

Zoning Map

1084 Moon Road Godfrey



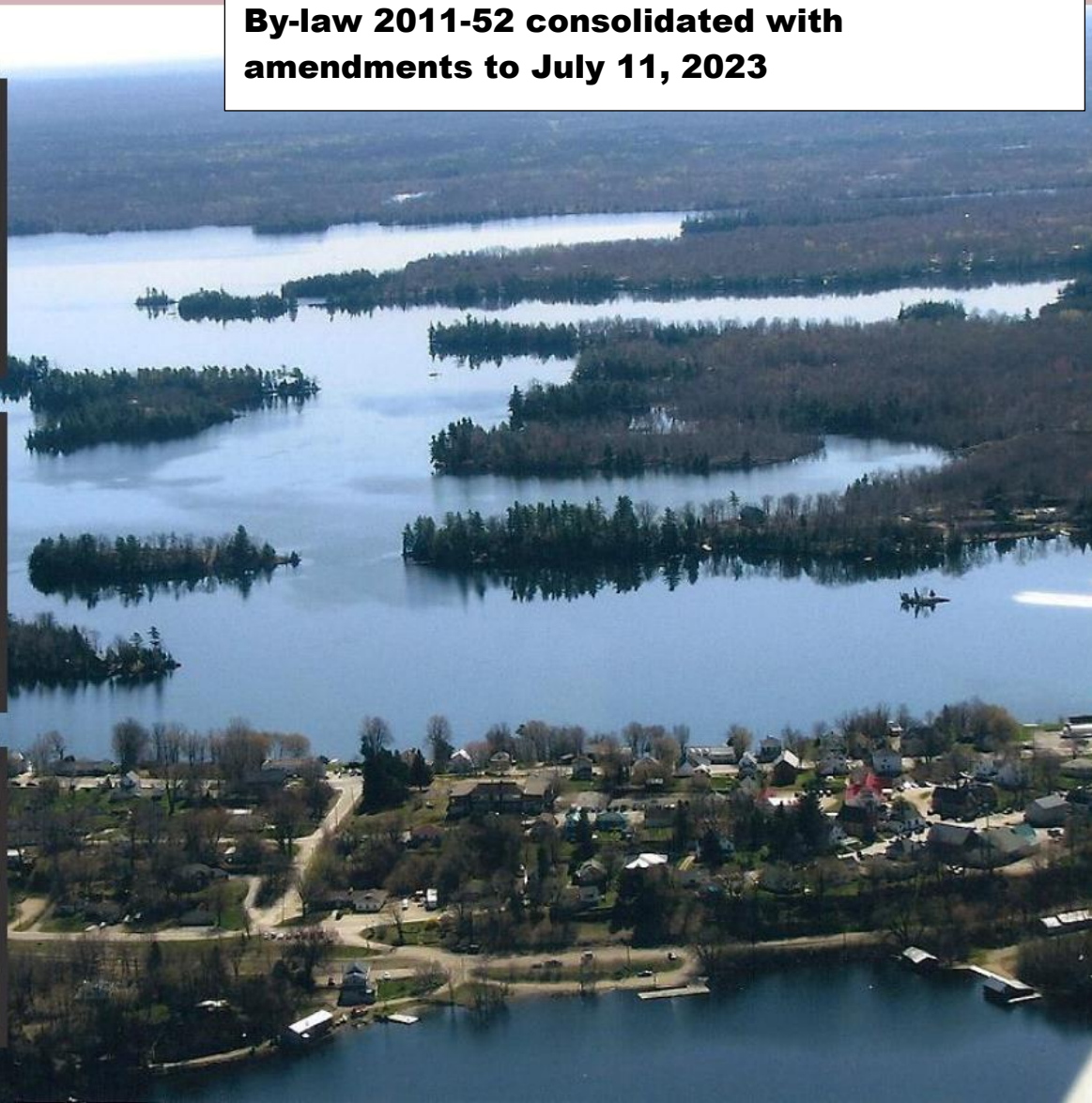
R - Rural Zone



Zoning By-Law 2011-52

As adopted by Council
October 25, 2011

**By-law 2011-52 consolidated with
amendments to July 11, 2023**



Township of Central Frontenac

Tunnock Consulting Ltd.

5.16 RURAL – R ZONE

No *person* shall *use* any land or *erect, alter* or *use* any *building* or *structure* in the –rural (R) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-law.

