

**SECTION 28 - RURAL (RU) ZONE**

**28.1 PERMITTED RESIDENTIAL USES**

- (500-2007-0017) - dwelling legally existing prior to September 10, 2008.
- single family dwelling
- (500-2004-0013) - temporary accommodations for seasonal farm workers

**28.2 PERMITTED NON-RESIDENTIAL USES**

- aerodrome (private)
  - agricultural/aquacultural, conservation or forestry use, excluding mushroom farms and Adventure Games provided that such forestry or agricultural use does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity
  - bed and breakfast residence
  - clinic, veterinary (animal hospital)
  - day care, private home
  - day nursery within a church
  - farm produce storage area
  - home industry
  - home occupation
  - kennel
  - tourist information centre
  - accessory buildings, structures and uses to any permitted use
- (500-2007-0017) Notwithstanding the permitted non-residential uses listed above, a cemetery, church, and police station shall be permitted uses on lands zoned Rural (RU) and designated 'Rural' in the Sutton Secondary Plan Area or the Pefferlaw Secondary Plan Area.

Furthermore, notwithstanding the permitted non-residential uses listed above, any cemetery, church, parking lot for school buses and commercial vehicles, police station, and bus or truck terminal legally existing prior to September 10, 2007 shall be a permitted use

**SECTION 28 - RURAL (RU) ZONE (cont.)**

**28.3                    ZONE REQUIREMENTS - RESIDENTIAL USES**

In accordance with the provisions of Section 6 hereof for a Rural Zone.

**28.3.1                ZONE REQUIREMENTS - TEMPORARY ACCOMMODATIONS FOR  
(500-2004-0013) SEASONAL FARM WORKERS**

No person shall use any land or erect, alter or use any building or structure for the purpose of temporary accommodations for seasonal farm workers, as defined in this by-law, except in accordance with the following provisions:

- a) Minimum Lot Area
  - i) 20 hectares if no single detached dwelling exists on the lot;
  - ii) 10 hectares if a single detached dwelling exists on the lot.
- b) Temporary accommodations for seasonal farm workers shall:
  - i) use the same entrance to the street as a principal residence;
  - ii) be separated from the principal dwelling by a minimum of 30 metres;
  - iii) comply with Sections 6.1 c, d, e, f, i, j and l hereof.
- c) Temporary accommodations for seasonal farm workers shall only be used between the first day of April and the last day of November per calendar year. Notwithstanding these provisions, a maximum of 2 farm workers may be housed within the temporary accommodations between the first day of December and the last day of March.
- d) Temporary accommodations for a maximum of 40 seasonal farm workers is permitted on the lot at any given time if no other single detached

**SECTION 28 - RURAL (RU) ZONE (cont.)**

dwelling exists on the lot. If the lot contains an existing single detached dwelling, temporary accommodations for a maximum of 30 seasonal farm workers is permitted on the lot at any given time.

- e) A minimum floor area of 3.72 sq. m. shall be provided for each seasonal farm worker in every room used for sleeping purposes.
- f) Temporary accommodations for seasonal farm workers will be subject to obtaining a building permit, which will ensure that all accommodations conform to the Ontario Building Code and all applicable laws.

**28.4**  
(2015-0057)

**ZONE REQUIREMENTS - NON-RESIDENTIAL USES**

- (a) **LOT FRONTAGE (MINIMUM)** 60 metres
- (b) **LOT AREA (MINIMUM)** 8 000 sq metres
- (c) **FRONT YARD (MINIMUM)** 15 metres
  - provided that a portable seasonal farm produce sales outlet is permitted in the front yard during the season of its produce.
- (d) **EXTERIOR SIDE YARD (MINIMUM)** 15 metres
  - provided that a portable seasonal farm produce sales outlet is permitted in the exterior side yard during the season of its produce.
- (e) **REAR YARD (MINIMUM)** 9 metres
- (f) **INTERIOR SIDE YARD (MINIMUM)** 9 metres
- (g) **EXCEPTIONS TO NON-RESIDENTIAL PROVISIONS**
  - notwithstanding Sections 28.4 (a) to (f) inclusive, a bed and breakfast residence, a private home day care, and a home occupation shall be subject to the same

**SECTION 28 - RURAL (RU) ZONE (cont.)**

lot frontage, lot area, and yard provisions as the dwelling in which the use is located.

