

**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**

- (500-2019-0008)
  - 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
- (500-2020-0009)
  - cannabis production facility, designated
  - cannabis production facility, licensed
  - short-term rental accommodation
  - 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.

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- 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 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**

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

- (500-2019-0008) - notwithstanding Sections 28.4 (a) to (f) inclusive, a short-term rental accommodation, 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 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

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

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

**(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.

(500-2020-0009) **(1) CANNABIS PRODUCTION FACILITY, DESIGNATED OR LICENSED**

A designated or licensed cannabis production facility in the RU Zone is subject to the

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requirements of Section 28.4 (a), (b), (c) (d), (e) and (f), and the following requirements:

**LOT FRONTAGE AND LOT AREA**

Section 5.41 respecting undersized lots shall not apply when determining compliance with lot frontage and lot area requirements.

**LOT COVERAGE (MAXIMUM)** 30%

**HEIGHT OF BUILDING (MAXIMUM)** 11 metres

**LOADING SPACES**

Loading spaces shall be provided in accordance with the requirements for a Commercial / Industrial / Business Park use pursuant to Section 5.25.

**OPEN STORAGE PROHIBITED**

The storage of goods, materials or machinery shall only be permitted in a wholly enclosed building or structure.

**OUTDOOR CULTIVATION PERMITTED**

Cultivation, propagation and harvesting of cannabis outdoors shall be permitted subject to these uses complying with the minimum separation distances from sensitive land uses and the minimum yard setbacks for non-residential uses as outlined in this section.

**GATEHOUSE**

A building or structure used solely for a gatehouse shall be permitted in the front and exterior side yard and may be located a minimum of 1.5 metres from any lot line. Such building or structure shall have a maximum floor area of 20 square metres.

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**DISTANCE FROM SENSITIVE LAND USES**

A designated or licensed cannabis production facility which contains air treatment control, shall have a minimum setback of 150 metres from:

1. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.
2. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the closest portion of the designated or licensed cannabis production facility to the closest portion of the lot line of such a RU zoned property.

Notwithstanding any other provision in this by-law, cannabis cultivated outdoors or a designated or licensed cannabis production facility which does not contain air treatment control, shall have a minimum setback of 300 metres from:

3. Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zones, including any related site-specific zones. The setback

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shall be measured from the closest portion of the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of a Residential (R, R1, R2 or R3), Estate Residential (ER), Institutional (I) or Transitional (T) zone boundary.

4. Rural (RU) zoned lots, including any related site-specific zones, which have a lot area of 8,000 square metres or less. The setback shall be measured from the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of the lot line of such a RU zoned property.

Notwithstanding paragraphs 1 and 3, above, both cannabis cultivated outdoors and a designated or licensed cannabis production facility shall have a minimum setback of 300 metres from a private or public school. The setback shall be measured from the cannabis cultivated outdoors or the designated or licensed cannabis production facility, whichever of the two is closest, to the closest portion of the lot line containing the private or public school.

**RESTRICTIONS**

Notwithstanding Section 2.36 B), processing, research, analytical testing, and sale of cannabis shall only be permitted with respect to cannabis that is grown on the same property. Further, the total maximum floor area devoted to the above-noted uses shall cumulatively be limited to a maximum of 2% of the overall lot



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area of the property, to a maximum of 10,000 square metres.

No designated or licensed cannabis production facility or part thereof shall be located within a dwelling unit.

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

In accordance with the provisions of Section 5 hereof.

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**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                    (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.

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

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

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 an accessory display home to be used also as a residence will be permitted uses as well as those

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shown in Sections 28.1 and 28.2, and shall be subject to the following restriction in addition to 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 (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)**



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

28.5.20            **PART OF LOTS 2, 3, 4 & 5, CONC. 4 (G),            'RU-22'**  
                         **AND PART OF LOTS 3, 4 & 5, CONC. 5 (G);            (Map 1)**

Notwithstanding Sections 5.1 (d), 5.41, 6.1 (a), (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

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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)**

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

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

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
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REAR YARD (MINIMUM)	15 metres
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INTERIOR SIDE YARD (MINIMUM)	15 metres
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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)**





















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

**PARTS 1, 2 & 3, DEPOSITED PLAN 65R-5987; (Map 1)**

Notwithstanding Section 6.1 (k), on that parcel of land shown in heavy outline and designated 'RU-72' in Schedule 'A' hereto, a second single family shall be permitted.

