

SECTION 17 RURAL RESIDENTIAL 2 (RR2) ZONE

No person shall within any Rural Residential 2 (RR2) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

17.1 PERMITTED RESIDENTIAL USES

- 17.1.1** one single detached dwelling
- 17.1.2** home business
- 17.1.3** a private home day care
- 17.1.4** a bed and breakfast establishment
- 17.1.5** group home
- 17.1.6** uses, buildings and structures accessory to the foregoing permitted uses
- 17.1.7** one second unit or one garden suite

17.2 PERMITTED NON-RESIDENTIAL USES

- 17.2.1** outdoor furnace in accordance with the provisions of Section 4.32 of this By-law
- 17.2.2** maximum of one windmill in accordance with the provisions of Section 4.33 of this By-law
- 17.2.3** public uses or utilities in accordance with the provisions of Section 4.23 of this By-law

17.3 REGULATIONS FOR PERMITTED RESIDENTIAL USES

- 17.3.1** Minimum Lot Area 0.8 ha (1.97 ac.)
- 17.3.2** Minimum Lot Frontage 60 m (196.8 ft.)
- 17.3.3** Minimum Front Yard 15 m (49.2 ft.)
- 17.3.4** Minimum Exterior Side Yard 15 m (49.2 ft.)
- 17.3.5** Minimum Interior Side Yard 6 m (19.7 ft.)

17.3.6	Minimum Rear Yard	12 m (39.4 ft.)
17.3.7	Maximum Lot Coverage and structures)	15 %
17.3.8	Minimum Landscaped Open Space	30 %
17.3.9	Maximum Height of Buildings	10 m (32.8 ft.)
17.3.10	Maximum Number of Dwelling Units Per Lot	2
17.3.11	Minimum Dwelling Unit Area	90 m ² (970 sq. ft.)

17.4 GENERAL ZONE PROVISIONS AND PARKING, DRIVEWAY AND LOADING PROVISIONS

All provisions of Section 4, General Provisions and Section 5, Parking, Driveway and Loading Provisions, of this By-law where applicable to the use of any land, building or structure permitted within the Rural Residential 2 (RR2) Zone shall apply and be complied with.

17.5 SPECIAL RURAL RESIDENTIAL 2 (RR2) ZONES

Except as specifically exempted or varied with the following special zones, all other requirements of this By-law shall apply.

17.5.1 RR2-1 Zone (594 Morrison Point Road, Part Lot 2, Concession 1 North Black River, Ward of South Marysburgh)

Notwithstanding any provisions of this By-law to the contrary, within the RR2-1 Zone, the following provisions shall apply:

- i. No building shall be permitted on that part of the lands zoned RR2-1 which are shown as Part 5 on Plan 47R 3377.
- ii. Minimum Side Yard 3 m (9.84 ft.)

17.5.2 RR2-2 Zone (Ward of South Marysburgh)

Notwithstanding any provisions of this By-law to the contrary, within the RR2-2 Zone, the following provisions shall apply:

- i. Minimum lot frontage 27.0 m (88.5 ft.)