

Section 8 Rural Residential (R4) Zone

No person shall use any land or erect, alter or use any building or structure in the Rural Residential (R4) Zone except in accordance with the provisions of this Section and of any other relevant Sections of this By-Law.

8.1 Permitted Uses

- Group Home
- Dwelling – Double Wide Modular
- Dwelling – Single Detached

8.2 Zone Requirements

Minimum Lot Area.....	1 ha (2.47 ac)
Minimum Lot Frontage.....	45 m (147.64 ft)
Maximum Number of Dwelling Units per Lot	1

Main Buildings

Maximum Lot Coverage.....	15%
Maximum Height.....	10.5 m (34.45 ft)
Minimum Yard Requirements	
Front Yard	10 m (32.81 ft)
Side Yard	5 m (16.4 ft)
Rear Yard.....	7.5 m (24.61 ft)

Accessory Buildings and Structures

Maximum Lot Coverage.....	2% up to a maximum of 204.39 m ² (2,200 ft ²)
Maximum Height.....	In accordance with Sections 3.2(g), 3.3(e)(iii), 3.3(d)(iii) and 3.3(f)(v)
Minimum Yard Requirements	In accordance with Sections 3.2(c) and (f)

8.3 Additional Provisions

- (a) **Accessory uses, buildings and structures**, accessory residential uses, **bed and breakfast establishments, home based businesses**, minimum **dwelling unit floor areas**, parking, street frontage, special setbacks, servicing and other general provisions shall be in accordance with Section 3 of this By-Law.

8.4 Site Specific Provisions

- (a) **R4-1 Zone: 104 Howey Bay Road and 6, 8, 10, 12 and 14 Dunn Drive**

Notwithstanding any other provision of this By-Law to the contrary, on lands zoned R4-1, the minimum lot frontage shall be 33 m (108.27 ft).



(b) R4-2 Zone: 71 Highway 105 and 90 McManus Street

Notwithstanding any other provision of this By-Law to the contrary, a single detached dwelling shall be permitted on lands zoned R4-2 (Lot 6 of Plan M-787) and such dwelling shall have a minimum setback from the water of 15 m (49.21 ft).

(c) R4-3 Zone: 32 McManus Street

Notwithstanding any other provision of this By-Law to the contrary, a single detached dwelling shall be permitted on lands zoned R4-3 (Lot 15, Plan M-786) with a minimum setback from the water of 19.8 m (64.96 ft).

(d) R4-4 Zone: 8 Pickerel Drive

Notwithstanding any other provision of this By-Law to the contrary, the minimum elevation of doors, windows or other openings in buildings and structures on lands zoned R4-4 (Part of Block 5 of Plan 23M-799) shall be 356.7 m above sea level.

(e) R4-5 Zone: Mining Claims KRL-463 and KRL-465, McMarmac

Notwithstanding any other provision of this By-Law to the contrary, the minimum lot frontage required on lands zoned R4-5 (~~in mining claims KRL-463 and KRL-465, McMarmac~~) shall be 30 m (98.43 ft).

(f) R4-6 Zone: 7 Pickerel Drive and 281 Highway 105

Notwithstanding any other provisions of this By-Law to the contrary, on lands zoned R4-6, the keeping of a maximum of four (4) horses for personal use shall be permitted.

