

Section 13 – Residential Rural (RR) Zone

13.1. Within a Residential Rural (RR) Zone, no person shall use any land; erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

13.2. Permitted Uses

13.2.1. Residential Uses:

a) single detached dwelling

13.2.2. Non-Residential Uses:

- a) bed and breakfast in accordance with the General Provisions Section
- b) home occupation in accordance with the General Provisions Section
- c) public park
- d) passive outdoor recreation use
- e) public use in accordance with the General Provisions Section

13.3. Zone Provisions

13.3.1. Refer to Section 3 – General Provisions

13.3.2. Lot Area (minimum) 1855 m² (19967.71 ft.²)

13.3.3. Lot Frontage (minimum) 38.0 m (124.67 ft.)

13.3.4. Minimum Yards

	Yard	Provision
a)	front	15.0 m (49.21 ft.)
b)	rear	15.0 m (49.21 ft.)
c)	interior side	3.0 m (9.84 ft.)
d)	exterior side	15.0 m (49.21 ft.)

13.3.5. Lot Coverage (maximum) 20%

13.3.6. Dwelling Unit Area (minimum Ground Floor Area) 100 m² (1076.43 ft.²)

- a) In the case of a 1 ½ storey or 2 storey dwelling, the minimum ground for area may be reduced to 80% of the minimum ground floor area required.

13.3.7. Building Height (maximum) 11 m (36.09 ft.)

13.3.8. Dwelling Units per Lot (maximum) 1

13.3.9. Accessory Buildings

Provisions

- a) Refer to the Accessory Buildings General Provisions
- b) In addition, the maximum total area of accessory buildings or structures shall be 115 square metres (1238 ft²) in total.
- c) Minimum yards for detached accessory buildings
 - i) front 15.0 m (49.21 ft.)
 - ii) rear 3.0 m (9.84 ft.)
 - iii) interior side 3.0 m (9.84 ft.)
 - iv) exterior side 15.0 m (49.21 ft.)

13.3.10. Parking

Provisions

- a) Refer to the Off-Street Parking requirements of the General Provisions Section.
- b) Not more than 50% of the area of a side yard or rear yard of any lot shall be occupied by parking area.

13.4. Zone Exceptions

13.4.1. RR-1, Lot 13, Concession VIII, (Vespra)
 Lots 1 – 21, Registered Plan No. 51M-375
 Vespra Zoning By-law Amendment No. 88-2

- 1905 Snow Valley Road, Roll No. 43 41 010 006 004 10 0000
- 1911 Snow Valley Road, Roll No. 43 41 010 006 004 12 0000
- 1917 Snow Valley Road, Roll No. 43 41 010 006 004 14 0000
- 1923 Snow Valley Road, Roll No. 43 41 010 006 004 16 0000
- 1929 Snow Valley Road, Roll No. 43 41 010 006 004 18 0000
- 1935 Snow Valley Road, Roll No. 43 41 010 006 004 20 0000
- 1941 Snow Valley Road, Roll No. 43 41 010 006 004 22 0000
- 1949 Snow Valley Road, Roll No. 43 41 010 006 004 24 0000
- 1955 Snow Valley Road, Roll No. 43 41 010 006 004 26 0000
- 1959 Snow Valley Road, Roll No. 43 41 010 006 004 28 0000
- 1965 Snow Valley Road, Roll No. 43 41 010 006 004 30 0000
- 1971 Snow Valley Road, Roll No. 43 41 010 006 004 32 0000
- 1977 Snow Valley Road, Roll No. 43 41 010 006 004 34 0000
- 1983 Snow Valley Road, Roll No. 43 41 010 006 004 36 0000
- 1989 Snow Valley Road, Roll No. 43 41 010 006 004 38 0000
- 1995 Snow Valley Road, Roll No. 43 41 010 006 004 40 0000
- 2003 Snow Valley Road, Roll No. 43 41 010 006 004 42 0000

2007 Snow Valley Road, Roll No. 43 41 010 006 004 44 0000
2015 Snow Valley Road, Roll No. 43 41 010 006 004 46 0000
2021 Snow Valley Road, Roll No. 43 41 010 006 004 48 0000
2027 Snow Valley Road, Roll No. 43 41 010 006 004 50 0000

The rear yard depth (minimum) of lots within this zone shall be 30.0 metres.

