

SECTION 26 - RURAL (RU) ZONE

26.1 GENERAL PROHIBITION

Within a Rural "RU" Zone no person shall use any land, erect, alter, enlarge, use or maintain any building or structure for any use other than as permitted in subsection 2 of this Section and also in accordance with the regulations contained or referred to in subsections 3 and 4 of this Section.

26.2 USES PERMITTED

Accessory dwelling unit
Bed and breakfast establishment
Conservation use
Conservation and wildlife sanctuary
Forest reserve
General agricultural use
Home occupation
Home Industry
Hobby farm
Intensive agricultural use
Commercial Kennel
Private Kennel
Outdoor recreational area which may include one ancillary commercial building which shall not exceed 20 metres square in total floor area.
Private park
Public park
Seasonal fruit, vegetable, flower or farm produce sales outlet, provided such produce is a product of the farm on which the outlet is located.
Single detached dwelling
Veterinary Establishment

26.3 ZONE REGULATIONS

26.3.1 Regulations for Single Detached Dwellings and Home Occupation

(a) Minimum Lot Area	2000	square
metres		

(b) Minimum Required Yards

(i) Front	8 metres
(ii) Rear	8 metres
(iii) Interior Side	6 metres
(iv) Exterior Side	8 metres

(c) Minimum Lot Frontage 35 metres

(d) Maximum Lot Coverage 30%

(e) Maximum Building Height 11 metres

26.3.2 Regulations for Agricultural Uses

(a) Minimum Lot Area

(i) Agricultural use	2.0 hectares
(ii) Agricultural intensive use	4.0 hectares
(iii) Hobby Farm	2.0 hectares
(iv) Equestrian Facility	4.0 hectares

(b) Minimum Required Yards

(i) Front	30 metres
(ii) Rear	30 metres
(iii) Interior Side	15 metres
(iv) Exterior Side	30 metres

(c) Maximum Lot Coverage 10%

26.3.3 Regulations for a Home Industry

(a) Minimum Lot Area 0.8 hectares

(b) Minimum Required Yards

(i) Front	8 metres
(ii) Rear	8 metres
(iii) Interior Side	8 metres
(iv) Exterior Side	8 metres

26.3.4 Regulations for a Veterinary Clinic

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| (a) | Minimum Lot Area | 2 hectares |
| (b) | Maximum Lot Coverage | 10% |
| (c) | Minimum Required Yards | |
| | (i) Front | 8 metres |
| | (ii) Rear | 8 metres |
| | (iii) Interior Side | 8 metres |
| | (iv) Exterior Side | 8 metres |

26.3.5 Reguations for Commercial Kennel and Private Kennel

A *commercial kennel* and *private kennel* shall comply with the regulations of the applicable zone and the following:

- a) That the lot shall have a minimum lot area of 4 hectares
- b) All building structures and outdoor areas used in conjunction with the kennel shall have a minimum setback of 60 metres to all lot lines adjoining any lot and/or zone boundary that is used or permitted to be used for a dwelling, and 8 metres in all other cases; this shall not apply to a residential dwelling located on the same lot as the kennel.
- c) In the cases where the use is a located on corner lot, all building and structures and outdoor areas used in conjunction with the kennel shall have a minimum setback of 60 metres from the exterior side lot line;
- d) All building and structures and outdoor areas used in conjunction with the kennel shall have a minimum front yard setback of 60 metres;
- e) A *private kennel* shall have a maximum gross floor area of 100 square metres and/or a maximum lot coverage of 10%
- f) All building and structures or outdoor areas used in conjunction with a *commercial kennel* operation shall have a maximum of 10% lot coverage.
- g) No dog run, pen, exercise yard and all related structures and enclosures including fencing shall be permitted in the front yard.
- h) That all commercial and private kennels shall be subject to obtaining a licence from the Township to operate as a kennel.
- i) May be subject to Site Plan Control
- j) That the minimum distance separation between two or more private and/or commercial kennels shall be 500 metres. The separation is calculated from the lot lines in which the kennels are located.

