

Rural Area

- R.A. -

- G E N E R A L -

05-2-1 All structures and buildings erected, altered or used in an R. A. Zone shall conform to the regulations of this subsection.
107/93

- Permitted Uses -

05-2-2 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:

- a) Agricultural uses, General.
- b) Agricultural uses, Intensive.
- c) A farm produce sales outlet, incidental to General and/or Intensive Agricultural uses.
- d) Agricultural Processing Establishment.
- e) Agricultural Service Establishment.
- f) Agricultural Supply Establishment.
- g) An Animal Hospital, boarding kennels.
- h) A Golf Course.
- i) A dwelling incidental to any of the above uses which must necessarily be located on the site of the work as an integral part of such activities, provided that such buildings are equipped with sanitary facilities and water satisfactory to the Medical Officer of Health. Single Family Residential dwellings, existing prior to By-law 107/93 coming into effect. Also, such existing non-farm related residences are permitted to be reconstructed on their existing "footprint" if destroyed by fire or natural disaster.

108/96

05-2-2 **PERMITTED USES (CONT'D)**

- j) A Wayside Pit subject to approval/licensing from the Ministry of Natural Resources.
- k) A Home Occupation.
- l) Accessory buildings for any of the above uses.
- 021/01 m) Accessory buildings used for residential purposes shall be subject to the same requirements as outlined in the residential zones.
- 057/94 Notwithstanding anything else in this section, any type of dwelling or staff house as described in the Rural Area (R.A.) permitted uses shall be prohibited on lands described as part of the West Half of Lot 14, Concession 3.

05-2-3 **EXCEPTED PERMITTED USES**

A number of Site Specific Amendments have been identified from previous documentation and are noted as being allowed to continue. These excepted uses are as follows:

- 125/79 a) Notwithstanding any other requirements of this section, a Commercial Garage shall be permitted on lands legally described as Part of Lot 19, Concession 3, City of Cornwall constituting approximately 5.55 acres of land.
- 002/87 b) Notwithstanding any other requirements of this section, 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 or rental of outdoor sporting equipment shall be considered to be permitted uses on the property described as Part of Lot 12, R.P. 377, having a frontage of 300 feet and a depth of 300 feet, known municipally as 3015 Vincent Massey Drive. Further, that any development of this property shall be subject to the building and lot requirements of the Highway Commercial zone, Section 03-11 of By-law No. 751-69, as amended.
- 061/89 c) Notwithstanding any other requirements of this section, the following uses shall also be permitted on the property described as Part of Lots 23 and 24, Concession 3, City of Cornwall, fronting on Vincent Massey Drive just east of Link Road:
 - a) convenience store
 - b) farm implement dealer

05-2-3 EXCEPTED PERMITTED USES (CONT'D)

- c) garden centre
 - d) agricultural feed store
 - e) animal hospital
 - f) service station, gas station
 - g) trailer and marine sales
 - h) gift shop for the sale of arts and crafts, including those whose products are manufactured on the premises, provided that the space devoted to such manufacturing does not exceed 50 per cent of the total floor area
 - i) accessory uses for any of the above uses
- 076/90 d) Notwithstanding any other requirements of this section, a retail firewood operation shall be permitted on the property described as Part of Lot 23, Concession 3, City of Cornwall, fronting on Vincent Massey Drive east of Link Road, immediately west of the City's Landfill site. This use shall be subject to the building and lot requirements of the Highway Commercial zone, Section 03-11 of By-law No. 751-69 as amended.
- 139/97 e) Notwithstanding anything else in this section, a Bulk Storage/Transfer and Related Trucking Facility for non-hazardous, non-toxic, recyclable materials shall be permitted at 1870 Cornwall Centre Road, Part Lot 19, Concession 3, City of Cornwall.
- 167/06 f) Notwithstanding anything else in this Section a parking lot in support of a commercial use in the Township of South Stormont shall be permitted on Part of Lots 25 and 26, Concession 3, more specifically shown as Lot 3 on Registered Plan 265, City of Cornwall.
- 138-12 g) Notwithstanding any other requirements of this section, two residential non rural dwellings shall also be permitted on the property described as Part of Lot 25, Concession 3, municipally known as 3228 and 3232 Richmond Road respectively, City of Cornwall.

- Standards -

BUILDING AND LOT REQUIREMENTS

05-2-4 MINIMUM LOT AREA AND FRONTAGE

- a) No person shall within an R. A. zone erect or use any building or structure unless the lot on which the building or structure is to be located complies with the following minimum standards:
 - i) Minimum Lot Area for General and/or Intensive Agricultural Use20 hectares (50 acres)
 - ii) Minimum Lot Area for all other permitted uses which are not accessory and excluding residential uses 4 hectares (10 acres)
 - iii) Minimum Lot Frontage for General and/or Intensive Agricultural Uses150 metres (492 feet)
 - iv) Minimum Lot Frontage for all other permitted uses which are not accessory.....100 metres (328 feet)

- b) Where an agricultural lot developed for such purpose, as shown by the records of the Registry and Land Titles Office, having a lesser lot area or frontage than that required, is held under distinct and separate ownership from adjoining lots at the time of passing of this By-law, a permitted use may be used or erected on such lot provided it conforms to all other requirements of this By-law.

057/94 Notwithstanding anything else in this section, the Minimum Lot Frontage shall be 290 feet on lands described as the West Half of Lot 14, Concession 3.

05-2-5 MINIMUM YARD DIMENSIONS

- a) For structures or buildings used for livestock, poultry and fur-bearing animal housing and waste storage:
 - i) Front yard30 metres
 - ii) Side yards (interior and exterior)30 metres
 - iii) Rear yard30 metres

BUILDING AND LOT REQUIREMENTS

05-2-5 MINIMUM YARD DIMENSIONS (CONTINUED)

- b) For other permitted structures and buildings, and accessory structures for General and Intensive Agricultural Use(s):
 - i) Front Yard17 metres provided that when abutting a Provincial Highway the front yard shall be 27.5 metres
 - ii) Side Yard.....12 metres
 - iii) Exterior Side Yard17 metres
 - iv) Rear Yard12 metres
- c) For all other permitted uses:
 - i) Front Yard20 metres
 - ii) Side Yard7.5 metres
or ½ of the building height, whichever is greater
 - iii) Notwithstanding the provisions of Section 05-2-5c.)ii), all “Agricultural Processing” uses will require a minimum side yard of 15 metres.
 - iv) Exterior Side Yard.....20 metres
 - v) Rear Yard.....7.5 metres
 - vi) Lot Coverage (maximum)30%