**(h) LIVESTOCK OPERATION SETBACK**

No livestock building or manure storage facility shall be located closer than the distances as follows:

- i) Distance from the Front or Exterior side lot line 30 metres
- ii) Distance from the Interior side or Rear lot line 15 metres
- iii) Distance from an area zoned Residential, Institutional, Transitional or Open Space 120 metres
- iv) Distance from an area zoned Commercial or Industrial 'M1' or 'M2' 60 metres
- v) Distance from any neighbouring residence or church 60 metres

**(i) SETBACK OF CHURCHES FROM LIVESTOCK OPERATIONS**

In an 'RU' Zone any new church shall be located a minimum distance of 60 metres from any livestock building or manure storage facility.

**(j) OPEN STORAGE OF SCHOOL BUSES OR COMMERCIAL VEHICLES**

Minimum distance from the Front or Exterior side lot line 30 metres

- provided that in no case shall such vehicles be stored closer to the street than the rear limit of any residential building on the lot.

**SECTION 28 - RURAL (RU) ZONE (cont.)**

Minimum distance from the Interior Side or Rear lot line 15 metres

**(k) AERODROME**

No person shall use any land or erect, alter or use any building or structure for the purpose of an aerodrome as defined in this by-law, except in accordance with the following provisions:

- i) no lot having less area than 20 hectares shall be used for a private aerodrome;
- ii) no person shall maintain or store more than two aircraft on any lot;
- iii) one accessory building for the purpose of parking or storing an aircraft shall be permitted on a lot, but shall be located not less than 3 metres from any building used for residential purposes;
- iv) no runway, hanger, or parking/storage of aircraft shall be located closer than 180 metres to any residential dwelling located on an adjacent lot, nor 100 metres to any lot line; and,
- v) no person shall use any land or erect, alter or use any building or structure for the purposes of facilitating or permitting the arrival, departure, movement, servicing or storage of ultra-light aircraft.

**ACCESSORY BUILDINGS, STRUCTURES, USES, PARKING, PLANNED WIDTH OF STREET ALLOWANCE AND ALL OTHER GENERAL PROVISIONS**

In accordance with the provisions of Section 5 hereof.





**SECTION 28 - RURAL (RU) ZONE (cont.)**

the other provisions of this by-law:

- the stripping of logs and pre-assembly of homes and open storage of materials shall not take place within 150 metres of Woodbine Avenue.

**28.5.10** **'RU-11' DELETED BY BY-LAW 2013-0109**

**28.5.11** **PART LOT 8, CONCESSION 1 (G);** **'RU-12'**  
**(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-12' in Schedule 'A' hereto.

**28.5.12** **PART LOT 5, CONCESSION 3 (G);** **'RU-13'**  
**(Map 1)**

In the area shown in heavy outline and designated 'RU-13' in Schedule 'A' hereto, the minimum side yard for a frame barn shall be 4.5 metres.

**28.5.13** **PART LOT 9, CONCESSION 6 (NG);** **'RU-14'**  
**(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-14' in Schedule 'A' hereto.

**28.5.14** **PART LOT 15, CONCESSION 7 (NG);** **'RU-15'**  
**(Map 1)**

In the area shown in heavy outline and designated 'RU-15' in Schedule 'A' hereto, the minimum side yard for an existing single family dwelling shall be 1.55 metres.