**28.5.60 PART OF LOT 18, CONCESSION 5 (G); 'RU-73'  
(Map 1)**

In the area designated 'RU-73' in Schedule 'A' hereto, a wildlife preserve shall be considered a permitted use in addition to those uses set forth in Section 28.2.

**28.5.61 PART LOT 19, CONCESSION 2 (G); 'RU-74'  
(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-74' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (e), the minimum rear yard setback for a single family dwelling shall be 140 metres.

**28.5.62 PART LOT 16, CONCESSION 4 (NG); 'RU-75'  
(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-75' in Schedule 'A' hereto.

**28.5.63 PART LOT 15, CONCESSION 4 (NG); 'RU-76'  
(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-76' in Schedule 'A' hereto.

**28.5.64 PART OF LOT 19, CONCESSION 5 (G); 'RU-77'  
(Map 1)**

In the area designated 'RU-77' in Schedule 'A'



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

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

Further, notwithstanding Section 28.4 (h) and (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.

**28.5.68**                      **PART OF LOT 19, CONCESSION 7 (NG) ;**                      **'RU-81'**  
(500-2007-0001)              **W/S VALLEY VIEW DRIVE**    **(Map 1)**  
(500-2019-0008)

Notwithstanding Sections 6.1 (a) and (b), on land shown in heavy outline and designated 'RU-81' in Schedule 'A', and further indicated in Schedule 'B-59' attached hereto, a single family dwelling may be erected.

Further, notwithstanding Sections 28.1 and 28.2, a single family dwelling, a short-term rental accommodation, 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-68'.

**28.5.69**                      **PART LOT 9, CONCESSION 7 (NG) ;**                      **'RU-82'**  
       **(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single

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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 heavy outline and designated 'RU-86' in Schedule 'A' hereto.

**28.5.74                   PART LOT 7, CONCESSION 2 (G);                   'RU-87'**  
**(Map 1)**

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

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heavy outline and designated 'RU-87' in Schedule 'A' hereto.

**28.5.75 PART OF LOT 12, CONCESSION 5 (NG); 'RU-88'  
(Map 1)**

Notwithstanding Section 28.2, in the area shown in heavy outline and designated 'RU-88' in Schedule 'A' hereto, light manufacturing and assembly shall be permitted within an existing barn.

**28.5.76 PART LOT 19, CONCESSION 3 (G); 'RU-89'  
(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-89' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (e), the minimum rear yard for a single family dwelling shall be 425.5 metres.

**28.5.77 PART LOT 11, CONCESSION 2 (G); 'RU-90'  
(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-90' in Schedule 'A' hereto.

**28.5.78 PART LOTS 16 & 17, CONCESSION 7 (NG); 'RU-91'  
(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-91' in Schedule 'A' hereto.

**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









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**28.5.95            PART LOT 1, CONCESSION 7 (NG);            'RU-110'**  
**(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-110' in Schedule 'A' hereto.

**28.5.96            PART LOT 18, CONCESSION 6 (G);            'RU-111'**  
**(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-111' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (c), the minimum front yard for a single family dwelling shall be 20 metres.

**28.5.97            PART LOT 25, CONCESSION 6 (G);            'RU-112'**  
**(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-112' in Schedule 'A' hereto. Further, buildings or structures shall not be permitted unless approved in writing by the Ministry of Natural Resources.

**28.5.98            PART LOT 26, CONCESSION 3 (NG);            'RU-113'**  
**(Map 4)**

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-113' in Schedule 'A' hereto.

**28.5.99            PART LOT 1, CONCESSION 9 (NG);            'RU-114'**  
**(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-114' in Schedule 'A' hereto.

**28.5.100          PART LOT 18, CONCESSION 4 (G);            'RU-115'**  
**(Map 1)**







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**(Map 11)**

Notwithstanding Sections 5.13, 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-136' in Schedule 'A' hereto.