- 13.4.2. RR-2, Lot 57, Concession 1, (Medonte)
154 Scarlett Line, Roll No. 4341 020 081 15420 0000
162 Scarlett Line, Roll No. 4341 020 081 15430 0000
Zoning By-law Amendment 97-012 (Squire/VanVugt)

All buildings, structures and private servicing systems shall have a rear yard setback (minimum) of 30.0 metres from the easterly limit of the Environmental Protection (EP) Zone.

- 13.4.3. RR-3, Lot 57, Concession 1, E.P.R., Part 1, RP 51R-27010 (Medonte)
170 Scarlett Line, Roll No. 4341 020 081 15440 0000
Zoning By-law Amendment 99-059 as amended by Zoning By-law Amendment No. 2000-096 – Campbell

All buildings, structures and private servicing systems shall have a rear yard setback (minimum) of 30.0 metres from the easterly limit of the Environmental Protection (EP) Zone. An accessory building with a height of 5.2 metres (17 ft.) shall be permitted and shall only be used for personal use.

- 13.4.4. RR-4, Lots 11 and 12, Concession 5 (Vespra)
1209 Hwy 26, Parts 1 & 2, RP 51R-303210; Roll No. 4341 010 003 26403 0000

A 250 square metre (2691.00 square foot) accessory building with a horizontal dimension of 18.5 metres (60.69 feet), to be used for a scuba diving school is permitted. The minimum westerly interior side yard setback for the existing dwelling and deck is 0.0 metres (0.00 feet). The minimum number of parking spaces shall be 8 spaces. Also, an air compressor is permitted in conjunction with the home occupation use,

- 13.4.5. RR-5, Part Lot 14, Concession 5 (Vespra)
1031 Snow Valley Road; Roll No. 4341 010 003 27600 0000
Zoning By-law Amendment N. 5000-005 – Rajkhowa

Notwithstanding the provisions of Section 4.24, the maximum home occupational use for the subject property shall not exceed 31.7 percent of the gross floor area of the single detached dwelling.

- 13.4.6. RR-6, Pt. Lot 21, Con. 13 (Vespra)

Part of 2512 Sunnidale Road (No municipal addresses yet assigned)
Part of Roll No. 4341 010 008 08000 0000 (B26 & 27/06)
Keown & Corbett Lots ZBA No. 5000-075

That the minimum required front yard shall be 6.17 metres (20.24 ft.) and the minimum dwelling unit area 90 square metres (969 sq. ft.).

- 13.4.7. RR-7, Pt Lot 5, Con. 3 (V), Pt 2 on 51R-14691 (Pt 1 on new draft RP)
1573 Gill Road, Roll No. 4341 010 002 05800 0000
By-law 5000-154, 982684 Ontario Ltd. (Lou Kelly)

The minimum lot frontage shall be:

Part 1 28.125 metres (92.27 ft.)

- 13.4.8. RR-8, Pt Lot 5, Con. 3 (V), Pt 2 on 51R-14692 (Pt 2 on new draft RP)
1573 Gill Road, Roll No. 4341 010 002 05800 0000
By-law 5000-154, 982684 Ontario Ltd. (Lou Kelly)

The minimum lot frontage shall be:

Part 2 19.09 metres (62.63 ft.)

- 13.4.9. RR-9, East Part Lot 26, Concession 1, former Vespra
1712 Penetanguishene Road, Property Roll No. 4341 010 001 14800 0000
By-law 5000-294 – ZB-2019-006 – Parry & Fulton

- i. An accessory dwelling unit above the detached accessory structure (garage) is a permitted use.
- ii. The maximum total area for accessory buildings/structures shall be 124.58 square metres (1341 square feet).
- iii. The maximum height for the detached accessory structure (garage) shall be 4.57 metres (15 feet).