**28.5.15** **PART LOT 3, CONCESSION 5 (NG);** **'RU-17'**  
**(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-17' in Schedule





**SECTION 28 - RURAL (RU) ZONE (cont.)**

(b), (c), (e), and (f), 28.1, 28.2, 28.4 (a), (b), (c), (e), (f) and (g), in the area shown in heavy outline and designated 'RU-22' on Schedule 'A' hereto, the following provisions shall apply:

**PERMITTED RESIDENTIAL USES**

- single family dwelling
- existing dwelling

**PERMITTED NON-RESIDENTIAL USES**

- agricultural/aquacultural or conservation use, excluding mushroom farms
- firewood sales area
- home industry having a maximum floor area of 80 sq metres
- home occupation
- kennel
- accessory buildings, structures and uses to any permitted use

**ZONE REQUIREMENTS - RESIDENTIAL USES**

|                              |                       |
|------------------------------|-----------------------|
| LOT FRONTAGE (MINIMUM)       | Existing Lot Frontage |
| LOT AREA (MINIMUM)           | Existing Lot Area     |
| FRONT YARD (MINIMUM)         | 75 metres             |
| REAR YARD (MINIMUM)          | 10 metres             |
| INTERIOR SIDE YARD (MINIMUM) | 10 metres             |

**ZONE REQUIREMENTS - NON-RESIDENTIAL USES**

|  |                       |
|--|-----------------------|
| LOT FRONTAGE (MINIMUM)   | Existing Lot Frontage |
| LOT AREA (MINIMUM)   | Existing Lot Area     |
| LOCATION - Interior Side Yard or Rear Yard, with the exception of a firewood sales area which may be located in the front yard, provided such use is completely screened from a public street. |                       |
| INTERIOR SIDE YARD (MINIMUM)   | 10 metres             |

**SECTION 28 - RURAL (RU) ZONE (cont.)**

DISTANCE FROM ANY NEIGHBOURING  
RESIDENCE 60 metres

**ZONE REQUIREMENTS - ACCESSORY USES**

LOCATION - In accordance with the minimum setbacks  
for residential uses.

**28.5.21 PART LOT 9, CONCESSION 9 (NG); 'RU-23'  
(Map 1)**

In the area shown in heavy outline and designated  
'RU-23' in Schedule 'A' hereto, the minimum side  
yard for a single family dwelling shall be 3  
metres.

**28.5.22 PART LOT 16, CONCESSION 4 (NG); 'RU-24'  
(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single  
family dwelling may be erected on land shown in  
heavy outline and designated 'RU-24' in Schedule  
'A' hereto.

**28.5.23 PART LOT 23, CONCESSION 7 (NG); 'RU-25'  
(Map 7)**

Notwithstanding Sections 6.1 (a) and (b), a single  
family dwelling may be erected on land shown in  
heavy outline and designated 'RU-25' in Schedule  
'A' hereto.

**28.5.24 PART OF LOTS 18, 19 AND 20, 'RU-26'  
(500-95-025) CONCESSION 6 (G); (Map 1)**

Notwithstanding Sections 5.41, 6.1 (a), (b), (c),  
(d), (e) and (f), 28.4 (a), (b), (c), (d), (e), (f)  
and (g), those lots shown in heavy outline and  
designated 'RU-26' in Schedule 'A' hereto are  
subject to the following:

**ZONE REQUIREMENTS - RESIDENTIAL AND NON-RESIDENTIAL  
USES**

LOT FRONTAGE (MINIMUM) Existing Lot Frontage

**SECTION 28 - RURAL (RU) ZONE (cont.)**

| LOT AREA (MINIMUM)                          | Existing Lot Area |
|---|-------------------|
| FRONT YARD AND EXTERIOR SIDE YARD (MINIMUM) |                   |
| Lots fronting on Highway 48                 | 150 metres        |
| Lots fronting on Weir's Sideroad            | 50 metres         |
| REAR YARD (MINIMUM)                         | 15 metres         |
| INTERIOR SIDE YARD (MINIMUM)                | 15 metres         |

Notwithstanding Section 28.4 (h), no livestock building or manure storage facility shall be located closer than the distances as follows:

Distance from the Front or Exterior Side Lot Line

- Lots fronting on Highway 48 150 metres
- Lots fronting on Weir's Sideroad 50 metres

Notwithstanding Section 28.4 (j), the open storage of school buses or commercial vehicles shall be a minimum distance from the Front or Exterior Side Lot Line as follows:

- Lots fronting on Highway 48 150 metres
- Lots fronting on Weir's Sideroad 50 metres

**28.5.25 PART LOT 20, CONCESSION 7 (G), 'RU-27'**  
**PART 2, DEPOSITED PLAN 65R-3128; (Map 9)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-27' in Schedule 'A' hereto.

