

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

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

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 lot frontage, lot area, and yard provisions as the dwelling in

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

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.

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

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

(k) REQUIREMENTS FOR KENNELS

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

LOT AREA (MINIMUM)	2 hectares
LOT FRONTAGE (MINIMUM)	90 metres
YARDS (MINIMUM)	15 metres

- except, on a lot where an abutting lot or a lot across the street and opposite thereto contains a dwelling, then a kennel may not be erected within 120 metres of the said residence.

(l) 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

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

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.)

28.5 SPECIAL PROVISIONS

28.5.1 PART LOT 10, CONCESSION 5 (NG); 'RU-1'
(Map 1)

Notwithstanding the requirements of Section 28.2 hereof, the land which is designated 'RU-1' in Schedule 'A' hereto may be used for an Auction Barn (livestock exchange, furniture and household goods, a dance hall and uses accessory thereto), in addition to the other uses specified in said Section.

28.5.2 PART LOT 23, CONCESSION 4 (NG); 'RU-2'
(Map 1)

Notwithstanding the requirements of Section 28.4 (j), in respect to the land which is designated 'RU-2' in Schedule 'A' hereto, the minimum distance from the front lot line is reduced to 15 metres.

28.5.3 'RU-3' DELETED BY BY-LAW 500-2010-0002

28.5.4 PART LOT 23, CONCESSION 5 (G) AND 'RU-4'
LOTS 50, 51, 80, 81, 82 AND PART (Map 10)
LOT 83, PLAN 237;

In the area designated 'RU-4' in Schedule 'A' hereto, a children's boarding home under the Children's Boarding Homes Act with overnight accommodation for up to 10 persons shall be a permitted use as well as those shown in Section 28.1.

28.5.5 PART LOT 25, CONCESSION 6 (G); 'RU-5'
(Map 1)

Notwithstanding Sections 5.13, 6.1 (a) and (b), a single family may be erected on land shown in heavy outline and designated 'RU-5' on Schedule 'A' hereto.

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

**28.5.6 PART OF LOT 23, CONCESSION 5 (NG); 'RU-6'
(Map 1)**

Notwithstanding the requirements of Sections 6.1 (a) and (b) hereof, the land which is designated 'RU-6' and shown hatched in Schedule 'A' hereto may be used for an existing residential dwelling.

**28.5.7 PART LOT 22, CONCESSION 4 (G), 'RU-7'
PARTS 1, 3, 4, 6, 7, 8, 9 & 10, (Map 10)
DEPOSITED PLAN 65R-1817;**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-7' in Schedule 'A' hereto.

**28.5.8 PART LOT 2, CONCESSION 8 (NG); 'RU-8'
(Map 5)**

In the area designated 'RU-8' in Schedule 'A' hereto, a manufacturing and industrial plant, conducted and contained within a building and which is not considered obnoxious or hazardous shall be a permitted use as well as those shown in Section 28.2, provided that:

- (a) the building and the accessory parking, as required under Section 5.28, shall be restricted to the northerly 20 metres of the easterly 30 metres of the lot designated 'RU-8';
- (b) the storage of goods, materials, or machinery shall not be permitted other than in a wholly enclosed building; and,
- (c) the minimum yards in respect to any new building permitted under this subsection will be 3 metres.

**28.5.9 PART OF LOT 2, CONCESSION 3 (NG); 'RU-9'
(Map 1)**

In the area designated 'RU-9' in Schedule 'A' hereto, a manufacturing operation for log houses and

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

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

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)**

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

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
(500-95-025)

**PART OF LOTS 18, 19 AND 20,
CONCESSION 6 (G);**

**'RU-26'
(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
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:

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

- 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.

28.5.27 PART OF LOT 27, LOTS 28, 29 & 30, 'RU-30'
RANGE II AND PART OF LOT 27, LOTS 28, (Map 4)
29 & 30, RANGE III, TOWN PLOT OF KESWICK;

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-30' in Schedule 'A' hereto. Further, notwithstanding any other provision of this By-law, access to the lot will be permitted from Bouchier Street only.

28.5.28 PART LOTS 19 & 20, CONCESSION 6 (G); 'RU-31'
(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-31' in Schedule 'A' hereto.

