

SECTION 8 – RURAL (RU) ZONE

8.1 Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this Section shall apply to all Rural (RU) Zones.

8.2 PERMITTED USES

- (a) Agricultural uses including greenhouses and medical marihuana grow and production facilities
- (b) Agriculturally related use
- (c) Farm Product Market
- (d) Parks, conservation clubs
- (e) Veterinary clinic and kennels.
- (f) Pet Day Care Establishments
- (g) One single detached dwelling on one lot, and one accessory apartment dwelling.
- (h) Home occupations.
- (i) Conservation of plant and wildlife
- (j) Uses, buildings and structures accessory thereto.

8.3 REGULATIONS EXCEPT FOR FARM PRODUCT MARKET

Minimum Lot Frontage	95 metres
Minimum Lot Area	6 ha
Maximum Lot Coverage	10 percent
Minimum Front Yard	(i)15 metres for dwellings (ii)30 metres for agricultural buildings and structures.
Minimum Interior Side Yard	(i) 7.5 metres for dwellings. (ii) 23 metres for agricultural buildings and structures.
Minimum Exterior Side Yard	(i) 15 metres for dwellings. (ii) 30 metres for agricultural buildings and structures.
Minimum Rear Yard	(i) 15 metres for dwellings. (ii) 30 metres for agricultural buildings and structures.
Maximum Height of Building	i) 2-1/2 storeys ii) 10m
Minimum Floor Area for a Dwelling	100 sq.m

8.4 SUPPLEMENTARY SEPARATION DISTANCES FOR FARM AND NON-FARM BUILDINGS

Any permitted building in the Rural (RU) Zone including any building used for the containment of livestock shall only be erected, altered or remodelled in accordance with the requirements of Subsections 8.3 and 6.17, whichever is the greater.

8.5 REGULATIONS FOR BUILDINGS ACCESSORY TO DWELLINGS

Maximum Lot Coverage	2% per building, provided the total lot coverage of all accessory buildings on the lot does not exceed 10%
Minimum Front Yard Setback	15m
Minimum Interior Side Yard	3m
Minimum Exterior Side Yard	15m
Minimum Rear Yard	3m
Minimum Rear Yard abutting a Street	7.5m
Maximum Building Height	i) 1 storey ii) 6m

8.6 REGULATIONS FOR FARM PRODUCT MARKET

The provisions of Subsection 8.3 relating to dwellings shall apply except the maximum floor area shall be 100 sq. m

8.7 REGULATIONS FOR GREENHOUSES AND MEDICAL MARIHUANA GROW AND PRODUCTION FACILITIES

The provisions of Subsection 7.9 shall apply.

8.8 REGULATIONS FOR KENNELS AND VETERINARY ESTABLISHMENTS

Minimum Lot Area	An existing lot having a minimum area of 2 ha
Minimum Lot Frontage	100m
Minimum Front Yard	50m or behind the front building line of the main building on the lot, whichever is greater
Minimum Interior Side Yard	25m
Minimum Exterior Side Yard	7.5m
Minimum Rear Yard	30m
Maximum Lot Coverage	20%
Maximum Building Height	i) 1 storey ii) 6m
Minimum Distance from a Dwelling on	150m

an Adjacent Lot	
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8.9 REGULATIONS FOR “PET DAY CARE ESTABLISHMENTS”

The requirements of Section 6.52 shall apply in addition to the regulations governing this section.

EXCEPTIONS TO THE RURAL (RU) ZONE

RU-32 (41-1991) Houck Crescent, south side, east of Warwick Avenue

These lands are zoned "Rural RU-32 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-32 Zone" except that:

- (a) that notwithstanding the provisions of Subsection 8.3 (a) the minimum lot frontage shall not be less than 50 metres, and;
- (b) that notwithstanding the provisions of Subsection 8.3 (c) the minimum lot area shall not be less than .45 hectares, and;
- (c) that notwithstanding the provisions of Subsection 8.3 (i) the minimum floor area for a one storey dwelling shall not be less than 140 square metres, for a one and a half storey or split level dwelling shall not be less than 160 square metres, for a two storey or two and a half storey dwelling shall not be less than 180 square metres.

RU-81 (200-1990) Dominion Road, south side east of Bertie Bay Road

These lands are zoned "Rural RU-81 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-81 Zone" except that:

- (a) that notwithstanding the requirements of Subsection 8.3(a), the minimum lot frontage shall not be less than 31.39 metres.
- (b) that notwithstanding the requirements of Subsection 8.3(b), the minimum lot area shall not be less than .39 hectares.

RU-73 (129-1990) Tatler Motel, S/W Corner Garrison and Rosehill (FORMERLY C5-73)

In addition to the permitted uses in Section 8.2 the lands indicated as RU-73 on Schedule “A” may also be used for a motel and uses, buildings and structures accessory thereto.