5.16.1 Permitted Uses

- *Agricultural Use*
- *Agriculturally Related Commercial/Industrial Uses*
- *Airfield, Private*
- *Ambulance Base*
- *Animal Shelter*
- *Brewery or Winery*
- *Camp* (see section 4.7)
- *Campground*
- *Cemetery* (see Section 4.30)
- *Commercial Greenhouse*
- *Communications Facility*
- *Community Centre*
- *Conservation Use*
- *Construction Yard or Contractors Yard*
- *Custom Workshop*
- *Day Care for Children* (see Section 4.10)
- *Day Nursery*
- *Dwelling - Duplex*
- *Dwelling – Mobile Home*
- *Dwelling - Modular*
- *Dwelling – Park Model Trailer*
- *Dwelling – Seasonal*
- *Dwelling – Semi-detached*
- *Dwelling – Single Detached*
- *Dwelling – Tiny House*
- *Equestrian Establishment*
- *Farm Produce Outlet*
- *Forestry Use*
- *Geothermal Power Facility*
- *Group Home* (see Section 4.119)
- *Helipad*
- *Hobby Farm*
- *Institutional Use*
- *Kennel*
- *Live/Work Unit* (see Section 4.20.4)
- *Log Hauling Operation*
- *Logging Camp*
- *Maple Syrup Processing Establishment*
- *Marine Facility*
- *Nature Trail*
- *Park, Playground, Outdoor Recreation Use*
- *Parking Area*
- *Place of Assembly*
- *Place of Worship*
- *Portable Asphalt/Concrete Plant* (see Section 4.26.3)
- *Private Club*
- *Public Service Use/Public Utility* (see Section 4.42)
- *Renewable Energy System*
- *School*
- *Shooting Range or Rifle Club*
- *Studio*
- *Tourist Outfitters Establishment*
- *Wayside Quarry* (see Section 4.26)
- *Wayside Pit* (see Section 4.26)

Accessory Uses, Buildings and Structures (see Section 4.1)

- *Accessory Dwelling* (see Subsection 5.16.3[e])
- *Additional Residential Unit* (see Section 4.2)
- *Camp* (see Section 4.6)
- *Bed and Breakfast Establishment* (see Section 4.4)
- *Boat House*
- *Dock* (see Section 4.1.1.12-14)
- *Farm Vacation Establishment*
- *Garden Suite* (see Section 4.2)
- *Home Based Business* (see Section 4.20)
- *On-farm Diversified Uses*
- *Recreational Vehicle* (see Section 4.1.2)
- *Sleep Cabin* (see Section 4.2)
- *Solar Collector (non-commercial)*
- *Storage Container* (see 4.1.3)
- *Swimming Pool* (see Section 4.1.4)
- *Temporary Car Shelter* (see 4.1.3)
- *Wind Turbine (non-commercial)*
- *Yurt*

5.16.2 Zone Requirements

1. *Kennel* (see Section 4.22)

Minimum Lot Area.....4 ha [9.9 ac.]
 Minimum Lot Frontage.....92 m [301.8 ft.]

Minimum Yard Requirements

All Yards.....30 m [98.4 ft.]
 Maximum Building Height.....10 m [32.8 ft.]
 Maximum Building Height - Accessory Building....6 m [19.7 ft.]

2. Residential Uses

Minimum Lot Area0.8 ha [2 ac.]
 Minimum Lot Frontage.....46 m [150.9 ft.]

Minimum Yard Requirements

Front Yard.....7 m [22.9 ft.]
 Rear Yard.....7 m [22.9 ft.]
 Interior Side Yard.....3 m [9.8 ft.]
 Exterior Side Yard.....7 m [22.9 ft.]

Maximum Building Height

Main Building.....10 m [32.8 ft.]

Accessory Building.....6 m [19.7 ft.]

Maximum Lot Coverage

Main Building.....15%

Accessory Uses, Buildings and Structures.....5%

Maximum Number of Dwelling Units per Lot

Dwelling - Single detached, mobile home, seasonal, group home
(excluding *additional residential units*) 1

3. Agricultural Uses

Minimum Lot Area.....4 ha [9.88 ac.]

Minimum Lot Frontage.....61 m [200.13 ft.]

Minimum Yard Requirements

Front Yard.....15 m [49.2 ft.]

All Other Yards.....10 m [32.8 ft.]