Holding (H) Provision

In order to ensure the municipality is satisfied that the proposed second suite can be adequately serviced by a private septic system, a Holding (H) provision is necessary pursuant to Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The Holding (H) provision shall be lifted upon the approval of a Change of Use Permit or a Septic Permit issued by the municipality.

13.4.10 RR-10 – Pt Lot 68, Con 1, Medonte, being Pt 1 on RP 51R-28128
2351 McDonald Road, Roll No. 4341 020 009 02335 0000
By-law 5000-305 – ZB-2020-001 – Allen

- i) Notwithstanding Section 13.2, a home industry is permitted, in accordance with Section 3.35; and,
- ii) The home industry use is to be conducted entirely within the existing detached garage, with a maximum above grade floor area of any accessory building devoted to the home industry not exceeding 371.61 square metres (4000 square feet)

13.4.11 RR-11, Part Lot 57, Concession 1; Medonte
154 Scarlett Line, Roll No. 4341 020 081 15420 0000
By-law No. 5000-369 – ZB-2023-001 – Johnston

Notwithstanding Section 3.48, an Additional Residential Unit within a Detached Building is permitted, subject to the following: a maximum building height is 7.32 metres (24 feet) measured to the peak of the roof is permitted for a detached building, a maximum are of 311.23 metres (3,350 square feet) is permitted for a detached structure, and a maximum area of 158 square metres (1,700 square feet) is permitted for an Additional Residential Unit (ARU) within a detached structure.

13.5. Section 13A – Adult Lifestyle Community (ALC) Zone (Springlakes Adult Lifestyle Community - By-law No. 5000-045)

Notwithstanding any other provision of By-law No. 5000, the following provisions apply to lands denoted by the symbol “ALC” on the schedule to this By-law Amendment.

- 13.5.1. Within an Adult Lifestyle Community (ALC) Zone, no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

Within the Adult Lifestyle Community (ALC) Zone, two areas have been established (Area 1 and Area 2) to delineate particular zoning requirements. Area 1 and Area 2 are denoted on Schedule ‘A’ to By-law No. 5000-045.

13.5.2. Specific Definitions

Notwithstanding the definitions contained in Section 28, for the purposes of this Section, the following specific definitions shall apply:

“frontage” shall mean the horizontal distance measured along the rear face of the curb or sidewalk lying between the front wall of a dwelling and an interior roadway.

“interior roadway” shall mean a private roadway located within the lot boundary. Setbacks from an interior roadway shall be measured from the back of the closest curb to the building’s main wall. Where a sidewalk is present, the setback shall be measured from the closest edge of the sidewalk to the building’s main wall.

“loft” shall mean a partial storey located between the main floor and the roof with a maximum floor area of 40 square metres.

“lot boundary” shall mean the exterior limit of the subject lands.

“subject lands” shall mean those lands described as All of Lot 37 and the West Half of Lot 38, Concession 2 (W.P.R.), being Part 1, Plan 51R-32568; Part of the East Half of Lot 1 and All of the East Half of Lot 2, Concession 3, being Part 2, Plan 51R-25155; and Part of the Closed Road Allowance between Concessions 2 and 3 (W.P.R), being Parts 1, 2 and 3, Plan 51R-31005; all in the former Township of Vespra, now in the Township of Springwater, in the County of Simcoe and known as Property Roll No’s. 43 41 010 002 001 00 0000, 43 41 010 001 267 00 0000, 43 41 010 001 268 00 0000 and 43 41 010 001 269 00 0000.

13.5.3. Permitted Uses – ALC Zone – ‘Area 1’

- a) entry building an associated structural elements
- b) recreational use and passible outdoor recreation
- c) conservation and wildlife sanctuary uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- d) private park
- e) storage and maintenance buildings
- f) single, semi-detached, townhouse and apartment building dwellings
- g) nursing home
- h) public uses under the General Provisions Section. Commercial infrastructure shall be considered to be a public use for the purposes of this section.