RU-82 (129-1990) Dominion Road (south side) west of Buffalo Road (FORMERLY C3-82)

In addition to the permitted uses in Section 8.2 the lands indicated as RU-82 on Schedule "A" may also be used for a public storage facility.

RU-83 (129-1990) Dominion Road, south side, west of Buffalo Road

These lands are zoned "Rural RU-83 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-83 Zone" except that the minimum lot area shall be 0.64 ha.

RU-86 (129-1990) Windmill Point Campground, Stonemill Road

In addition to the permitted use in Section 8.2 the lands indicated as RU-86 on Schedule "A" may also be used for a camp.

RU-87 (129-1990) Windmill Point Road S, east side, south of Dominion Road

Notwithstanding the provisions of the Rural (RU) Zone to the contrary, the lands indicated as RU-87 on Schedule "A" shall only be used for existing residences, and uses, buildings or structures equipped for human habitation shall be permitted.

RU-90 (79-1991) 2643 Thunder Bay Road

These lands are zoned "Rural RU-90 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-90 Zone" except:

- (a) that notwithstanding the requirements of Subsection 8.3 (a) the minimum lot frontage shall not be less than 49.2 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3 (b) the minimum lot area shall not be less than .49 hectares, and;
- (c) that notwithstanding the requirements of Subsection 8.3 (i) the minimum floor area for a one storey dwelling shall not be less than 140 square metres, for a one and a half storey or split level dwelling shall not be less than 160 square metres, for a two or two and a half storey dwelling shall not be less than 180 square metres.

RU-91 (79-1991) 2627 Thunder Bay Road

These lands are zoned "Rural RU-91 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-91 Zone" except:

- (a) that notwithstanding the requirements of Subsection 8.3 (a) the minimum lot frontage shall not be less than 49.2 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3 (b) the minimum lot area shall not be less than .51 hectares, and;
- (c) that notwithstanding the requirements of Subsection 8.3 (i) the minimum floor area for a one storey dwelling shall not be less than 140 square metres, for a one and a half storey or split level dwelling shall not be less than 160 square metres, for a two or two and a half storey dwelling shall not be less than 180 square metres.

RU-92 (163-1991) 277 Windmill Point Road North

These lands are zoned "Rural RU-92 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-92 Zone" except:

- (a) that notwithstanding the provisions of Subsection 8.3 (b), the minimum lot area shall not be less than 1.25 hectares, and;
- (b) that notwithstanding the provisions of Subsection 8.3 (e)(i), the minimum southerly side yard for a dwelling shall not be less than 71.4 metres and the minimum northerly side yard for a dwelling shall not be less than 6.1 metres.

RU-93 (203-1991) 2597 Thunder Bay Road

These lands are zoned "Rural RU-93 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-93 Zone" except:

- (a) that notwithstanding the requirements of Subsection 8.3 (a), the minimum lot frontage shall not be less than 52.79 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3 (b), the minimum lot area shall not be less than .52 hectares, and;
- (c) that notwithstanding the requirements of Subsection 8.3 (i), the minimum floor area for a one storey dwelling shall not be less than 140 square metres, for a storey and a half, for a split level dwelling shall not be less than 160 square metres, for a two or two and a half storey dwelling shall not be less than 180 square metres.

RU-94 (203-1991) 2577 Thunder Bay Road

These lands are zoned "Rural RU-94 Zone" and all of the provisions that relate to lands zoned "Rural RU-Zone" by this by-law shall apply to those lands zoned "Rural RU-94 Zone" except:

- (a) that notwithstanding the requirements of Subsection 8.3 (a), the minimum lot frontage shall not be less than 57.91 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3 (b), the minimum lot area shall not be less than .6 hectares, and;
- (c) that notwithstanding the requirements of Subsection 8.3 (i), the minimum floor area for a one storey dwelling shall not be less than 140 square metres, for a storey and a half, for a split level dwelling shall not be less than 160 square metres, for a two or two and a half storey dwelling shall not be less than 180 square metres.

RU-134 (101-1995) Houck Crescent, south side, @ Hyde Avenue

These lands are zoned "Rural RU-134 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-134 Zone" on Schedule A except:

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- (a) that notwithstanding the requirements of Subsection 8.3 (a), the minimum lot frontage shall not be less than 45 metres;
- (b) that notwithstanding the requirements of Subsection 8.3 (b), the minimum lot area shall not be less than .55 hectares, and;
- (c) that notwithstanding the requirements of Subsection 8.3 (i), the minimum floor area:
 - (i) one storey not less than 140 sq. m
 - (ii) 1½ storey or split level not less than 160 sq. m
 - (iii) 2 or 2½ storey not less than 180 sq. m

RU-135 (117-1995) Dominion Road, south side, west of Centralia Avenue

These lands are zoned "Rural RU-135 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-135 Zone" on Schedule A except:

- (a) that notwithstanding the list of permitted uses set out in Subsection 8.2 - Permitted Uses, the lands shown as "Rural RU-135" on Schedule A may only be used for existing uses, and;
- (b) that notwithstanding the requirements of Subsection 8.3, the minimum lot area shall not be less than 4.1 hectares.