Further, notwithstanding Sections 6.1 (c), (e) and (f), 28.4 (a), (b), (c), (e) and (f), the following provisions shall apply:

ZONE REQUIREMENTS - RESIDENTIAL AND NON-RESIDENTIAL USES

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

FRONT YARD (MINIMUM)	150 metres
REAR YARD (MINIMUM)	15 metres
INTERIOR SIDE YARD (MINIMUM)	15 metres

Further, notwithstanding Section 28.4 (h) (i), no livestock building or manure storage facility shall be located closer than 150 metres to the front lot line.

Notwithstanding Section 28.4 (j), the open storage of school buses or commercial vehicles shall be a minimum distance of 150 metres from the front lot line.

**28.5.29 PART OF LOT 5, CONCESSION 3 (G); 'RU-32'
(Map 1)**

Notwithstanding the minimum lot area requirement of Section 6.1 (k), two single family dwellings will be permitted on that lot shown in heavy outline and designated 'RU-32' in Schedule 'A' hereto.

**28.5.30 PART LOT 8, CONCESSION 1 (G); 'RU-33'
(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-33' in Schedule 'A' hereto.

**28.5.31 PART LOT 17, CONCESSION 2 (NG); 'RU-35'
(Map 3)**

Notwithstanding the requirements of Section 5.13, a single family dwelling will be permitted on each lot located within the area zoned 'RU-35' in Schedule 'A' hereto.

**28.5.32 PART LOT 6, CONCESSION 5 (NG); 'RU-36'
(Map 1)**

Notwithstanding the minimum lot area requirement of Section 6.1 (k), two single family dwellings will

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

shown in heavy outline and designated 'RU-56' in Schedule 'A' hereto, shall be deemed to be one lot. The provision in Section 5.41 with respect to consents shall not apply.

28.5.47 **PART OF LOT 1, CONCESSION 5 (NG), 'RU-57'**
PARTS 3 AND 4, DEPOSITED PLAN 65R-827; (Map 1)

For purposes of this by-law, those parcels of land shown in heavy outline and designated 'RU-57' in Schedule 'A' hereto, shall be deemed to be one lot. The provision in Section 5.41 with respect to consents shall not apply.

28.5.48 **PART OF LOT 22, CONCESSION 1 (G); 'RU-58'**
(Map 11)

Notwithstanding Sections 5.11 and 5.13, a single family dwelling may be constructed on land shown in heavy outline and designated 'RU-58' in Schedule 'A' hereto.

28.5.49 **PART LOT 18, CONCESSION 6 (G); 'RU-59'**
(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-59' in Schedule 'A' hereto.

Further, notwithstanding Sections 6.1 (c), (e) and (f), 28.4 (a), (b), (c), (e) and (f), the following provisions shall apply:

ZONE REQUIREMENTS - RESIDENTIAL AND NON-RESIDENTIAL USES

FRONT YARD (MINIMUM)	50 metres
REAR YARD (MINIMUM)	15 metres
INTERIOR SIDE YARD (MINIMUM)	15 metres

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

Further, notwithstanding any other provision herein to the contrary, buildings and structures shall maintain a minimum setback of 3 metres from any land designated 'OS-68'.

28.5.69 PART LOT 9, CONCESSION 7 (NG); 'RU-82'
(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-82' in Schedule 'A' hereto.

28.5.70 PART LOT 14, CONCESSION 3 (G); 'RU-83'
(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-83' in Schedule 'A' hereto. Further, a single family dwelling shall not be permitted within 30 metres of the Canadian National Railways property.

28.5.71 PART LOT 24, CONCESSION 5 (G); 'RU-84'
(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-84' in Schedule 'A' hereto.

28.5.72 PART LOT 6, CONCESSION 5 (G); 'RU-85'
(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-85' in Schedule 'A' hereto.

28.5.73 PART LOT 6, CONCESSION 5 (G); 'RU-86'
(Map 1)

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in

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

28.5.79 PART LOT 16, CONCESSION 8 (NG); 'RU-92'
(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-92' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (f), the minimum easterly interior side yard for a single family dwelling shall be established by the Ministry of Natural Resources.

28.5.80 PART OF LOTS 5 AND 6, CONCESSION 7 (G); 'RU-94'
(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-94' in Schedule 'A' hereto.