Maximum Lot Coverage - all buildings and structures 10%

Maximum Building Height - Main Building.....10 m [32.8 ft.]

Maximum Building Height - Accessory Building.....8 m [26.25 ft.]

4. Camp (see Section 4.7)

Minimum Lot Area.....5 ha [12.35 ac.]

Minimum Yard Requirements

All Yards.....15 m [161.42 ft.]

5. All Other Uses Including a Hobby Farm

Minimum Lot Area.....8,000 m² [2 ac.]

Minimum Lot Frontage.....46 m [150.9 ft.]

Minimum Yard Requirements

Front Yard.....15 m [49.2 ft.]

All Other Yards.....10 m [32.8 ft.]

Maximum Lot Coverage - all uses, buildings and structures 20%

Maximum Building Height - Main Building.....10 m [32.8 ft.]

Maximum Building Height - Accessory Building.....6 m [19.7 ft.]

5.16.3 Additional Provisions

1. Despite anything in **Section 5.16.2** to the contrary, on land within 300 m [984.2 ft.] of the *high-water mark* of Silver Lake, Crow Lake, Eagle Lake and the west basin of Sharbot Lake, the maximum *permitted* number of *dwelling units* per *lot* shall be one (1).
2. Despite anything in **Section 5.16.2** to the contrary, *wayside pits* and *wayside quarries* shall be subject only to a minimum *yard* requirement of 15 m [49.2 ft.].
3. No *person* shall *erect* any *building* or *structure* in the Rural (R) Zone unless the *lot* upon which such *building* or *structure* is to be *erected* has *frontage* onto and direct access to a *public street*. [See **Section 4.18**]
4. Recreational Vehicle – see **Section 4.1.2**
5. An *accessory dwelling* may be located within a *building* occupied by any *commercial use* except an automotive use or may be detached. Where the *dwelling unit* is detached, the minimum *lot area* shall be as set out in the General Residential (R1) Zone and shall be added to the minimum *lot area* in the Rural (R) Zone.
6. Despite the Maximum Number of *Dwellings Units* per *Lot* allowed in the Rural (R) Zone, an *additional residential dwelling* shall be permitted in accordance with **Section 4.2**.
7. *Accessory uses, buildings* and *structures*, parking, special separation distances and other general provisions shall be in accordance with **Section 4** of this By-law.
8. **Domestic Poultry and Livestock**
 - (a) A *lot*, vacant lands or lands occupied by a *dwelling unit* may be *used* for the keeping of domestic livestock kept or used for non-commercial food production including domestic poultry (i.e., chickens, ducks, geese, pigeons, quail, pheasants, turkeys), and domestic livestock (i.e., rabbits) based on the following *nutrient unit* to *lot area* ratio:
 - up to 0.1 *nutrient unit* provided the minimum *lot area* shall be 0.2 ha [0.5 ac.]
 - up to 0.2 *nutrient unit* provided the minimum *lot area* shall be 0.4 ha [1 ac.]
 - up to 0.4 *nutrient unit* provided the minimum *lot area* shall be 0.8 ha [2 ac.]

up to 0.6 *nutrient unit* provided the minimum *lot area* shall be 1.21 ha [3 ac.]
up to 0.8 *nutrient unit* provided the minimum *lot area* shall be 1.61 ha [4 ac.]
up to 1.0 *nutrient unit* provided the minimum *lot area* shall be 2.02 ha [5 ac.]
between 1.0 and 5.0 *nutrient units* provided the minimum *lot area* shall be 4.04 ha [10 ac.]
greater than five (5) *nutrient units* provided the minimum *lot area* exceeds 4.04 [10 ac.]
and provided any associated *livestock facility* and manure storage facility complies with the *Minimum Distance Formula*.

- (b) Domestic livestock shall not be deemed to include swine, goats, cattle, horses and donkeys or similar large animals.
- (c) Domestic livestock and poultry may run free range provided the *lot* is fenced and provided all livestock are internally sheltered overnight and that caged *structures* comply with the required *zone regulations* for *setbacks*.

- 9. The minimum lot frontage for a Shoreline Lot on a Narrow Channel shall be:
 - Channel Width of 90 m [295.2 ft.] or less - 120 m [393.7 ft.]
 - Channel Width of 90.1 m [295.6 ft.] to 150 m [492.1 ft.] - 90 m [295.2 ft.]
- 10. The provisions of **Section 4.4.5** through **4.4.8** shall apply to a *farm vacation establishment*.
- 11. A *farm* may include a *single detached dwelling*, and such principal or *main buildings* and *structures* as a barn or silo, manure storage as well as *accessory buildings* and *structures* which are incidental to the operation of the *farm* and to any *on-farm diversified uses*.
- 12. All applicable *zone regulations* of **Section 4 – General Provisions** shall apply.