**28.5.26 PART LOT 20, CONCESSION 7 (G), 'RU-28'**  
**PART 4, DEPOSITED PLAN 65R-3128; (Map 9)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-28' in Schedule 'A' hereto.

































































**SECTION 28 - RURAL (RU) ZONE (cont.)**

heavy outline and designated 'RU-176' on Schedule 'A' attached hereto.

Further, notwithstanding Section 6.1 (c), the following provision shall apply:

**ZONE REQUIREMENTS - RESIDENTIAL AND NON-RESIDENTIAL USES**

FRONT YARD (MINIMUM) 48 metres

**28.5.156** **PART OF LOT 24, CONCESSION 7 (G)** **'RU-177'**  
(500-98-032) **(Map 9)**

Notwithstanding Sections 6.1 (a), (b) and Section 5.13, a single family dwelling may be erected on land shown in heavy outline and designated 'RU-177' on Schedule 'A' attached hereto.

Notwithstanding Section 5.4, the minimum setback from the Canadian National Railway to a single family dwelling shall be 200 metres.

Notwithstanding Section 28.2 **PERMITTED NON-RESIDENTIAL USES**, in the area designated 'RU-177' in Schedule 'A' hereto, only the following uses shall be permitted:

- agricultural/aquacultural, conservation or forestry use, excluding mushroom farms and Adventure Games provided that such forestry or agricultural uses does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity
- bed and breakfast residence
- day care, private home
- farm produce storage area
- home occupation
- kennel
- accessory buildings, structures and uses to any permitted use

Furthermore, the minimum setback for any permitted





















**SECTION 28 - RURAL (RU) ZONE (cont.)**

- accessory buildings, structures and uses to any permitted use.

For the purposes of this by-law, "Naturopathic Health and Retreat Centre" shall be defined as:

"A commercial operation for the purposes of providing health services and teaching at the physical, emotional and spiritual levels either on a individual or group basis. Services may include providing accommodation may include providing accommodation not to exceed three months and food for those attending sessions only."

Notwithstanding Section 6.1 (f), the northerly interior side yard setback for the dwelling shall be 5 metres. Further, the placement of additional windows within the north wall of the dwelling shall not be permitted.

Notwithstanding Section 5.28 (b) and 5.28 (h), 10 parking spaces shall be required for the existing Naturopathic Health and Retreat Centre and all parking areas shall be located a minimum of 10 metres from the northerly interior side lot line. Further, notwithstanding Section 5.28 (i), the existing driveway width of 3 metres for both ingress and egress traffic shall be permitted.

**28.5.182** **'RU-204' DELETED BY BY-LAW 500-2006-0011**

**28.5.183** **PART OF LOT 8, CONCESSION 7 (G)** **'RU-205'**  
(500-2004-0012) **S/S BLACK RIVER ROAD** **(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-205' in Schedule 'A', and further indicated in Schedule 'B-44' attached hereto.

Further, notwithstanding Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-205' in Schedule 'A', and further indicated in Schedule 'B-44' attached hereto, a single family dwelling, a bed and breakfast residence, a private home daycare,

**SECTION 28 - RURAL (RU) ZONE (cont.)**

a home occupation and accessory buildings, structures and uses to any permitted use, shall be the only permitted uses.