13.5.4. Permitted Uses ALC Zone – ‘Area 2’

- a) entry building and associated structural elements
- b) recreation use and passive outdoor recreation, including, but not limited to a community/recreation centre, multipurpose hall, meeting rooms, games and hobby areas, sport courts, health and fitness facilities and swimming pool(s)
- c) conservation and wildlife sanctuary uses, including forestry, reforestation and other activities connected with the conservation of soil and wildlife
- d) storage and maintenance buildings
- e) outdoor vehicle storage areas
- f) private park
- g) private club
- h) place of worship
- i) facilities for the provision of government and/or support agency services
- j) personal service shops, business or professional offices and/or retail stores not exceeding a total of 1500 square metres in gross floor area
- k) public uses under Section 3.29. Communal infrastructure shall be considered to be a public use for the purposes of this section.

13.5.5. Zone Provisions

13.5.5.1. General Provisions

Notwithstanding any other provision of By-law No. 5000, as amended, the following provisions apply to the entire Adult Lifestyle Community site as depicted on the Schedule to this By-law Amendment:

- a) The maximum area of active community and recreational uses shall not exceed 1.1 hectares.
- b) Maximum building coverage of the subject lands shall not exceed 15%.
- c) Private amenity space shall be provided for each detached, semi-detached and townhouse unit for the exclusive use of the resident household.
- d) A maximum of 800 residential units are permitted with the lot boundary.
- e) All development, with the exception of facilities for the provision of fire and emergency services, shall be setback a minimum of 20 metres from the lot boundary.
- f) All residential units shall be setback a minimum of 6 metres from the boundary of the Environmental Protection Exception (EP-18) Zone.
- g) All development, including sewage disposal systems, shall be setback a minimum of 30 metres from the edge of natural watercourses (excluding stormwater management facilities). This distance shall be measured from the top-of-bank of slopes for slopes of less than 33% or the high water mark, whichever is greater. Greater setbacks from slopes greater than 33% shall be determined on-site. Notwithstanding the above, setbacks can be varied with the written consent of the Township and Conservation Authority.

13.5.5.2. Provisions for Single and Semi-Detached Dwellings

Notwithstanding any other provision of By-law No. 5000, the following provisions apply to single and semi-detached dwellings on lands zoned Adult Lifestyle Community (ALC):

- a) Units shall not exceed 1 storey, exclusive of lofts
- b) The ceiling height of all cellars and basements is restricted to a maximum of 1.9 metres and are not to be used as habitable space
- c) Units shall have a minimum floor area of 80 square metres and a maximum floor area of 170 square metres (excluding garage and common spaces)
- d) A minimum of 1.5 parking spaces for each unit shall be provided. A two-car garage, or a one-car garage with or without a carport, shall be provided for each unit

- e) Single and semi-detached dwellings shall comprise a minimum of 50% and a maximum of 55% of all residential units in Area 1 of the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- f) Detached and semi-detached residential units shall be sited as follows:
 - i) have a frontage on an internal street
 - ii) provide an outdoor landscaped amenity area with an area of not less than 60 square metres for the exclusive use of the residents of that unit
 - iii) have a minimum separation of 1.8 metres from the wall of any other dwelling, except for common walls associated with semi-detached dwelling
 - iv) have a minimum setback of 2.0 metres from any interior roadway
 - v) have a private amenity space with a minimum depth of 5.0 metres from the rear wall of the dwelling for the exclusive use of the residents of that unit
 - vi) have a minimum setback of 4.5 metres from any interior roadway to the front wall
 - vii) garages/carports shall be setback a minimum of 6.0 metres from any interior roadway.