RU-136 (117-1995) 2859 Dominion Road

These lands are zoned "Rural RU-136 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-136 Zone" on Schedule A except:

- (a) that notwithstanding the requirements of Subsection 8.3, the minimum lot frontage shall not be less than 54.4 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3, the minimum lot area shall not be less than .76 hectares.

RU-156 (157-1996) 808 Rosehill Road and 822 Rosehill Road
(RELOCATED TO RR-156)

RU-219(H) (2-2000) Burleigh Road N, west side, north of Dominion Road

These lands are zoned "Rural Holding RU-219(H) Zone" and all of the provisions that relate to lands zoned "Rural (RU) Zone" by this by-law shall apply to those lands zoned "Rural Holding RU-219(H) Zone" on Schedule A. Once the Holding designation has been removed, after the owner has finalized the site plan agreement with the municipality, the development of these lands shall comply with all the provisions that relate to lands zoned "Rural (RU) Zone" except that the property may also be used for a nursery/garden centre.

RU-240 (103-2001) Dominion Road, south side, east of Rosehill Road

These lands are zoned "Rural RU-240 Zone" and all the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-240 Zone" on Schedule A except:

- (a) that notwithstanding the requirements of Subsection 8.3 the minimum lot frontage shall not be less than 45.7 metres." and
- (b) that notwithstanding the requirements of Subsection 8.3 the minimum lot area shall not be less than .4 hectares.

RU-245 (121-2001) 2765 Garrison Road

These lands are zoned "Rural RU-245 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this By-law shall apply to those lands zoned "Rural RU-245 Zone" on Schedule A, except:

- (a) notwithstanding the provisions of Subsection 8.3, the minimum lot frontage shall not be less than 67.9 metres and the minimum lot area shall not be less than 0.7 hectares.
- (b) notwithstanding the provisions of Subsection 8.5, the existing shed located in the front yard shall be permitted to remain in its present location, and the location of any additional accessory structures shall comply with the provisions of Subsection 8.5.

RU-254 (275-1990) Nigh Road, south side, west side of Bernard Avenue

These lands are zoned "Rural RU-254 Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this by-law shall apply to those lands zoned "Rural RU-254 Zone" except:

- (a) that notwithstanding the requirements of Subsection 8.3, the minimum lot frontage shall not be less than 60 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3, the minimum lot area shall not be less than .4 hectares.

RU(H)-259 (129-1990) Garrison Road, south side, east side of Gorham Road

In addition to the uses permitted in the Rural (RU) Zone, the lands indicated as RU(H)-259 on Schedule "A" may also be used for recreational uses and a destination motel and uses, buildings and structures accessory thereto.

RU-307(H) (119-2002) Dominion Road, north side, at Stonemill Road (Formerly ER-307)

These lands are zoned "Rural Holding RU-307(H) Zone" and all of the provisions that relate to lands zoned "Rural RU Zone" by this By-law shall apply to those lands zoned "Rural Holding RU-307(H) Zone" on Schedule A. Once the Holding has been removed, after the owners have entered into a site plan agreement with the Town, these lands

shall comply with all of the provisions that relate to lands zoned "Rural RU Zone" except:

- a) Notwithstanding the permitted uses in Subsection 8.2, these lands may also be used for one residential building containing not more than 3 dwelling units, and uses, buildings and structures accessory thereto.
- (b) Notwithstanding the provisions of Subsection 8.3, the lot frontage for these lands shall not be less than 52 metres and the lot area for these lands shall not be less than 18.1 hectares.

RU – 352 (192-05) 1407 Bertie Street

These lands are zoned Rural RU-352 Zone and all of the provisions of By-law 129-90 as amended that relate to lands zoned Rural RU Zone by this by-law shall apply to those lands zoned Rural RU-352 Zone on the attached Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Subsection 8.3 – Minimum Lot Frontage and Minimum Lot Area, the minimum lot frontage shall be not less than 50 metres and the minimum lot area shall not be less than 6629 square metres

RU – 353 (192-05) 1407 Bertie Street

These lands are zoned Rural RU-353 Zone and all of the provisions of By-law 129-90 as amended that relate to lands zoned Rural RU Zone by this by-law shall apply to those lands zoned Rural RU-353 Zone on the attached Schedule A subject to the following special provisions:

- (b) Notwithstanding the requirements of Subsection 8.3 – Minimum Lot Area, the minimum lot area shall not be less than 21401 square metres

RU-382 (188-07) 801 Buffalo Road, north of Nigh Road

These lands are zoned Rural RU -382 Zone and all of the provisions of By-law 129-90 as amended that relate to lands zoned Rural RU Zone by this bylaw shall apply to those lands zoned Rural RU –382 Zone on Schedule A subject to the following special provisions:

- (a) Notwithstanding the requirements of Subsection 8.3 the minimum lot frontage shall not be less than 20.1 metres and the minimum lot area shall not be less than 3.94 hectares.