**28.5.117      PART LOT 6, CONCESSION 5 (NG);      'RU-137'**  
**(Map 1)**

Notwithstanding Section 5.1 (e), in the area shown in heavy outline and designated 'RU-137' in Schedule 'A' hereto, the maximum total lot coverage of all accessory uses shall not exceed thirteen (13) percent of the lot.

Further, notwithstanding, Section 5.31, a planting strip along the southerly lot line shall not be required to extend into the side yard of the existing dwelling.

**28.5.118      PART LOT 16, CONCESSION 7 (NG);      'RU-139'**  
**(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-139' in Schedule 'A' hereto.

**28.5.119      PART LOT 6, CONCESSION 6 (G);      'RU-140'**  
**(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-140' in Schedule 'A' hereto.

**28.5.120      PART OF LOT 7, CONCESSION 7 (G);      'RU-141'**  
 (2014-0037) **(Map 1)**

Notwithstanding Section 28.2, in that area shown in heavy outline and designated 'RU-141' in Schedule 'A' hereto, public storage buildings and open storage of leisure vehicles and licensed and operative motor vehicles shall be permitted uses.

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

Further, the development of such buildings and the storage of leisure vehicles and motor vehicles shall be subject to the zone requirements of Section 20.4 except for Section 20.4(i).

**28.5.121 PART LOT 14, CONCESSION 7 (NG); 'RU-142'**  
**(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-142' in Schedule 'A' hereto.

**28.5.122 PART LOT 19, CONCESSION 2 (G); 'RU-143'**  
**(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-143' in Schedule 'A' hereto.

**28.5.123 PART LOT 11, CONCESSION 9 (NG); 'RU-144'**  
**(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-144' in Schedule 'A' hereto.

**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'**

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

**(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 heavy outline and designated 'RU-149' in Schedule 'A' hereto. Further, notwithstanding Section 6.1 (c), the minimum front yard for a single family dwelling shall be 23 metres.

**28.5.129      PART LOT 1, CONCESSION 6 (NG);      'RU-150'**  
**(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-150' in Schedule 'A' hereto.

**28.5.130      PART LOT 1, CONCESSION 9 (NG);      'RU-151'**  
**(Map 1)**

Notwithstanding Sections 6.1 (a) and (b), a single









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

heavy outline and designated 'RU-164' in Schedule 'A' hereto.

**28.5.144 PART OF LOT 20, CONCESSION 6 (G); 'RU-165'**  
**(Map 1)**

Notwithstanding Section 28.2, in the area designated 'RU-165' in Schedule 'A' hereto, a commercial greenhouse shall be a permitted use.

**28.5.145 PART LOT 7, CONCESSION 8 (G), 'RU-166'**  
**PART 1, REFERENCE PLAN 65R-10922; (Map 1)**

Notwithstanding Section 28.2, in the area designated 'RU-166' in Schedule 'A' hereto, a commercial greenhouse shall be a permitted use.

**28.5.146 PART OF LOT 15, CONCESSION 4 (NG), 'RU-167'**  
**PART 2, REFERENCE PLAN 65R-14452; (Map 1)**

Notwithstanding Section 28.2, in the area designated 'RU-167' in Schedule 'A' hereto, a commercial greenhouse shall be a permitted use.

**28.5.147 PART OF LOT 4, CONCESSION 3 (G); 'RU-168'**  
**(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-168' in Schedule 'A' hereto.

Further, notwithstanding Section 6.1 (c), the minimum front yard setback shall be 40 metres.

**28.5.148 PART OF LOT 27, CONCESSION 3 (NG); 'RU-169'**  
(500-95-018) **(Map 4)**

Notwithstanding Section 28.1, a home for special care as defined by The Homes for Special Care Act shall be a permitted residential use in addition to those uses already permitted.