**28.5.184 PART OF LOT 5, CONCESSION 4 (NG) 'RU-206' 'RU-207'**  
(500-2004-0016) **(Map 1)**

Notwithstanding Sections 28.1 and 28.2, with respect to lands zoned 'RU-206' in Schedule 'A' hereto, only the following uses shall be permitted:

- agricultural/aquacultural, conservation or forestry use, excluding mushroom farms and Adventure Games, provided that such forestry or agricultural use does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity
- church
- day nursery within a church
- a single family dwelling accessory to a church
- accessory buildings, structures and uses to any permitted use

Notwithstanding Sections 28.1 and 28.2, with respect to lands zoned 'RU-207' in Schedule 'A' hereto, only the following uses shall be permitted:

- agricultural/aquacultural, conservation or forestry use, excluding mushroom farms and Adventure Games, provided that such forestry or agricultural use does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity
- accessory buildings, structures and uses to any permitted use
- accessory buildings, structures and uses to a

**SECTION 28 - RURAL (RU) ZONE (cont.)**

church located within the 'RU-206' zone with the exception that a parking lot accessory to a church shall not be permitted.

Further, notwithstanding Sections 28.4 (e) and (f), 6.1 (e), and 5.28 (b) and (h), the following provisions shall apply to those lands zoned 'RU-206':

- i. A church shall have an easterly rear yard (minimum) of 100 metres and a minimum setback of 25 metres from any portion of the northerly boundary of the 'RU-206' zone that abuts a neighbouring property.
- ii. A dwelling accessory to a church shall have an easterly rear yard (minimum) of 45 metres.
- iii. Parking spaces for a church shall be provided for on the basis of 1 parking space for every 3 persons based on the maximum occupancy load of the church sanctuary as per the Ontario Building Code.
- iv. Parking accessory to the church shall only be permitted in the rear or southerly interior side yard of the church.

Furthermore, notwithstanding Section 28.4 (f), all buildings and structures located within the 'RU-207' zone, which are not accessory to a church, shall have a northerly interior side yard (minimum) of 75 metres.

**28.5.185**  
(500-2005-0002)

**PART OF LOT 8, CONCESSION 1 (G)**

**'RU-208'**  
**(Map 1)**

Notwithstanding Section 28.1 and 28.2, with respect to lands zoned 'RU-208' in Schedule 'A' hereto, only the following uses shall be permitted:

- single family dwelling<sup>1</sup>
- agricultural/aquacultural, conservation or forestry use, excluding mushroom farms and Adventure Games, provided that such forestry or

**SECTION 28 - RURAL (RU) ZONE (cont.)**

agricultural use does not include any recreational or athletic activity for which a membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity

- bed and breakfast residence
- daycare, private home
- farm produce storage area
- home industry
- home occupation
- kennel
- accessory buildings, structures and uses to any permitted use<sup>1</sup>

1. A single family dwelling and accessory buildings and structures to a single family dwelling shall not be permitted within that area of the lot as illustrated on Schedule 'B-45' to Zoning By-law 500.

Furthermore, notwithstanding Sections 6.1 (a) and 6.1 (b) a single family dwelling may be erected on land designated 'RU-208'.

**28.5.186**  
(500-2005-0003)

**PART OF LOT 14, CONCESSION 7 (NG)**

**'RU-209'**  
**(Map 1)**

Notwithstanding Section 28.2, a bed and breakfast residence, a home occupation and a private home day care and accessory buildings, structures and uses, shall be the only permitted uses within the area designated 'RU-209' on Schedule 'A' attached hereto. And furthermore, all buildings and structures shall be located within the area indicated on Schedule 'B-46' attached hereto.

Furthermore, notwithstanding Section 6.1(f), the minimum interior side yard setbacks for the









**SECTION 28 - RURAL (RU) ZONE (cont.)**

of one dwelling unit on said lands shall only be permitted.

Furthermore, notwithstanding any other provisions in this By-law to the contrary, in conjunction with the operation of a recycling facility - motor vehicles use, a chain link or post and wire farm fence having a minimum height of 1.2 metres shall be erected and maintained in place across the entire westerly perimeter of the 'RU-216' zone.