13.5.5.3. Provisions for Townhouse Dwellings

Notwithstanding any other provision of By-law No. 5000, the following provisions apply to townhouse dwellings within the Adult Lifestyle Community (ALC) zone:

- a) Units shall not exceed 1 storey, exclusive of lofts
- b) The ceiling height of all cellars and basements is restricted to a maximum of 1.9 metres and cellars and basements shall not be used as habitable space
- c) Units shall not exceed 115 square metres in floor area (excluding garage and common spaces)
- d) A minimum of 1.5 parking spaces for each unit shall be provided. A two-car garage, or a one-car garage with or without a carport, shall be provided for each unit
- e) Townhouse Dwellings shall comprise a minimum of 10% and a maximum of 20% of all residential units in the Area 1 of the lands within the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- f) Townhouse units shall be sited as follows:
 - i) have a frontage on an internal street of not less than 5.0 metres
 - ii) provide an outdoor landscaped amenity area for the exclusive use of that unit with a minimum area of 60 square metres

- iii) have a minimum separation of 1.8 metres from the wall of any other dwelling, except for common walls
- iv) have a minimum setback of 2.0 metres from any interior roadway
- v) have a private amenity space with a minimum depth of 5.0 metres from the rear wall of the dwelling for the exclusive use of the residents of that unit
- vi) have a minimum setback of 4.5 metres from any interior roadway to the front wall
- vii) garages/carports shall be setback a minimum of 6.0 metres from an interior roadway.

13.5.5.4. Regulations for Apartment Building Dwellings and Nursing Home Units

Notwithstanding any other provision of By-law No. 5000, as amended, the following provisions apply to the apartment building dwellings and nursing home units in the Adult Lifestyle Community (ALC) Zone:

- a) Buildings are restricted to a maximum height of 3 ½ storeys, exclusive of portions of car parking structures exposed due to site topography
- b) Apartment building dwellings and Nursing Homes may be constructed as separate, attached and/or integrated buildings
- c) A minimum of 1.0 parking spaces for each unit or dwelling shall be provided
- d) The total number of Apartment Building Dwellings and Nursing Home Units combined shall comprise a minimum of 25% and a maximum of 40% of all residential units in Area 1 of the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- e) The number of Nursing Home Units shall be a maximum of 70% of the permitted apartment units
- f) Apartment Building Dwellings and Nursing Homes shall be sited as follows:
 - i) a minimum separation of 8 metres from adjoining detached, semi-detached or townhouse unit and a minimum separation of 6 metres from any other building
 - ii) have a frontage on an interior roadway
 - iii) a minimum setback of 6.0 metres from any interior roadway and the boundary of an Environmental Protection (EP) Zone shall be required.

13.5.5.5. Regulations for Community Institutional Uses, Recreational Uses, Private Club, Personal Service Shop, Business or Professional Office, Retail Store, Place of Worship

Notwithstanding any other provision of By-law No. 5000, as amended, the following provisions apply to regulations for recreational uses, private club,

place of worship, personal service shop, business or professional office and retail store uses in the Adult Lifestyle Community (ALC) Zone:

- a) Recreational uses, private club, place of worship, personal service shop and retail store uses are restricted to a maximum height of 2 storeys
- b) Total minimum floor area for the indoor recreational facilities of all 4 phases shall be 1, 265 square metres
- c) Uses may be constructed as separate, attached and/or integrated with other buildings or structures
- d) A minimum of 50 car parking spaces for these uses shall be provided in lands within Area 2 of the Adult Lifestyle Community (ALC) Zone as shown on Schedule "A" to By-law No. 5000-045
- e) Loading spaces shall be provided in accordance with Section 3.41
- f) Buildings shall be sited as follows:
 - i) Have a frontage on an internal street. No direct access is permitted to a street
 - ii) A minimum separation of 10 metres from any adjoining detached, semi-detached or townhouse unit and any apartment building dwellings shall apply
 - iii) A minimum setback of 6.0 metres from any interior roadway and the boundary of an Environmental Protection (EP) Zone shall be required.

13.5.5.6. Regulations for Accessory Buildings

Accessory buildings directly associated with the overall development on the subject lands, such as those related to servicing, storage and maintenance, are permitted. No direct access is permitted to a street, except for emergency service facilities. The minimum setback of an accessory building shall be 6.0 metres from the boundary of an Environmental Protection (EP) Zone.