RU-457 (104-11) 2434 Dominion Road

These lands are zoned Rural RU-457 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Rural RU Zone by this by-law shall apply to those lands zoned Rural RU-457 Zone on the attached Appendix 1 subject to the following special provisions:

- (a) The minimum lot frontage shall not be less than 58.03 metres.
- (b) The minimum lot area shall not be less than 2.0 acres.

RU-458 (104-11) 2434 Dominion Road

These lands are zoned Rural RU-458 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Rural RU Zone by this by-law shall apply to those lands zoned Rural RU-458 Zone on the attached Appendix 1 subject to the following special provisions:

- (a) The minimum lot frontage shall not be less than 60.08 metres.
- (b) The minimum lot area shall not be less than 2.0 acres.

RU-459 (104-11) 2434 Dominion Road

These lands are zoned Rural RU-459 Zone, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned Rural RU Zone by this by-law shall apply to those lands zoned Rural RU-459 Zone on the attached Appendix 1 subject to the following special provisions:

- (a) The minimum lot frontage shall not be less than 75.36 metres.

RU-494 (19-2014) 3265 Nigh Road

These lands are zoned “Rural (RU) Zone RU-494 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural (RU) Zone” by this by-law shall apply to those lands zoned “Rural (RU-494) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the regulations of “Section 8.3 Regulations Except for Farm Product Markets,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:
 - i) Minimum lot area – 1 hectare

RU-495(H) (19-2014) South Side of Nigh Road, east of Burleigh Road North

These lands are zoned “Rural (RU) Zone RU-495 (H) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural (RU) Zone” by this by-law shall apply to those lands zoned “Rural (RU-495 (H)) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the regulations of “Section 8.3 Regulations Except for Farm Product Markets,” the lands shown as Part 2 on Appendix “1” shall be subject to the following special provisions:

- i) Minimum lot area –1 hectare

RU-496(H) (19-2014) East side of Burleigh Road North, south of Nigh Road

These lands are zoned “Rural (RU) Zone RU-496 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural (RU) Zone” by this by-law shall apply to those lands zoned “Rural (RU-494) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the regulations of “Section 8.3 Regulations Except for Farm Product Markets,” the lands shown as Part 3 on Appendix “1” shall be subject to the following special provisions:

- i) Minimum lot area –15.3 hectares”

RU-510 (115-2014) 2335 Pettit Road

These lands are zoned “Rural (RU) Zone RU-510 Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural (RU) Zone” by this by-law shall apply to those lands zoned “Rural (RU-510) Zone” on the attached Appendix “1” and shall be subject to the following special provisions:

- a) Notwithstanding the regulations of “Section 8.3 Regulations Except for Farm Product Market,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:

- i) Minimum lot area – 1.28 hectares
- ii) Minimum front yard – 11.3 metres for dwelling

- b) Notwithstanding the regulations of “Section 8.5 Regulations for Buildings Accessory to Dwellings,” the lands shown as Part 1 on Appendix “1” shall be subject to the following special provisions:

- i) Minimum front yard – 8.3 metres

RU-566 (132-2016) 5045 Michener Road

These lands are zoned “Rural (RU-566) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural (RU) Zone” by this by-law shall apply to those lands zoned “Rural (RU-566) Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- i) Minimum lot frontage – 70 metres
- ii) Minimum lot area – 4.7 hectares

RU-567 (132-2016) South side of Michener Road, east of Mathews Road South

These lands are zoned “Rural (RU-567) Zone”, and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned “Rural (RU) Zone” by this by-law shall apply to those lands zoned “Rural (RU-567) Zone” on the attached Appendix “1” and shall be subject to the following provisions:

- a) Notwithstanding the list of Permitted Uses in Section 8.2, the lands shown on Appendix “1” may only be used for the following:
 - Single detached dwelling on tertiary sewage treatment system
 - Accessory apartment
 - Home occupations
 - Agricultural uses
 - Agriculturally related uses

- b) Notwithstanding the zone Regulations for Dwellings in Section 8.3, the following provisions shall apply:
 - i) Minimum lot frontage – 60 metres
 - ii) Minimum lot area – 1.4 hectares
 - iii) Minimum westerly interior side yard setback to accessory building – 3.0 metres
 - iv) Minimum easterly interior side yard setback to accessory building – 18.9 metres
 - v) Minimum rear yard setback to accessory building – 3.0 metres