28.5.81 PART LOT 19, CONCESSION 3 (G); 'RU-96'
(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-96' in Schedule 'A' hereto. Further, notwithstanding Section 6.1(e), the minimum rear yard for a single family dwelling shall be 405 metres.

28.5.82 PART LOT 17, CONCESSION 7 (NG); 'RU-97'
(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-97' in Schedule 'A' hereto.

28.5.83 PART LOT 9, CONCESSION 7 (NG); 'RU-98'
(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-98' in Schedule 'A' hereto.

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

**28.5.89 PART LOT 14, CONCESSION 3 (G); 'RU-104'
(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-104' in Schedule 'A' hereto.

**28.5.90 PART LOT 6, CONCESSION 5 (G); 'RU-105'
(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-105' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (c), the minimum front yard for a single family dwelling shall be 45 metres.

**28.5.91 PART LOT 16, CONCESSION 3 (G); 'RU-106'
(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-106' in Schedule 'A' hereto. Further, no building or structure shall be permitted within 30 metres of the Canadian National Railways property.

**28.5.92 PART LOT 19, CONCESSION 3 (G); 'RU-107'
(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-107' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (e), the minimum rear yard for a single family dwelling shall be 405 metres.

**28.5.93 PART LOT 19, CONCESSION 3 (G); 'RU-108'
(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-108' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (e), the minimum rear yard for a single family

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

**28.5.124 PART OF LOTS 11 & 12, CONCESSION 4 (G); 'RU-145'
(Map 1)**

In addition to those uses permitted in Section 28.2, a mushroom farm operation shall be permitted within the area shown in heavy outline and designated as 'RU-145' in Schedule 'A' hereto.

Further, any barn or structure to be used for mushroom cultivation shall not be located less than 30 metres from any lot line. In addition, notwithstanding Section 6.1 (c), a single family dwelling shall have a minimum front yard setback of 30 metres. Finally, mechanical manure composting shall be prohibited.

**28.5.125 PART LOT 19, CONCESSION 3 (G); 'RU-146'
(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-146' in Schedule 'A' hereto.

**28.5.126 PART LOT 5, CONCESSION 4 (NG); 'RU-147'
(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-147' in Schedule 'A' hereto.

**28.5.127 PART LOT 18, CONCESSION 2 (G); 'RU-148'
(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-148' in Schedule 'A' hereto.

**28.5.128 PART LOT 17, CONCESSION 7 (NG); 'RU-149'
(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in

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

abutting the Canadian National Railway lands shall be 30 metres.

**28.5.134 PART LOT 23, CONCESSION 6 (NG); 'RU-155'
(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-155' in Schedule 'A' hereto.

**28.5.135 PART LOT 4, CONCESSION 3 (G); 'RU-156'
(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-156' in Schedule 'A' hereto.

**28.5.136 PART LOT 15, CONCESSION 7 (NG); 'RU-157'
(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-157' in Schedule 'A' hereto.

**28.5.137 PART LOT 19, CONCESSION 6 (G); 'RU-158'
(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-158' in Schedule 'A' hereto.

Further, notwithstanding Sections 6.1 (c), (e) and (f), 28.4 (a), (b), (c), (e) and (f), the following provisions shall apply:

ZONE REQUIREMENTS - RESIDENTIAL AND NON-RESIDENTIAL USES

FRONT YARD (MINIMUM)	50 metres
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REAR YARD (MINIMUM)	15 metres
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SECTION 28 - RURAL (RU) ZONE (cont.)

INTERIOR SIDE YARD (MINIMUM) 15 metres

Further, notwithstanding Section 28.4 (h) (i), no livestock building or manure storage facility shall be located closer than 50 metres to the front lot line.

Notwithstanding Section 28.4 (j), the open storage of school buses or commercial vehicles shall be a minimum distance of 50 metres from the front lot line.

**28.5.138 PART LOT 13, CONCESSION 6 (G); 'RU-159'
(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-159' in Schedule 'A' hereto.

**28.5.139 PART LOT 9, CONCESSION 7 (NG); 'RU-160'
(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-160' in Schedule 'A' hereto.

**28.5.140 PART LOT 3, CONCESSION 4 (G); 'RU-161'
(Map 1)**

Notwithstanding Sections 28.1 and 28.2, in the area shown in heavy outline and designated 'RU-161' in Schedule 'A' hereto, the only permitted use shall be a single family dwelling and accessory buildings and uses to the permitted use.

**28.5.141 PART LOT 1, CONCESSION 1 (G); 'RU-162'
(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-162' in Schedule 'A' hereto.

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

public storage buildings shall be subject to the zone requirements set forth in Section 20.4 herein.

Further, notwithstanding Section 20.4(i), open storage shall be permitted in the location shown in Schedule 'B-15' attached hereto and shall not be permitted until the construction of Unit 'A', being the public storage building to the west and depicted on Schedule 'B-15', has been completed.

Further, use of the property for a parking lot for school buses and commercial vehicles or a truck or bus terminal must be located in the area designated for open storage as indicated on Schedule 'B-15'.

28.5.153 **PART OF LOT 6, CONCESSION 6 (G)** **'RU-174'**
 (500-98-021) **(Map 1)**

Notwithstanding Section 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-174' on Schedule 'A' attached hereto.

28.5.154 **PART OF LOT 6, CONCESSION 1 (G)** **'RU-175'**
 (500-98-022) **(Map 1)**

Notwithstanding Section 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-175' on Schedule 'A' attached hereto.

28.5.155 **PART 2 OF LOT 4, CONCESSION 3 (G)** **'RU-176'**
 (500-98-025) **(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-176' on Schedule 'A' attached hereto.

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

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

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 residential or non-residential use from the Open Space (OS-20) zone boundary shall be 5 metres.

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

Notwithstanding Sections 6.1(c) and 28.4(c), a minimum front yard setback of 30 metres will be required for all buildings and structures.

Notwithstanding Sections 6.1(f), 28.4(f) and 5.1(d) a minimum southerly interior side yard setback of 10 metres and a minimum northerly interior side yard setback of 25 metres will be required for all buildings and structures.

And further, the location of the existing driveway entrance as indicated on Schedule 'B-27' attached must be maintained.

28.5.165
(500-2000-006)

PART OF LOT 21, CONCESSION 4 (NG)

'RU-186'
(Map 1)

Notwithstanding Section 6.1 (a) and (b), a single family dwelling shall be permitted on the portion of lands zoned 'RU-186'.

Furthermore, notwithstanding Section 28.1 and 28.2 a residential dwelling shall be the only permitted use on the portion of lands zoned 'RU-186'. This residential dwelling is only permitted as an accessory use to the industrial use located on the same property and on the portion of lands zoned General Industrial (M2).

28.5.166
(500-2001-0001)

PART OF LOT 18, CONCESSION 5 (G)

'RU-187'
(Map 1)

Notwithstanding Section 6.1(b), a single family dwelling may be erected on the portion of lands zoned 'RU-187'.

Furthermore, notwithstanding Section 5.1(a), the existing accessory structure shall be permitted without a main use.

28.5.167
(500-2001-0002)

PART OF LOT 12, CONCESSION 5 (NG)

'RU-188'
(Map 1)

Notwithstanding any other provisions of the By-law, within a portion of the property designated 'RU-

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

Notwithstanding Section 5.28 (i), the access street known as Godfrey Drive shall be required to have a minimum travelled surface width of 3.0 metres with 1.5 metres of unobstructed shoulder on both sides, on land shown in heavy outline and designated 'RU-198' in Schedule 'A' attached hereto.

28.5.177
(500-2002-0018)

PART OF LOT 15, CONCESSION 4 (NG)

'RU-199'
(Map 1)

Notwithstanding Section 6.1 (c) and 28.4 (c), the minimum front yard shall be 40 metres for a single detached dwelling and any associated buildings, structures and uses.

Notwithstanding Section 28.2 the following non-residential uses shall not be permitted:

- parking lot, school buses and commercial vehicles
- terminal, truck or bus

Notwithstanding Section 5.20 (d), the maximum floor area for a Home Industry consisting of an indoor storage facility for the storage of recreational/seasonal vehicles, trailers and other similar items shall be 248 square metres. For all other Home Industry uses, the maximum floor area shall be 190 square metres. And further, the residential dwelling must be constructed prior to the construction of any building to be used for the purposes of a Home Industry use.

Notwithstanding Section 2.100, a Home Industry use shall not include the parking or storage of buses.

Notwithstanding Section 28.4 (c), the minimum front yard setback for non-residential uses, buildings and structures excluding those associated with the residential use shall be 100 metres. In addition, any non-residential uses, buildings and structures not accessory to the residential dwelling must be located within the rear yard area.

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

'A' attached hereto. The floor area of the accessory apartment shall not exceed 43% of the residential floor area of the single detached dwelling and two parking spaces shall be provided for the accessory apartment.

28.5.180
(500-2003-0009)

PART OF LOT 5, CONCESSION 3 (G)

'RU-202'
(Map 1)

Notwithstanding Sections 28.1 and 28.2 on land shown in heavy outline and designated 'RU-202' in Schedule 'A' attached hereto, residential uses shall be prohibited. Furthermore, only the following uses shall be permitted:

- agricultural/aquacultural, conservation or forestry uses, excluding mushroom farms and Adventure Games provided that such forestry or agricultural use does not include a 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.

28.5.181
(500-2003-0012)

PART OF LOT 22, CONCESSION 6 (NG)

'RU-203'
(Map 1)

Notwithstanding Section 28.2 on land shown in heavy outline and designated 'RU-203' in Schedule 'A', attached hereto, only the following uses shall be permitted:

- agricultural/aquacultural, conservation or forestry uses, excluding mushroom farms and Adventure Games provided that such forestry or agricultural uses does not include a 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

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

- home occupation
- home industry
- naturopathic health and retreat centre
- 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

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

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

28.5.184
(500-2004-0016)

PART OF LOT 5, CONCESSION 4 (NG) 'RU-206' 'RU-207'
(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

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

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

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

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 dwelling¹
- 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
- daycare, private home
- farm produce storage area
- home industry
- home occupation
- kennel
- accessory buildings, structures and uses to any permitted use¹

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'.

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

28.5.188 PART OF LOT 3, CONCESSION 7 (NG) 'RU-211'
(500-2006-0019) (Map 7)

Notwithstanding Sections 5.13 and 6.1 (k), two single family dwellings shall be permitted for a period *not exceeding one year from the date of this by-law coming into force and effect*¹, subject to the following conditions being satisfied:

- (i) The owner shall enter into a Demolition Agreement with the Town of Georgina, agreeing to satisfy all terms and conditions to ensure the demolition of one single family dwelling on the subject land, to the satisfaction of the Chief Building Official.
- (ii) The owner shall pay costs for registration of the Demolition Agreement by the Town of Georgina, or alternatively, the owner shall have the Demolition Agreement registered on title.

28.5.189 PART OF LOT 19, CONCESSION 7 (NG) 'RU-212'
(500-2007-0001) W/S VALLEY VIEW DRIVE (Map 1)

Notwithstanding Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-212' in Schedule 'A', and further indicated in Schedule 'B-59' attached hereto, a single family dwelling, a bed and breakfast residence, a private home daycare, a home occupation, and accessory buildings, structures and uses to any permitted use, shall be the only permitted uses.

Further, notwithstanding any other provision herein to the contrary, buildings and structures shall maintain a minimum setback of 3 metres from any land designated 'OS-69'.

28.5.190 PART OF LOT 2, CONCESSION 4 (G) 'RU-213'
(500-2007-0006) (Map 1)

Notwithstanding Section 28.1 and any other Section herein, one accessory apartment shall be permitted

1 *One year being October 16, 2007.*

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

within a single detached dwelling on land shown in heavy outline and designated 'RU-213' in Schedule 'A' attached hereto. The floor area of the accessory apartment shall not exceed 74.32 square metres (800 square feet) and a minimum of two parking spacing spaces shall be provided for the accessory apartment.

28.5.191 **PART OF LOT 11, CONCESSION 5 (NG)** **'RU-214'**
(500-2007-0007) **(Map 1)**

Notwithstanding Section 6.1 (k), two single family dwellings shall be permitted for a period not exceeding one year from the date of this by-law coming into force and effect, subject to the following conditions being satisfied:

- (i) The owner shall enter into a Demolition Agreement with the Town of Georgina, agreeing to satisfy all terms and conditions to ensure the demolition of one single family dwelling on the subject land, to the satisfaction of the Chief Building Official.
- (ii) The owner shall pay all costs for registration of the Demolition Agreement by the Town of Georgina, or alternatively, the owner shall have the Demolition Agreement registered on title.

