

3.8 “RR2” Rural Residential Zoning District – Purpose and Intent

The “RR2” - Rural Residential Zoning District is hereby established in this by-law and provides areas for clusters of planned multi-lot rural residential development on parcels that are a minimum of 2 acres in size with 200 feet of frontage. Rural residential development will be located and designed to preserve the rural and agrarian character of the area while not being wasteful of Prime and viable lower class agricultural lands. Lots will generally rely on individual onsite water and wastewater infrastructure. The keeping of any livestock is **prohibited** in this zoning district.

3.8.1 “RR2” Rural Residential Zoning District Accessory Uses, Buildings and Structures

a) Permitted Accessory Uses, Buildings and Structures

i) Accessory Domestic Structures

Accessory structures such as but not limited to decks, patios, statuary, flagpoles, private garages, garden sheds, gazebos, swimming pools and other similar features.

ii) Accessory Signs as provided for in **PART 2** of this By-law.

iii) Accessory Telecommunications Towers

An accessory telecommunication tower used to support ancillary devices such as but not limited to citizens’ band radio, television or internet service which is located on the same site and in direct support of either a permitted or conditionally approved use shall be treated as a permitted accessory structure. Notwithstanding the siting and setback requirements of **PART 3, Table 3.4** herein, all accessory telecommunication tower structures shall be set back from all property lines of the site on which it is located a minimum distance equal to its total height, measured from the ground to the uppermost point of its extension.

iv) Home-based business activities shall be developed in accordance with the requirements of **PART 4** of this by-law.

v) Home Day-Care Services for up to eight children

b) Conditional Accessory Uses Buildings and Structures

i) Accessory Tent Like Structures

In the “RR2” Zone, an “accessory tent-like structure” as defined in **PART 6** of this by-law may be allowed a conditionally approved accessory building only when it is located on the same site as a single dwelling, modular, mobile home and in all cases it shall be located to the rear of the principal dwelling on the site. All accessory tent-like structures between one hundred and eight (108) square feet (10 sq/m) and two hundred and fifty (250) square feet (23.2sq/m) shall be subject to the issuance of a **Development Permit** and must meet all other requirements of the zoning by-law. Accessory tent-like structures exceeding two-hundred and fifty (250) square feet (23.2sq/m) shall be subject to the issuance of a **Development Permit** and **Building Permit** and must meet all other requirements of the zoning by-law.

c) Prohibited Accessory Uses Buildings and Structures

i) Accessory Shipping Containers

Accessory shipping containers are prohibited in the “RR2” – Rural Residential Zone.

- ii) The Keeping of Livestock
The keeping of any livestock and/or the construction of buildings or other structures or enclosures for the purposes of any keeping livestock **shall not be allowed** within the **“RR2” Rural Residential Zone**.

NOTE: For information related to projections into required yards, on-site parking and loading and fencing, refer to **PART 2** of this By-law.

TABLE 3.4: USE & SITE REQUIREMENTS: “RR2” RURAL RESIDENTIAL ZONE	MINIMUM REQUIREMENTS (a) (c) (e) (f) (h)				
	SITE SIZE		REQUIRED YARDS		
	SITE AREA (sq/ft)	SITE WIDTH (feet)	FRONT YARD (feet) (b)	SIDE YARD (feet) (b)	REAR YARD (feet) (b)
PERMITTED USES					
General Store and Related Sales and/or Post Office	2	200	125	30	30
Historical Sites	1	100	125	30	30
Public Picnic Areas, Parks, Playgrounds, Tot-lots, Recreational Facilities (such as tennis courts, horseshoe pitches, lawn bowling courts, swimming pools and the like)	1	100	125	30	30
Public Utilities (d)	7,500 sq/ft	60	75	25	25
Single-Unit Dwellings	2	200	125	25	25
CONDITIONAL USES					
Group Day Care Facilities for nine or more children	2	200	145	25	25
Mobile and Modular Homes	2	200	125	25	25
Residential Care Facilities for more than four children or more than two adults	2	200	125	25	25
ACCESSORY USES, BUILDINGS AND STRUCTURES USES					
Accessory Uses, Buildings, Structures (g) (See also PARTS 2 and 4 of this by-law for additional information).	-	-	(g)	15(i) (j)	15 (i)(j)
NOTES: ¹ For information concerning the treatment of lawfully established <u>existing uses, buildings and structures</u> in existence prior to the adoption of this by-law, please refer to PART 2: Uses of this by-law. ² Provisions of PART 2 General Rules and Regulations Applicable in All Zoning Districts and PART 4: Additional Requirements for Specific Permitted, Conditional and Accessory Uses in Different Zones of this by-law shall also apply in this zone. In the event of a conflict between the provisions of PART 2 or PART 4 and the use and site requirements of this table, the highest or most restrictive requirement shall prevail and shall be satisfied.					

Footnotes for Table 3.4: “RR2” Rural Residential Zone:

- (a) (i) The maximum allowable height for all buildings and structures shall be 30 feet (two storeys), excepting personal telecommunications towers which shall be allowed as permitted accessory structures when located on single-unit dwellings, mobile or modular home sites subject to the siting and setback requirements of footnote (h) of **Table 3.4** herein.
- (ii) The minimum dwelling unit floor area for a single-unit farm and/or non-farm dwelling, mobile home and/or modular home shall be seven hundred (700) square feet (65.03 sq/m).
- (b) (i) Where principal buildings and/or structures are adjacent to a Government Road Allowance under the jurisdiction of the municipality, the minimum front and side yard setbacks shall be one hundred and twenty-five (125) feet (38.1m).

- (ii) Under authority of applicable provincial Act, where any structure or development is proposed under, below or at ground level within the controlled areas of the provincial highway system, permits must be obtained from provincial authority having jurisdiction.
- (c) The keeping of any livestock or the construction of animal housing facilities in the **“RR2” zone** shall be prohibited.
- (d) Bulk requirements do not apply to transmission facilities (wires or pipes) or the associated equipment such as poles, transformers and switching boxes including Manitoba Hydro Substations and similar infrastructure since all of this apparatus may require only very small parcels or none at all (easements). This does not apply, however, to offices, equipment or vehicle storage, parking or workshops, where and if these uses are permitted or approved.
- (e) Where a proposed development involves the construction of “water control works” or “drainage works” as identified under the Water Rights Act, it shall be the responsibility of the proponent to contact the provincial authority having jurisdiction to obtain any required licenses or approvals prior to the commencement of development.
- (f) The minimum required front yard for accessory buildings and structures shall be the same as the minimum required front yard for the principal building on the same site.
- (g) Where the rear site line of a single dwelling, mobile or modular home site is along a shoreline of a lake or other water body, the minimum rear yard shall be zero (0) for accessory docks and/or boathouses only.
- (h) All required yards specified for any use shall be located on the same site as the use, and shall be maintained as open space except as provided elsewhere in this By-law.
- (i) Where an accessory building is located to the side of a main building, the required side yard for the main building shall be maintained along the side site line, and shall be the required side yard for the accessory building.
- ~~(j) An accessory building or structure of any size for the housing of livestock shall have a minimum separation distance of 100 feet from any property boundary and 200 feet from any pre-existing dwelling owned by another person. Also, there shall be a minimum separation distance of 50 feet between the dwelling and this type of accessory building or structure on the same zoning site.~~