**28.5.149 PART OF LOT 9, CONCESSION 4 (G) 'RU-170'**

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

(500-95-021)

**(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-170' on Schedule 'A' attached hereto.

**28.5.150**

**PART OF LOT 13, CONCESSION 7 (NG)**

**'RU-171'**

(500-96-039)

**(Map 1)**

(500-2007-0009)

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-171' on Schedule 'A' attached hereto.

**28.5.151**

**PART OF LOTS 19 AND 20, CONCESSION 3 (G)**

**'RU-172'**

(500-96-042)

**(Map 1)**

(500-2003-0017)

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-172' on Schedule 'A' attached hereto.

**28.5.152**

**PART OF LOT 6, CONCESSION 9 (NG),  
PART 1, PLAN 65R-1672**

**'RU-173'**

(500-98-006)

**(Map 1)**

Notwithstanding Section 28.1 and 28.2, in the area designated 'RU-173' in Schedule 'A' attached hereto, one accessory dwelling, public storage buildings, and open storage for recreational vehicles and boats only, shall also be permitted. Further the items stored within the open storage area shall be limited to 5 metres in height. The 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.



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

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
- short-term rental accommodation
- 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.

**28.5.157**  
(500-98-030)

**PART OF LOT 14, CONCESSION 3 (G)**

**'RU-178'**  
**(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-178' on Schedule 'A' attached hereto.

Furthermore, the minimum setback for any permitted residential use from the northerly Open Space (OS-21) zone boundary shall be 22 metres. In addition, the minimum setback from the northerly Open Space (OS-21) zone boundary to the tile field shall be 15 metres as shown on Schedule 'B-18' attached hereto.



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

and, a studio, shall be the only permitted uses.

And further, 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.

**28.5.163**  
(500-2000-008)

**PART LOT 16, CONCESSION 4 (NG)**

**'RU-184'**  
**(Map 5)**

Notwithstanding the minimum yard requirements of Section 6.1, for that area shown in heavy outline and designated 'RU-184' in Schedule 'A' hereto, a single family dwelling shall only be permitted within the building envelope shown in Schedule 'B-28' hereto. Further, the said dwelling shall be located such that the main entrance door to the dwelling faces easterly towards Warden Avenue (Concession Road No. 5).

**28.5.164**  
(500-2000-005)

**PART OF LOT 1, CONCESSION 9 (NG)**

**'RU-185'**  
**(Map 1)**

Notwithstanding Sections 28.1 and 28.2, on lands shown in heavy outline and designated 'RU-185' in Schedule 'A' and further indicated in Schedule 'B-27' attached hereto, a single family dwelling and accessory buildings and structures and uses thereto shall be the only permitted uses.

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)**



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

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** **PART OF LOT 18, CONCESSION 5 (G)** **'RU-187'**  
(500-2001-0001) **(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** **PART OF LOT 12, CONCESSION 5 (NG)** **'RU-188'**  
(500-2001-0002) **(Map 1)**

Notwithstanding any other provisions of the By-law, within a portion of the property designated 'RU-188' in Schedule 'A' attached hereto, and further identified on Schedule 'B-32', no buildings or structures shall be permitted.

**28.5.168** **PART OF LOT 15, CONCESSION 5 (NG)** **'RU-189'**  
(500-2001-0003) **(Map 1)**

Notwithstanding Section 28.2, in the area designated 'RU-189' in Schedule 'A' attached hereto, a mechanical garage shall be a permitted use.

Notwithstanding Section 28.4 (c), 28.4(e) & 28.4(f) the following minimum yards shall apply for a mechanical garage use:







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

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.

Notwithstanding Section 5.27 and any other provision of the By-law, the outdoor storage of leisure vehicles and items not accessory to the residential dwelling shall not be permitted.

**28.5.178**  
(500-2003-0002)  
(500-2004-0006)  
(500-2019-0008)

**PART OF LOT 5, CONCESSION 3 (NG)**

**'RU-200'**  
**(Map 1)**

Notwithstanding Sections 6.1 (a) & (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-200' in Schedule 'A' attached hereto.

Notwithstanding Sections 6.1 (c) and 28.4 (c), they

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

minimum front yard setback for all buildings and structures shall be 60 metres.