13.6. Section 13B – Residential Special Zone – RSP-H

13.6.1. RSP-H, North Half Lot 56 plus North & South Half Lot 57, Concession 1, (Medonte) Heritage Village Subdivision (SP-T-0504) By-law No. 5000-099

13.6.2. All permitted uses within the Residential Special Hold (RSP-H) Zone shall be serviced by public water and sanitary sewer system.

13.6.3. Permitted Uses

- a) Supportive Housing, which for the purposes of this By-law is defined as a range of housing options designed to accommodate the needs of seniors through design features, housing management, and access to support services. Includes multiple residential housing with supportive features

and services such as monitoring and emergency response, common facilities for the preparation and consumption of food, housekeeping, laundry and recreational activities. Personal care services may also be provided for residents with more significant support needs.

- b) Public Use in accordance with the Public Uses General Provision of this By-law.

13.6.4. Zone Provisions

	Provision	Required
i)	Minimum Lot Frontage	120 m
ii)	Minimum Front Yard Depth	8.0 m
iii)	Minimum Front Yard Depth to Porch or Veranda	4.0 m
iv)	Minimum Rear Yard Depth	9.0 m
v)	Minimum Interior Side Yard Depth	9.0 m
vi)	Minimum Exterior Side Yard	9.0 m
vii)	Maximum Building Height	11 m
viii)	Accessory Buildings	Refer to the Accessory Buildings General Provisions. In addition, the maximum total area of accessory buildings or structures shall be 65m ² (699.68 ft. ²) in total
ix)	Parking	Resident use - 0.8 spaces / unit Visitor use – 0.2 spaces / unit
x)	Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.	

13.6.4.1. That removal of the H symbol is conditional upon:

The Owner satisfying the Township after the fifth anniversary of the date of issuance of draft plan approval for the plan of subdivision, that an Assisted Senior Housing Complex is not economically feasible on the lands zoned RSP-H.

13.6.4.2. Additional residential uses permitted upon removal of the holding (H) restriction:

- a) Detached dwelling, subject to the provisions of Section 13A.5.2
- b) Semi-detached dwelling, subject to the provisions of Section 13A.5.2
- c) Townhouse dwelling, subject to the provisions of Section 13A.5.3
- d) Street Townhouse dwelling, subject to the provisions of Section 13A.5.3
- e) A home occupation is permitted as an accessory use to a detached and a semi-detached dwelling, in accordance with Section 3.33.

13.6.4.3. Zone provisions for additional residential uses permitted upon removal of the holding (H) restriction:

	Provision	Required
i)	Minimum Lot Area per townhouse dwelling unit	160 m ²
ii)	Minimum Lot Area per semi-detached dwelling unit	400 m ²
iii)	Minimum Lot Frontage per townhouse dwelling	7.4 m
iv)	Minimum Lot Frontage per semi-detached dwelling unit	18.3m
v)	Minimum Front Yard Depth to main building wall excluding garage	5.0 m
vi)	Minimum Interior Side Yard Depth	1.2 m
vii)	Minimum Front Yard Depth to building wall containing garage face	6.0 m
viii)	Minimum Front Yard Depth to Porch or Veranda on a foundation	3.75 m
ix)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0 m
x)	Minimum Rear Yard Depth	6.0 m
xi)	Minimum Exterior Side Yard Depth to building wall containing garage face	6.0 m
xii)	Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation	3.75 m
xiii)	Maximum Height	11.0 m
xiv)	Accessory Structures	Refer to the Accessory Buildings General Provisions. In addition, the maximum total area

Provision	Required
xv) Parking	of accessory buildings or structures shall be 65m ² (699.68 ft. ²) in total Refer to the Off-Street Parking requirements of the General Provisions Section.
xvi) Notwithstanding Section 3.21.4, a front porch or veranda shall not be limited in size	
xvii) Section 3.21.1 shall not apply where a sight triangle has been incorporated into the road allowance at a corner intersection.	
xviii) Notwithstanding Section 13B.5.3, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:	
i) Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres	
ii) Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 m, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.	
iii) Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres	