



## Section 24 Rural Area (RA) Zone

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### 24 Rural Area (RA) Zone

The Rural Area (RA) Zone is intended to implement the Rural Area designation in the City's Official Plan. Permitted uses are primarily agricultural activities, limited residential uses, and some leisure uses.

All structures and buildings erected, altered or used in a RA Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

#### 24.1 Permitted Uses

1. No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:
  - Agricultural uses
  - Agriculture-related uses
  - Animal hospital
  - Cemetery
  - Dwelling, single-detached incidental to an agricultural use
  - Golf course
  - Kennel
  - On-farm diversified uses
  
2. The following uses are also permitted, subject to additional provisions:
  - a) Wayside pits and quarries, portable asphalt plants, and portable concrete plants are permitted in this Zone for the duration of the construction of a public road or similar project with the consent of the City.

## 24.2 Zone Standards

Provision		Requirement	
		Agricultural uses, on-farm diversified uses, and single-detached dwellings incidental to an agricultural use	Other permitted uses
a) Minimum Lot Area		40 ha	4 ha
b) Minimum Lot Frontage		150 m	100 m
c) Minimum Front Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	17 m, provided that when abutting a Provincial Highway the minimum front yard setback shall be 27.5 m	20 m
d) Minimum Interior Side Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	12 m	7.5 m
e) Minimum Exterior Side Yard	i. For all livestock buildings	30 m	N/A
	ii. For all other buildings	17 m	20 m
f) Minimum Rear Yard	i. For all livestock buildings	30 m	N/A

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Provision		Requirement	
		Agricultural uses, on-farm diversified uses, and single-detached dwellings incidental to an agricultural use	Other permitted uses
	ii. For all other buildings	12 m	7.5 m
g) Maximum Building Height		13.5 m	13.5 m
h) Maximum Lot Occupancy		N/A	30%

### 24.3 Additional Provisions

#### 24.3.1 Additional Provisions for Permitted Single-detached Dwellings

The following provisions apply to single-detached dwellings permitted incidental to an agricultural use:

- a) Such a dwelling must be located on the site of agricultural uses; and
- b) Such a dwelling must be equipped with sanitary facilities and water satisfactory to the Medical Officer of Health.

#### 24.3.2 Areas Subject to Flooding

Notwithstanding any provision of this By-law to the contrary, in areas subject to flooding, as determined by reference to the City's Official Plan, latest Water Resource Mapping of the Raisin Region Conservation Authority and appropriate site investigation, a construction or fill permit and approval of the Raisin Region Conservation Authority may be required before a building permit will be issued.

## 24.4 Exception Zones

### 24.4.1 RA-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-1	167/06
<b>Property Location:</b> Part of Lots 25 and 26, Concession 3, more specifically Lot 3, Registered Plan 265, City of Cornwall		
<b>Uses</b>		
i. A parking lot in support of a commercial use shall be permitted.		

### 24.4.2 RA-2

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-2	164/91
<b>Property Location:</b> Pioneer Corner, 3201 & 3205 Vincent Massey Drive		
<b>Uses</b>		
i. The old historic barn (approx. 25' x 20') from Dunvegan and/or the old historic log house (approx. 20' x 20') from St. Elmo's Corner, Maxville, each situated as shown on Site Plan 999.2, shall be used to give setting in the display and sale of Canadian Art, craftwork and local products such as honey, maple products, MacIntosh apples, cheddar cheese, curd, etc. The setting is to depict something of the life of the Canadian ancestors.		
<b>Standards</b>		
ii. The total area of all buildings shall not exceed 30% of the area of Part 1 of File 2691, being Part of Lot 24, Concession No.1, City of Cornwall.		
<b>Parking</b>		
iii. Parking space for automobiles shall be provided as shown on Site Plan 999.2.		
iv. The entry-exit for cars shall be as shown on Site Plan 999.2.		
<b>Other</b>		
v. No part of the lot shall be used for outside storage of materials or of equipment except those parts so designated on Site Plan 999.2.		

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### 24.4.3 RA-3

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-3	002-87
<b>Property Location:</b> 3015 Vincent Massey Drive (Part of Lot 12, Registered Plan 377, having a frontage of 300 feet and a depth of 300 feet)		
<b>Uses</b>		
i. A gas bar, convenience store, arts and crafts sale and supplies store, gift shop, cheese shop, restaurant or drive-in restaurant, antique shop, miniature golf course, fruit and vegetable stand, flea market and shop for the sales of rental of outdoor sporting equipment shall be permitted.		
<b>Standards</b>		
ii. Any development shall be subject to the building and lot requirements of the Highway Commercial Zone.		

### 24.4.4 RA-4(H)

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-4(H)	N/A
<b>Property Location:</b> Roll Nos. 06000909100 and 06000604600, Cornwall, Ontario		
<b>Other</b>		
i. A Holding (H) Zone shall be applied to all permitted uses on the portion of the properties identified on the Zoning Map, due to the presence of a former waste disposal site and potential contamination.		
ii. The Holding (H) Zone should not be removed until such time as appropriate rehabilitation measures are undertaken on the lands, to the satisfaction of the Province and the City, in accordance with the City's Official Plan.		

### 24.4.5 RA-5

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
RA	RA-5	057/94
<b>Property Location:</b> Part of West Half of Lot 14, Concession 3		

<b>Standards</b>
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|---------------------------------------------|
| i. Minimum lot frontage: 88.4 m (290 feet). |
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