And further, notwithstanding Section 28.2 only the following non-residential 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
- short-term rental accommodation
- home industry
- home occupation
- accessory buildings, structures and uses to any permitted use.

**28.5.179**  
(500-2003-0004)

**PART OF LOT 8, CONCESSION 6 (NG)**

**'RU-201'**  
**(Map 1)**

Notwithstanding Section 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-201' in Schedule '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

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

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)  
(500-2019-0008)

**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
- short-term rental accommodation
- 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:

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

"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** (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)**  
(500-2019-0008)

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 short-term rental accommodation, a private home daycare, a home occupation and accessory buildings, structures and uses to any permitted use, shall be the only permitted uses.





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

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)  
(500-2019-0008)

**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 agricultural use does not include any recreational or athletic activity for which a

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

membership or admission fee or donation is received or solicited or for which a fee is charged for participation in the activity

- short-term rental accommodation
- 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)  
(500-2019-0008)

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

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

Notwithstanding Section 28.2, a short-term rental accommodation, 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 residence shall be 1.2 metres on one side and 3 metres on the other side to ensure that the front facade of the dwelling can be oriented towards the



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

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)**  
(500-2019-0008)

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 short-term rental accommodation, 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 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,

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

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.

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

**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.)**

is finished to the required minimum standards of the Ontario Building Code for the proposed uses of such area. A part of the dwelling used for an accessory use shall be excluded from the calculation of residential floor area.

**28.5.195 PART OF LOTS 3, 4 & 5, CONCESSION 9 (NG) 'RU-219'**  
 (500-2010-0012) **S/S LAKE DRIVE EAST (Map 5)**

Notwithstanding Sections 28.1, and 28.2, on lands shown in heavy outline and designated 'RU-219' on Schedule 'A' attached hereto, no buildings or structures shall be permitted.

**28.5.196 PART OF LOT 3, CONCESSION 4 (NG) 'RU-220'**  
 (500-2011-0001) **W/S WARDEN AVENUE (Map 1)**  
 (500-2019-0008)

Notwithstanding Sections 6.1 (a) and (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-220' in Schedule 'A', and further indicated in Schedule 'B-66' attached hereto.

Further, notwithstanding Sections 28.1 and 28.2, a single family dwelling, a short-term rental accommodation, 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 PART OF LOT 12, CONCESSION 7 (G) RU-221**  
 (500-2012-0006) **(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







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

shown in heavy outline and designated 'RU-226' on Schedule 'A', only the following uses shall be permitted.

- single family dwelling
- short-term rental accommodation
- day care, private home
- home occupation
- accessory buildings, structures and uses to any permitted use

**28.5.203** **PART OF LOT 15, CONCESSION 3 (NG), 'RU-227(H)'**  
 (2013-0119) **AND PART OF THE FORMER ROAD ALLOWANCE (Map 3)**  
**BETWEEN CONCESSIONS 2 & 3, PARTS 1 & 2,**  
**65R-15088**

- a) Notwithstanding any other provision of Zoning By-law 500, while the 'H' symbol is in place, save and except for enlargement of an existing building or structure, no additional buildings or structures shall be permitted to be erected on the lands shown in heavy outline and designated 'RU-227(H)' in Schedule 'A' attached hereto.
- b) Pursuant to Section 36 of the *Planning Act*, R.S.O. 1990. As amended, Council shall enact a by-law to remove the Holding 'H' symbol from the lands under the following circumstances:
  - i) Consent to sever a residential lot from the landholding has been granted;
  - ii) Approval has been granted for a draft plan of subdivision on the Remainder Lands; and,
  - iii) The existing dwelling on the severed parcel is connected to municipal water and sewer.

**28.5.204** **PART LOT 22, CONCESSION 4 (G) 'RU-228'**  
 (500-2013-0002) **PART 9, PLAN 65R-1817 (Map 10)**  
 (500-2018-0008)

Notwithstanding Section 5.13 and Sections 6.1(a)and(b), a single family dwelling and accessory uses, buildings and structures may be

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

erected on land 'RU-228' on Schedule 'A'. Further, notwithstanding Section 6.1(c), the minimum front yard setback for a single family dwelling shall be 10 metres.