26.3.6 Regulations for Barns, Agricultural Buildings and Structures

(a) Minimum Required Yards

(i)	Front	30 metres
(ii)	Rear	30 metres
(iii)	Interior Side	15 metres
(iv)	Exterior Side	30 metres

(b) Maximum Lot Coverage 10 %

26.3.7 Regulations for a Equestrian Facility

(a)	Minimum Lot Area	4 hectares
(b)	Maximum Lot Coverage	10%

(c) Minimum Required Yards

(i)	Front	30 metres
(ii)	Rear	30 metres
(iii)	Interior Side	15 metres
(iv)	Exterior Side	30 metres

26.4 ZONE EXCEPTIONS

26.4.1 RU-1 Zone

Notwithstanding any other provision in this By-law to the contrary, on those lands zoned "RU-1" the following additional uses may be permitted:

- (a) Family Healing Lodge and Learning Centre
Accessory tenting
- (b) Subject to the following provisions:
 - (i) Maximum Parking Spaces 30 spaces
 - (ii) Maximum Gross Floor Area for Office/Administration Use 200 m²
 - (iii) Maximum Gross Floor Area for Living, Dining, Meeting Areas 1200 m²
 - (iv) Maximum Number of Bedrooms 6
 - (v) Maximum size of tenting area 1800 m²
 - (vi) Maximum number of tents for accommodation 4
 - (vii) Maximum number of tents for meetings 1

(viii)	Minimum rear yard for a tent	100 m
(ix)	Minimum exterior side yard for a tent	200 m
(x)	Minimum side yard for a tent	300 m

26.4.2 RU-2 Zone

Notwithstanding the provisions of subsection 4.8.1 "General Provisions, Home Occupations and Home Industries" for those lands zoned "RU-2" the maximum ground floor area for a building or buildings supporting a home industry shall be 340 square metres and the provisions of article 4.8.3 shall not apply.

26.4.3 RU-3 Zone

Notwithstanding any other provisions of this By-law to the contrary, home occupations and home industries shall not be permitted on lands zoned "RU-3".

26.4.4 RU-4 Zone

Notwithstanding any other provisions of this By-law to the contrary, the minimum frontage for lands zoned "RU-4" shall be 12.81 metres.

26.4.5 RU-5 Zone

Notwithstanding any other provisions of this By-law to the contrary, home occupations shall not be permitted in this Zone, and notwithstanding the minimum south interior side yard requirements of Section 26.3, the lands zoned "RU-5", shall have a south interior side yard of 3.0 metres.

26.4.6 RU-6 Zone

Notwithstanding any other provision of this By-law to the contrary, the following minimum area and frontage provisions shall apply to lands zoned "RU-6."

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| (a) | Minimum Lot Area | 1.04 hectares |
| (b) | Minimum Lot Frontage | 156 metres |
| (c) | Notwithstanding the provisions of Subsection 4.8.1 "General Provisions, Home Occupation", the maximum area of a detached structure housing a home industry shall be 233 square metres. | |

26.4.7 RU-7 Zone

Notwithstanding any other provision of this By-law to the contrary, the following minimum frontage provisions shall apply to lands zoned "RU-7."

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| (a) | Minimum Lot Frontage | 190 metres |
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26.4.8 RU-8 Zone

Notwithstanding any other provision of this By-law to the contrary, on lands described as part of Lot 6, Concession 11, and known municipally as 3172 Fesserton Side Road and zoned "RU-8", the maximum gross floor area for an accessory building supporting a home occupation shall be 100 square metres.

26.4.9 RU-9 Zone

Notwithstanding the provisions of subsection 4.31 of this By-law, for those lands described as Part of Lot 12, Concession 11 and legally described as Part of Block "E", Registered Plan 1320 and Part 7, Reference Plan 51R-20873 and known municipally as 23 Bayway Road and zoned "RU-9", the following provisions shall apply:

- (a) That fill shall be placed on the property for the building site to a minimum elevation of 178 metres GSC. The fill shall be at or above the 178 metre elevation and placed at least 15 metres out from the exterior walls of the dwelling.
- (b) No openings in any habitable structure shall be below 178.5 metres GSC.
- (c) All development not requiring direct access to the water shall be setback a minimum of 15.0 metres from the 177 metre GSC elevation.