5.16.4 Exception Zones

1. R-X1, Part of Lot 14, Concession 9, Township of Kennebec

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 1 (R-X1) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

On part of Lot 14, Concession 9, Township of Kennebec, (assessment roll number 1039 030 010 39605 000), an *existing* lot size of 0.24 ha [0.61 ac.] shall be deemed to conform to the minimum lot area requirements of this By-law.

2. R-X2, Part of Lots 15 & 16, Concession 2, Oso (By-law 1166-94, Oso)

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 2 (R-X2) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

Minimum Lot Frontage.....31 m [101.7 ft.]

3. R-X3, Part of Lot 19, Concession 1, Oso (By-law 1257-97, Oso)

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 3 (R-X3) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

Permitted Uses

- Restaurant

Maximum Floor Area of Restaurant.....50 m² [538.2 ft.²]

4. R-X4, Part of Lot 26, Concession 3, Oso (By-law 1998-22, Oso)

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 4 (R-X4) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

Permitted Uses

- Retail Store

5. R-X5, Part of Lot 25, Concession 1, Hinchinbrooke(By-law 1999-37)

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 5 (R-X5) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

Permitted Uses

- *Agricultural Use*
- *Conservation Use*
- *Equestrian Establishment*

- *Forestry use*
- Greenhouse
- *Kennel* (see **Section 4.22**)
- *Wayside pit* or *wayside quarry* (see **Section 4.26**)

Minimum Lot Frontage.....12 m [39.3 ft.]

6. R-X6, Part of Lots 5 and 6, Concession 1, Hinchinbrooke (By-law 2005-186)

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 6 (R-X6) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

Zone Regulations

Minimum Lot Frontage.....45.7 m [150 ft.]

Additional Provisions

That on lands zoned R-X6, *development* of a *single detached dwelling* shall be permitted on a *private road*.

7. R-X7, Part of Lot 1, Concession 6, Hinchinbrooke (By-law 2005-187)

Despite any provision of **Section 5.16** to the contrary, on land identified as Rural Exception 7 (R-X7) Zone on any Schedule to this By-law, the following *zone regulations* shall apply:

Permitted Uses

- *Self-Storage Facility*
- *Automobile Sales Establishment*
- *Single Detached Dwelling*
- *Accessory Building* (Shed or Storage Building)

8. R-X8, Part of Lot 13, Concession 2, Hinchinbrooke
(By-law 2008-272 and 2005-190)

Notwithstanding any other provisions of **Section 5.16** this By-law within the Rural Exception 8 (R-X8) Zone:

A *retirement home* shall be a *permitted use*

That within the *existing* frame barn, the housing of livestock shall not be *permitted*.

9. R-X9, Part of Lot 20, Concession 10 being Plan 13R18961, Olden
(By-law 2008-271)

Permitted Uses

- *Bed and Breakfast Establishment* (see Section 4.4)
- *Dock, Floating or Permanent*
- *Dwelling, Single Detached*
- *Home Based Business* (see Section 4.120)
- *Parking Area* (see Sections 4.32 and 4.33 except as exempted below)

Zone Requirements

- (a) In addition to the requirements of Section 5.16.2.5 and despite the requirements of Section 5.17.3.7 of this Zoning By-law, the minimum *setback* from the *high-water mark* of Warrens Lake for a *parking area* shall be 40 m [131 ft.].
- (b) That the maximum size of the *parking area* shall be 224 m² [2,411.2 ft.²] and the dimensions shall be 14 m [45.9 ft.] by 16 m [52.5 ft.].
- (c) That despite the requirements of Section 4.27 of the Zoning By-law, an access corridor (pathway) extending from the *Parking area* (Part 9 on Plan 13R-18961) to Warren's Lake shall not exceed a maximum width of 3 m [9.84 ft.].
- (d) That the access to the *parking area* shall be via a registered right-of-way extending from the Bell Line Road to the *parking area* and shall be deemed to satisfy the provisions of Section 4.32.7(b and c) of this Zoning By-law provided that the maximum width of the access *driveway* does not exceed 4 m [13.1 ft.].
- (e) That the provisions of Sections 4.32.3 and 4.32.7 (a and d) of this Zoning By-law shall not apply.
- (f) That the provisions of Sections 5.6.3.8 and 5.6.3.10 shall apply to the R-X9 Zone.
- (g) That no storage or parking of *recreational vehicles* as defined in the Zoning By-law shall be allowed in the *parking area* (Part 9 on Plan 13R-18961) overnight.
- (h) That the number of parking spaces provided for in the *parking area* shall not exceed four (4) in number and shall be for the limited benefit of the lands identified as Part of Lot 20, Concession 10 designated as Part 1, on Plan 13R-18961; Part of Lot 20,