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.

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

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 Centre employees shall be permitted in tandem with parking spaces for the residential use.

WILDLIFE REHABILITATION CENTRE VISITORS PARKING

- Minimum of 3 parking spaces shall be provided; and,
- Minimum parking space size shall be 3.0 metres by 5.7 metres.

DRIVEWAY WIDTH

- A driveway providing access to the parking areas shall be minimum of 4 metres wide for combined ingress and egress, but not more than 7 metres wide.

Further, notwithstanding Section 28.4(h), a chicken coop and kangaroo/wallaby breeding facility shall maintain the following minimum rear yard setbacks:

- Chicken coop: 13 metres; and,
- Kangaroo/Wallaby breeding facility: 8 metres.

**28.5.205** **PART LOT 20, CONCESSION 2 (G)** **'RU-229'**  
(500-2013-0048) **LOTS 33 TO 36 AND DUKE STREET, PLAN M-628 (Map 3)\***  
**PARTS 1 TO 6, PLAN 65R-13601**

Notwithstanding Section 6.1 (a) and (b), a single family dwelling may be erected on each parcel of land shown in heavy outline and designated 'RU-229' in Schedule 'A' hereto. Notwithstanding Section 2.123, the front lot line shall be deemed to be the southernmost lot line, being the south limit of

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\* Typographic Error - General Amendment required to correct Map # reference from "Map 10" to "Map 3"

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

Part 6, Plan 65R-13601 for Lots 33 and 34; and being the south limit of Part 3, Plan 65R-13601 for Lots 35 and 36.

Further, notwithstanding Section 5.27, the owner shall be permitted to store or park a single motor vehicle or boat or recreational vehicle on Lots 35 and 36 Plan M-628 combined, prior to the erection of the main building.

**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.

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

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.

**28.5.207**  
(2015-0056)

**PART OF LOT 3, CONCESSION 7 (NG)**

**'RU-231'**  
**(Map 1)**

Notwithstanding Sections 6.1 (a) and 6.1 (b), a single family dwelling may be erected on land shown in heavy outline and designated 'RU-231' in Schedule 'A', and further indicated in Schedule 'B-73' attached hereto.

Further, notwithstanding any other provisions herein to the contrary, the following setback requirements shall apply:

- No buildings, structures, private well or private sewage disposal system shall be located within 30 metres of the area zoned 'OS-93' and as indicated in Schedule 'B-73' attached hereto.
- The minimum front yard setback shall be 30 metres.
- The minimum southerly side yard setback shall be 20 metres.

**28.5.209**  
(500-2016-0001)  
(500-2020-0004)

**PART LOT 11, CONCESSION 5 (NG)**  
**RP 65R10899, PART 1**  
**3430 POLLOCK ROAD**

**'RU-233'**  
**(Map 1)**

Notwithstanding Section 28.1 and 28.2, a 'Garden Suite' shall be permitted as an accessory use to the existing single detached dwelling.

Notwithstanding any other provisions of the by-law, the following shall apply to the erection of a 'Garden Suite' on the subject property:

- a) Floor Area (Maximum) 108 metres<sup>2</sup>
- b) Number of Garden Suites (Maximum) 1

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

- c) Height (Maximum) 4.7 metres
- d) Front Yard Setback (Minimum) 50 metres
- 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.





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

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 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, 2023, 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

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

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 Schedule 'B-84' attached.
- iii. The required parking for the sale of goods and materials associated with the additional permitted uses is as shown on Schedule 'B-84' attached.
- iv. Notwithstanding Section 5.28(i), the maximum width of an access driveway shall be in accordance with the requirements and approval of the respective road authority.

**28.5.215**                      **PART OF LOT 1, CONCESSION 9 (NG)**                      **'RU-239'**  
(500-2018-0003) **E/S WOODBINE AVENUE**    **(Map 1)**  
(500-2018-0016)

Notwithstanding Section 6.1(a), (b) and (c), a single family dwelling may be erected on the subject property with a front yard of 8.0 metres.

Notwithstanding Section 28.1, the only permitted uses shall be one single family dwelling and accessory uses and structures.