**28.5.193**                      **PART OF LOT 18, CONCESSION 9 (NG)**                      **'RU-217'**  
(500-2008-0003) **N/S BASELINE ROAD**    **(Map 6)**

Notwithstanding Sections 28.1 and 28.2, on lands shown in heavy outline and designated 'RU-217' in Schedule 'A' attached hereto, only the following non-residential uses shall be permitted:

- storm water management facility
- sanitary sewage pumping station
- public utilities
- accessory buildings, structures and uses to any permitted use

**28.5.194**                      **PART OF LOT 5, CONCESSION 4 (G)**                      **'RU-218'**  
(500-2009-0004)    **(Map 1)**  
(500-2009-0005)

Notwithstanding Sections 28.1 and any other Section herein, one accessory apartment shall be permitted within a single detached dwelling on land shown in heavy outline and designated 'RU-218' in Schedule 'A' attached hereto. The floor area of the accessory apartment shall not exceed the lesser of 148.64 square metres (1600 square feet) or 40% of the total residential floor area and a minimum of two parking spaces shall be provided for the accessory apartment.

Further, notwithstanding Section 2.83, on land shown in heavy outline and designated 'RU-218' in Schedule 'A' attached hereto, "*floor area, residential*" shall be defined as "means the total floor area of a dwelling unit including a maximum of 25 percent of the basement or cellar area, provided that such area









SECTION 28 - RURAL (RU) ZONE (cont.)

Notwithstanding Section 28.2, a Wildlife Rehabilitation Centre, as defined herein, shall be a permitted non-residential use on lands designated 'RU-228' on Schedule 'A'. Said use shall only be permitted should a current registered property owner be an authorized wildlife custodian, as approved by the Ministry of Natural Resources. Furthermore, the rehabilitation of the following categories of wildlife, as defined by the Ministry of Natural Resources custodian authorization, shall not be permitted:

- Raccoons;
- Large Carnivores, save and except the Virginia Opossum; and,
- Black Bears.

Save and except for the receiving and assessment of all skunks and the housing of immature (i.e. baby) skunks in the intake office/nursery, enclosures for skunks shall maintain the following minimum setbacks:

- 120 metres from the closest north lot line; and,
- 15 metres from the east, west and south lot lines.

Notwithstanding Sections 5.28 (a), (b) and (i), the following standards shall apply:

RESIDENTIAL USE PARKING

- Minimum of 2 parking spaces shall be provided;
- Minimum parking space size shall be 2.7 metres by 5.7 metres; and,
- Parking spaces for the residential use shall be permitted in tandem with parking spaces for the Wildlife Rehabilitation Centre employees.

WILDLIFE REHABILITATION CENTRE EMPLOYEES PARKING

- Minimum of 4 parking spaces shall be provided;
- Minimum parking space size shall be 2.7 metres by 5.7 metres; and,
- Parking spaces for the Wildlife Rehabilitation





**SECTION 28 - RURAL (RU) ZONE (cont.)**

**28.5.206**  
(2014-0097)

**PART OF LOT 11, CONCESSION 6 (G)**  
**27989 HIGHWAY 48**

**'RU-230'**  
**(Map 1)**

Notwithstanding the definition of agricultural/aquacultural use as set out in Section 2.210, on land shown in heavy outline and designated 'RU-230' in Schedule 'A' hereto, the sale of agricultural products grown or produced offsite, value-added products, and products which directly support the growing of vegetables, fruits and trees, such as soils, mulch, bagged fertilizer, straw and planting pots is permitted. For the purpose of this Section, "value-added products" are defined as *any product containing agricultural products created through a process of changing or transforming the agricultural products from their original state, for purposes of achieving additional revenues. Examples of value-added products include pies, pickled goods, preserves, jams, jellies, and similar such products, but does not include non-consumable products.*

Further, the only area permitted for the storage and sales of the above-noted products shall be limited to the existing size and location of the sales booth, small storage building, greenhouse, area of flower sales mulch and soil, and a cold storage facility not exceeding 12 square metres within the large storage building, as shown in Schedule 'B-72'. The mobile produce sales wagon as shown in Schedule 'B-72' shall not be permitted to expand, but shall be permitted to be mobile on the property.