26.4.10 RU-10 Zone

Notwithstanding the provisions of Subsection 4.8.1 "General Provisions, Home Occupation", the maximum area of a detached structure housing a home industry shall be 276 square metres.

26.4.11 RU-11 Zone

In addition to the permitted uses and the Zone regulations of subsections 26.2 and 26.3, on those lands zoned RU-11 the following uses and provisions shall apply:

- a) Permitted Uses:
 - i) Wellness Centre
 - ii) Accessory detached residential dwelling
- b) Regulations for a Wellness Centre:
 - i) Minimum Lot Area 13.6 hectares
 - ii) Minimum Lot Frontage 193.5 metres
 - iii) Minimum Required Yards
 - a. Front 8 metres
 - b. Rear 8 metres
 - c. Interior Side 8 metres
 - d. Exterior Side 8 metres
 - iv) Maximum Total Gross Floor Area of Wellness Centre Buildings excluding guest rooms/cabins 515 sq. m.
 - v) Maximum Number of Guest rooms/cabins 10
 - vi) Maximum Gross Floor Area per Guest rooms/cabins 24 sq. m.

26.4.12 RU-12 Zone

Notwithstanding the provisions of Subsection 26.3.2(a) "Regulations for Agricultural Use", the minimum lot area shall be 15 hectares.

26.4.13 RU-12 Zone (By-law 2017-72)

Notwithstanding the provision of subsection 26.3, the existing detached dwelling shall be a permitted use, as a single storey with a gross floor area not exceeding 96 square metres.

26.4.13 RU-13 Zone

Notwithstanding the uses permitted under subsection 26.2 and in addition to the zone regulations of subsection 26.3, an accessory dwelling unit, a bed and breakfast establishment, conservation use, conservation and wildlife sanctuary, forest reserve, home occupation, and a single detached dwelling are the only permitted uses in this exception zone and further a planting strip consisting of cedar, white pine, white spruce and/or balsam fir, planted 3 metres on centre shall be required with a page wire fence, along the west zone line and the north zone line between the Environmental Protection "EP" Zone and the Rural Exception 13 "RU-13" Zone.

26.4.14 RU-14 Zone

In addition to the permitted uses and the zone regulations of subsections 26.2 and 26.3, on those lands zoned RU-14 the following uses and provisions shall apply:

a) Permitted Uses:

- i) Aquaculture
- ii) Market Garden Agriculture
- iii) Tourist Lodge

b) Regulations for a Tourist Lodge

- i) Minimum Lot Area 9 hectares
- ii) Maximum Lot Coverage 10%
- iii) Minimum Required Yards
 - a. Front 30 metres
 - b. Rear 30 metres
 - c. Interior Side 30 metres
 - d. Exterior Side 30 metres
- iv) Maximum Number of Guest rooms 10
- v) Where a Tourist Lodge is a use on a property, a single detached dwelling shall not be a permitted use.

c) Regulations for Aquaculture

- i) Minimum Lot Area 9 hectares
- ii) Maximum Lot Coverage 10%
- iii) Minimum Required Yards
 - a. Front 30 metres
 - b. Rear 30 metres
 - c. Interior Side 15 metres
 - d. Exterior Side 30 metres

d) Regulations for Market Garden Agriculture

- i) Minimum Lot Area 9 hectares
- ii) Maximum Lot Coverage 10%
- iii) Minimum Required Yards
 - a. Front 30 metres
 - b. Rear 30 metres
 - c. Interior Side 15 metres
 - d. Exterior Side 30 metres

26.4.15 RU-15 Zone

Notwithstanding the provisions of Subsection 26.3 (i) and (iii) a detached accessory dwelling is subject to the following provisions:

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| (i) | Front Yard Setback | 7 metres to an open deck |
| (iii) | Interior Side Yard Setback | 1.8 metres to an open deck |

26.4.16 RU-16 Zone

Notwithstanding the provisions of Subsection 26.2 uses permitted the following provisions apply:

Permitted uses:	Single detached dwelling
	Two (2) accessory dwelling units