28.5.192 **PART OF LOT 7, CONCESSION 8 (NG)** **'RU-215'**
(500-2008-0007) **W/S HIGHWAY 48** **'RU-216'**
(Map 1)

In addition to the uses in Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-215' in Schedule 'A', and further indicated in Schedule 'B-61' attached hereto, an accessory dwelling, a home occupation, a recycling facility - motor vehicles, a motor vehicle sales and/or rental establishment - automobile, and accessory buildings, structures and uses to any permitted use, shall be permitted uses. Furthermore, the open storage of any goods, materials, equipment or motor vehicles or parts thereof associated with the recycling facility

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

use shall not be permitted. The storage and/or display of motor vehicles that are for sale or rent shall only be permitted within that area defined in Schedule 'B-61'.

In addition to the uses in Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-216', a recycling facility - motor vehicles and accessory buildings, structures and uses thereto, shall be permitted uses. Furthermore, notwithstanding Section 28.4 (f), the minimum interior side yard shall be measured from the boundary of the 'RU-216' zone and said yard may be nil.

Furthermore, notwithstanding any provisions in this By-law to the contrary, within the area comprised of all the lands designated 'RU-215' and 'RU-216' in Schedule 'A' and Schedule 'B-61' hereto, a maximum 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

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

single family dwelling, a bed and breakfast residence, a private home daycare, a home occupation, and accessory buildings, structures and uses to any permitted use, shall be the only permitted uses.

Further, notwithstanding any other provision herein to the contrary, buildings and structures shall maintain a minimum setback of 10 metres from the Treeline, and 15 metres from the Creek, as indicated in Schedule 'B-66' attached hereto.

28.5.197
(500-2012-0006)

PART OF LOT 12, CONCESSION 7 (G)

RU-221
(Map 8)

Notwithstanding the requirements of Sections 6.1 (a) and 6.1 (b), a single detached family dwelling may be erected on land shown in heavy outline and designated 'RU-221' in Schedule 'A', attached hereto. On said land, the minimum lot frontage shall be 5.9 metres and the minimum lot area shall be 1.37 hectares.

In accordance with Section 6.1(j) and Section 2.190, the maximum height of a single family dwelling shall be 11.0 metres, however, said dwelling shall be restricted to a maximum of two storeys.

28.5.198
(500-2011-0010)

PART OF LOTS 16 AND 17, CONCESSION 4 (NG)
N/S OLD HOMESTEAD ROAD

'RU-222'
(Map 1)

Notwithstanding Sections 28.1 and 28.2 on land shown in heavy outline and designated 'RU-222' in Schedule 'A', the following provisions shall apply with respect to permitted uses:

28.1 **PERMITTED RESIDENTIAL USES**

- Prohibited

28.2 **PERMITTED NON-RESIDENTIAL USES**

- agricultural/aquacultural, conservation or forestry uses, excluding mushroom farms and Adventure Games provided that

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

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.

- farm produce storage area
- accessory buildings, structures and uses to any permitted use.

28.5.199 **PART OF LOTS 16 and 17, CONCESSION 4 (NG) 'RU-223'**
(500-2011-0010) **N/S OLD HOMESTEAD ROAD** **(Map 1)**

Further, notwithstanding Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-223' in Schedule 'A', only the following uses shall be permitted.

- one single family dwelling
- bed and breakfast residence
- day care, private home
- home industry
- home occupation
- accessory buildings, structures and uses to any permitted use.

28.5.200 **PART OF LOT 6, CONCESSION 8 (NG)** **RU-224**
(500-2012-0003) **(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-224' in Schedule 'A', and further indicated in Schedule 'B-68' attached hereto.
- b) Further, notwithstanding the requirements of Section 6.1 (f), respecting the sideyard

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

setbacks for the dwelling, the minimum southerly interior side yard setback shall be 4 metres and the minimum northerly interior side yard setback shall be 5.95 metres.