Furthermore, parking for the above noted storage and sales uses shall be provided in the area shown as the existing gravel driveway/parking area in Schedule 'B-72'. This gravel driveway/parking area shall be maintained and shall be kept free and clear of any products and/or buildings and/or structures.



**SECTION 28 - RURAL (RU) ZONE (cont.)**

- e) Rear Yard Setback (Minimum) 310 metres
- f) West Interior Side Yard (Minimum) 25 metres
- g) East Interior Side Yard (Minimum) 25 metres
- h) Number of Parking Spaces (Minimum) 1

And further, the 'Garden Suite' may not include a basement or cellar.

Pursuant to Section 39 of the Planning Act, this section of the By-law, being 28.5.209 shall remain in full force and effect for the period between July 13, 2016 and July 13, 2036, subject to:

- a) The owners shall enter into an agreement with the Town of Georgina, agreeing to satisfy all terms and conditions of the agreement including but not limited to the cost of registering the agreement on title, securities to guarantee removal of the garden suite at the expiration of the By-law and specifying the intended occupants of the 'Garden Suite'.
- b) In the event that the ownership of the subject property changes, the by-law is no longer in force and effect.

**28.5.210**                      **PART OF LOT 19, CONCESSION 4 (G)**                      **'RU-234'**  
(500-2016-0004) **S/S OLD HOMESTEAD ROAD**    **(Map 1)**

Notwithstanding Sections 6.1 (b), a single family dwelling may be erected on land shown designated 'RU-234' in Schedule 'A', and further delineated on Schedule 'B-79' attached hereto.

**28.5.211**                      **PART OF LOT 11, CONCESSION 3 (G)**                      **'RU-235'**  
(500-2017-0001) **7729 SMITH BOULEVARD**    **(Map 1)**

Notwithstanding the requirements of Sections 6.1(a) and 6.1(b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-235' in Schedule 'A', and further indicated in Schedule 'B-80', attached hereto.

Further, notwithstanding the requirements of Section 6.1(f), the minimum interior side yard for a single family dwelling shall be 6.0 metres.

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**28.5.212**                      **PART OF LOT 11, CONCESSION 3 (G)**                      **'RU-236'**  
(500-2017-0007)      **7721 SMITH BOULEVARD**    **(Map 1)**

- a) Notwithstanding the requirements of Sections 6.1(a) and 6.1(b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-236' in Schedule 'A' attached hereto, and further indicated in Schedule 'B-81'.
- b) Further, notwithstanding the requirements of Section 6.1(f), the minimum interior side yard setback for a single family dwelling shall be 3.0 metres.

**28.5.213**                      **PART LOT 5, CONCESSION 4 (NG)**                      **'RU-237'**  
(500-2017-0008)      **2449 GLENWOODS AVENUE**    **(Map 1)**

On lands shown in heavy outline and designated 'RU-237' on Schedule 'A' attached hereto, and further indicated on Schedule 'B-82', the following provisions shall apply:

- a) Notwithstanding Section 28.2, a motor vehicle sales and/or rental establishment - commercial and recreational vehicles, including external open display shall be permitted.
- b) Notwithstanding Section 2.137, in the area designated 'RU-237', a motor vehicle sales and/or rental establishment - commercial and recreational vehicles, shall be defined as "means a premises used for the sale of recreational vehicles, including display and minor mechanical repairs".
- c) Notwithstanding Section 5.28(b), in the area designated 'RU-237', the minimum number of parking spaces shall be four(4) where a motor vehicle sales and/or rental establishment - commercial and recreational vehicles is established.
- d) That there shall be no installation of a lit sign and/or commercial lighting on the subject lands. An unlit sign is permitted in

**SECTION 28 - RURAL (RU) ZONE (cont.)**

accordance with the Town's Sign By-law.

Pursuant to Section 39 of the Planning Act, this By-law shall remain in full force and effect until September 20, 2020, subject to:

- a) The owners shall enter into an agreement with the Town of Georgina, agreeing to satisfy all terms and conditions of the agreement including but not limited to the cost of registering the agreement on title.