Furthermore, the residential use of those lands zoned 'RU-239' shall generally conform to Schedule 'B-85'.

**28.5.216**                      **PART OF LOT 18, CONCESSION 3 (G)**                      **'RU-240'**  
(500-2018-0004) **W/S WEIR'S SIDEROAD**    **(Map 1)**

Notwithstanding Section 6.1(a) and (b), a single family dwelling may be erected on the subject property.

**28.5.217**                      **PART LOT 23, CONCESSION 5 (NG)**                      **'RU-241'**  
(500-2018-0017) **3449 BASELINE ROAD**    **(Map 1)**

a) Notwithstanding Sections 5.32 and 28.2, the

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

following additional Temporary Uses shall be permitted on lands shown in heavy outline and designated 'RU-241' in Schedule 'A', and further indicated in Schedule 'B-87', until July 18, 2021:

- i. Repair and outdoor open storage of boats, personal watercrafts, snowmobiles, 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 - RURAL (RU) ZONE (cont.)**

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 their provisions and zone boundaries, as they existed in Zoning By-law 500 on July 17, 2018.

**28.5.218**                      **PART OF LOT 13 AND 14, CONCESSION 7 (NG) 'RU-242'**  
(500-2018-0015)              **695 CATERING ROAD**    **(Map 1)**

- a) In addition to the uses permitted in Section 28.1 and 28.2, the following uses shall be permitted on land shown in heavy outline and designated 'RU-242' on Schedule 'A' and further indicated on Schedule 'B-88':
  - i. An on-farm diversified use
- b) The following provisions shall apply to the additional permitted uses:
  - i. An "on-farm diversified use" means uses that are secondary to the principal agricultural use (tree farm/nursery and/or crops) of the property and which are limited in area (i.e. a Tree Service Business and accessory uses, including a parking area, an equipment storage shed to store and repair trucks and equipment related to the Tree Service Business and tree farm/nursery, an office, washrooms and a parking area)."
  - ii. An agricultural use, as defined in this By-law, must be present and be the primary use of the landholding containing an on-farm diversified use.
  - iii. The total ground floor area for all buildings associated with the on-farm diversified use within the RU-242 zone shall be less than 500 square metres.

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

- iv. Notwithstanding the provisions of Section 28.4(j), the storage of commercial vehicles associated with the on-farm diversified use shall be permitted in the RU-242 zone, provided they are setback a minimum of 30 metres from the front lot line and 3 metres from any interior side 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**  
(500-2018-0019)

**PART LOT 5, CONCESSION 3 (G)**  
**S/S SMITH BOULEVARD**

**'RU-243(H)'**  
**(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.



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

Notwithstanding Sections 6.1(a) and 6.1(b), a single detached dwelling shall be permitted on lands shown in heavy outline and designated 'RU-246' in Schedule 'A' hereto.

**28.5.223**                      **Part Lot 15, Concession 4 (N.G)**                      **'RU-247'**  
(500-2021-0003) **S/S Old Homestead Road**                      **(Map 5, Pg. 2)**

On lands shown in heavy outline and designated 'RU-247' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Section 6.1(b), a single family dwelling may be erected on land described as Part Lot 15, Concession 4 (N.G.), and shown in heavy outline and designated 'RU-247' in Schedule 'A' hereto.
- b) Notwithstanding Sections 5.1 (d) and 6.1(c), the minimum front yard setback for an accessory building erected on land described as Part Lot 15, Concession 4 (N.G.), and shown in heavy outline and designated 'RU-247' in Schedule 'A' hereto shall be 15 metres.
- c) Notwithstanding Section 28.2, the only permitted non-residential uses on land described as Part Lot 15, Concession 4 (N.G.) and shown in heavy outline and designated 'RU-247' in Schedule 'A' hereto, shall be the following:
  - 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
  - clinic, veterinary (animal hospital)
  - day care, private home
  - farm produce storage area
  - home industry



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

- home occupation
- kennel
- short-term rental accommodation
- accessory buildings, structures and uses to any permitted use

**28.5.224**                      **Part of South Half of Lot 11,**                      **'RU-248'**  
(500-2021-0006)              **Concession 9**    **(Map 1)**

On lands shown in heavy outline and designated 'RU-248' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Section 6.1 (b), one single family dwelling, one accessory apartment in accordance with Section 5.50 and accessory buildings and structures may be erected on lands described as Part of South Half of Lot 11, Concession 9, shown in heavy outline and designated 'RU-248' in Schedule 'A' hereto.

