	II PROVISIONS
(f) Minimum corner side yard setback (m)	9
(g) Maximum principal building height	12
(h) Maximum lot coverage (%)	30
(i) Minimum landscaped area (%)	20

RI5 TO RI8 Subzones

- (3) In the RI5 to RI8 subzones:
- (a) despite subsection 223(1) the following uses only are permitted:
 - (b) a maximum of one ancillary **dwelling** unit or **detached** dwelling is permitted with a place of worship
 - cemetery**
 - day care**
 - place of worship
 - school**
 - (c) zone provisions are set out in Table 224C below.

TABLE 224C - RI5 TO RI8 SUBZONE PROVISIONS

I ZONING MECHANISMS		PROVISIONS			
		II RI5	III RI6	IV RI7	V RI8
(a) Minimum lot area (m ²)		10,000	4000	2000	1000
(b) Minimum lot width (m)		75	60	30	30
(c) Minimum front yard setback (m)		9	9	6	6
(d) Minimum rear yard setback (m)	(i) abutting a residential use or zone	10	10	10	10
	(ii) all other cases	10	10	7.5	7.5
(e) Minimum interior side yard setback (m)		9	9	6	3
(f) Minimum corner side yard setback (m)		9	9	6	6
(g) Maximum principal building height		12	12	10	10
(h) Maximum lot coverage (%)		30	30	50	75
(i) Minimum landscaped area (%)		20	20	20	20