**28.5.214**                      **PART OF LOT 15, CONCESSION 4 (NG)**                      **'RU-238'**  
(500-2018-0001)              **2563 OLD HOMESTEAD ROAD**    **(Map 1)**

1. Permitted Uses

Further to the permitted uses as set out in the Rural (RU) zone, the following shall be additional uses permitted on the subject lands:

- i. The sale of flowers, trees, and shrubs grown or produced off-site.
- ii. The sale of products grown or produced off-site which directly support the growth of flowers, vegetables and trees such as mulch, top soil, potting soil, triple mix, peat moss and bagged fertilizer.

2. Regulations

- i. The only area permitted for the storage of the goods and materials associated with the additional permitted uses shall be limited to 50% of the area within Greenhouse 2 and the area immediately north of Greenhouse 7, as shown on Schedule 'B-84' attached.
- ii. The sale of the goods and materials associated with the additional permitted uses is not permitted within Greenhouses 2 to 7 or building 8, as shown on



**SECTION 28 - RURAL (RU) ZONE (cont.)**

- trailers (enclosed and boat), recreational vehicles, motor homes, and campers.
- ii. Sale of parts, oils, and accessories for boats, personal watercrafts, snowmobiles, trailers (enclosed and boat), recreational vehicles, motor homes, and campers.
  - iii. A U-Haul Business, inclusive of open storage of moving equipment, trucks and trailers.
  - iv. Outdoor storage of commercial vehicles.
- b) The following provisions shall apply to the additional Temporary Uses identified in Section 28.5.217(a):
- i. Notwithstanding any provision to the contrary, the additional Temporary Uses as identified on Schedule 'B-87' shall have a minimum setback of 0.3 metres from the interior side lot lines. Further, the total number of leisure vehicles stored on the lot may exceed 6.
  - ii. All storage areas including access aisles may be grassed or gravel surfaced. Driveways and parking areas associated with the permitted uses may have a grassed, or gravel surface and shall only be provided in the areas as shown on Schedule 'B-87'. These grassed/gravel driveways, parking and storage areas shall be maintained.
  - iii. All other provisions of Zoning By-law No. 500, as amended, and not inconsistent with Section 28.5.217, shall continue to apply to the portion of lands zoned 'RU-241'.
- c) Upon the expiry of this Temporary Use By-law, the original RU and RU-79 zones will be restored on the subject lands, inclusive of





**SECTION 28 - RURAL (RU) ZONE (cont.)**

lot line.

- v. Notwithstanding the provisions of Section 5.28(b) or any other provisions of this By-law to the contrary, the minimum number of parking spaces required for an on-farm diversified use shall be 22 spaces, and the driveway/parking area for said parking spaces may be gravel. This gravel driveway/parking area shall be maintained.

**28.5.219**                      **PART LOT 5, CONCESSION 3 (G)**                      **'RU-243(H)'**  
(500-2018-0019)      **S/S SMITH BOULEVARD**    **(Map 1)**

Notwithstanding Sections 6.1(a) and 6.1(b), a single family dwelling may be erected on lands shown in heavy outline and designated "RU-243(H)" on Schedule 'A' attached.

Further, notwithstanding any other provision to the contrary, while the '(H)' Holding symbol is in place on lands shown in heavy outline and designated 'RU-243(H)' on Schedule 'A' attached, no building or structures shall be permitted to be erected. Pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, as amended, Council shall enact a by-law to remove the '(H)' Holding symbol from all or part of said lands under the following circumstances:

- i. Written confirmation from the Town's Recreation and Culture Department that tree compensation for the development of the property has been addressed in accordance with the Town's Tree Preservation and Compensation Policy.

Upon removal of the '(H)' Holding symbol from all or part of the lands shown in heavy outline and designated 'RU-243(H)' on Schedule 'A' attached, the provisions applicable to said lands shall be in accordance with Zoning By-law 500, as amended.