Concession 10 designated as Part 2, on Plan 13R-18961; Part of Lot 20, Concession 10 designated as Part 3, on Plan 13R-18961; and Part 1 on Plan 13R-8251; and Part 4, 5 and 6 on Plan 13R-18961.

- (i) Despite anything else to the contrary in this By-law, no *dock* or any portion thereof may be permanently affixed to the shore or bed of Warren's Lake. ~~and~~
- (j) That all other provisions of this Zoning By-law shall continue to apply and shall not be deemed to exclude the construction of a *single detached dwelling* on lands rezoned R-X9 provided all applicable provisions of **Section 5.16** are met.

10. R-X10, Part of Lot 27, Concession 1, Olden

(By-law 2010-338)

- (a) Despite any other provisions of **Section 5.16** this By-law to the contrary, on lands identified as Rural Special Exception 10 (R-X10) Zone, the following *zone regulations* shall apply:

Additional Provisions

- (b) No *development* including the installation of an on-site water well or any part of a sewage disposal system shall be permitted on the typical Hungry Lake Barren landscape found on the crown of the open rock in the northeast quadrant of the lot;
- (c) No *development* shall be *permitted* until a site plan agreement has been entered into and registered against the title to the lands.

11. R-X11, Part of Lot 30, Concession 1, Hinchinbrooke

(By-law 365-2010)

Despite any other provisions of **Section 5.16** of this By-law to the contrary, on lands identified as Rural Special Exception 11 (R-X11) Zone, the following regulations shall apply:

Additional Provisions

- (a) There shall be no on-site storage of contaminants or fossil fuels or any dispensing or sales of fuels.
- (b) There shall be no *development* including the construction or erection of any *building* or the installation of an on-site water well or any part of a sewage disposal system.

- (c) The *existing parking area* shall not be expanded and the *existing setback* of the *parking area* of 26 m [85.3 ft.] from the *shoreline* of Eagle Lake shall not be reduced.
- (d) The *setbacks* of 6 m [19.6 ft.] along the west limit of the *parking area* and 10.5 m [34.4 ft.] from the east limit respectively from the wetland abutting the (Eagle Lake) Creek shall not be reduced.
- (e) There shall be no additional filling near the wetland or near-shore area.

12. R-X12, Part of Lot 27, Concession 6, RP 13R10726, Part 1, Kennebec

Despite any other provisions of **Section 5.16** of this By-law to the contrary, on lands identified as Rural Special Exception 12 (R-X12) Zone, the following regulations shall apply:

Permitted Uses

- A *Hobby Farm*
- A *Single-Detached Dwelling*

Additional Provisions

Minimum Lot Area (Agricultural Uses) 2.49 ha [6.17 ac.]

13. R-X13, Part of Lot 3, Concession 4, Hinchinbrooke

(By-law 2020-49)

Zone Regulations

- Minimum Lot Area.....0.46 ha [1.13 ac.]
- Minimum Lot Frontage.....38.1 m [125 ft.]

14. R-X14, Part of Lots 1 & 2, Concession 8, Oso

(By-law 2020-56)

Zone Regulations

- Minimum Setback from high water mark of Bob’s Lake.....50 m [164 ft.]
- Minimum Setback from top of bank of a slope greater than 30%: 15 m [49.2 ft.]
- A shoreline structure shall be permitted in accordance with **Section 4.1**, Accessory Buildings, Structures and Uses and applicable provisions within the above waterbody setback.
- A geotechnical study shall be required to reduce the setback from top of bank.

15. R (h) Provisions – By-law #2013-34

That a publicly owned and year-round maintained road is built to the *Township* road construction standard to provide access and frontage to the subject lands.