

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
- (b) Parks, conservation clubs
- (c) Veterinary establishments and kennels.
- (d) One single detached dwelling on one lot, and one accessory apartment dwelling.
- (e) Home occupations.
- (f) Uses, buildings and structures accessory thereto.
- (g) Pet Day Care Establishments

8.3 REGULATIONS EXCEPT FOR FARM PRODUCE OUTLETS

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| Minimum Lot Frontage | 95 metres |
| Minimum Lot Area | 6 ha |
| Maximum Lot Coverage | 10 percent |
| Minimum Front Yard | (i) 15 metres for dwellings and buildings accessory thereto. (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 | 2-1/2 storeys |
| 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

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| Maximum Lot Coverage | 2% per building, provided the total lot coverage of all accessory buildings on the lot does not exceed 10% |
| 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 | 1 storey |
| Minimum Distance from Dwelling | 3m |

8.6 REGULATIONS FOR FARM PRODUCE OUTLETS

The provisions of Subsection 8.3 relating to dwellings shall apply except the maximum floor area shall be 55 sq. m

8.7 REGULATIONS FOR GREENHOUSES

The provisions of Subsection 7.8 shall apply.

8.8 REGULATIONS FOR KENNELS AND VETERINARY ESTABLISHMENTS

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| 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 | 1 storey |
| Minimum Distance from a Dwelling on an Adjacent Lot | 150m |

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-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

Nothing shall prevent the continued use of the lands indicated as RU-86 on Schedule "A" 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:

- (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

These lands are zoned "Rural RU-156 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-156 Zone" on Schedule A except:

- (a) that notwithstanding the requirements of Subsection 8.3, the minimum lot frontage shall not be less than 38.86 metres, and;
- (b) that notwithstanding the requirements of Subsection 8.3, the minimum lot area shall not be less than .44 hectares.

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-219 (158-07) Burleigh Road N, west side, north of Dominion Road

These lands are zoned “Rural RU-219 Zone” and all of the provisions of By-law 129-90 as amended that relate to land zoned “Rural RU Zone” shall apply to those lands zoned “Rural RU-219 Zone” except that the property may also be used for a nursery/garden centre. (applies ONLY to Part 2 Plan 59R-13243)

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 – 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.