**28.5.225**                      **Part Lot 4, Concession 3 (G) Frog Street**                      **'RU-249'**  
(500-2022-0005)    **(Map 1)**

On lands shown in heavy outline and designated 'RU-249' on Schedule 'A' attached hereto the following provisions shall apply:

- a) Notwithstanding Sections 6.1 (a) and 6.1 (b), a single family dwelling may be erected on land described as Part Lot 4, Concession 3 (G), and shown in heavy outline and designated 'RU-249' in Schedule 'A' hereto.

**28.5.226**                      **PART OF LOT 24, CONCESSION 2 (G)**                      **'RU-250'**  
(500-2023-0001)              **362 Victoria Road**    **(Map 1)**

Notwithstanding Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-250' in Schedule 'A', the following provisions shall apply with respect to permitted uses:

**PERMITTED RESIDENTIAL USES**

- Prohibited

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

**PERMITTED NON-RESIDENTIAL USES**

- 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
- clinic, veterinary (animal hospital)
- farm produce storage area
- kennel
- accessory buildings, structures and uses to any permitted use

**28.5.227**  
(500-2023-0001)

**PART OF LOT 24, CONCESSION 2 (G)**  
**362 Victoria Road**

**'RU-251'**  
**(Map 1)**

Notwithstanding Sections 28.1 and 28.2, on land shown in heavy outline and designated 'RU-251' in Schedule 'A', only the following uses shall be permitted.

**PERMITTED RESIDENTIAL USES**

- single family dwelling
- an accessory apartment in a detached accessory building or structure

**PERMITTED NON-RESIDENTIAL USES**

- 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
- short-term rental accommodation
- clinic, veterinary (animal hospital)
- day care, private home
- farm produce storage area

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

- home industry
- home occupation
- kennel
- accessory buildings, structures and uses to any permitted use

**28.5.228**                      **Part of Lot 22, Concession 4 (N.G.)**                      **'RU-252'**  
(500-2023-0003) **Part 3, Plan 65R-39731**    **(Map 1)**

Notwithstanding Sections 28.1 and 28.2, on lands shown in heavy outline and designated 'RU-252' on Schedule 'A' attached 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
- clinic, veterinary (animal hospital)
- farm produce storage area
- kennel
- tourist information centre
- a parking lot for school buses and commercial vehicles, and bus or truck terminal legally existing prior to September 10, 2007

Further, notwithstanding Section 28.4 f), the minimum Interior Side Yard for a Non-Residential Use shall be 8 metres.

Lastly, notwithstanding Section 28.4 j), the minimum distance between a lot line and the Open Storage of School and/or Commercial Vehicles shall be as follows:

- from the Front lot line    nil

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

- from the southerly Interior Side lot line 8 metres
- from the northerly Interior Side lot line nil
- from the Rear lot line 15 metres

**28.5.229** **Part of Lot 22, Concession 4 (N.G.)** **'RU-253'**  
(500-2023-0003) **Part of Parts 1, 2 and 3, Plan 65R-40210** **(Map 1)**

Notwithstanding Sections 28.1, and 28.2 on lands shown in heavy outline and designated 'RU-253' on Schedule 'A' attached hereto, only the following uses shall be permitted:

- single family dwelling
- clinic, veterinary (animal hospital)
- short-term rental accommodation
- private home daycare
- home occupation
- home industry
- kennel
- accessory buildings, structures and uses to any permitted use

Further, notwithstanding Section 28.4 a), the minimum lot frontage for a Non-Residential Use shall be 9.0 metres.

**28.5.XX** **Part Lot 4, Concession 2** **'RU-XX' & 'RU-YY'**  
(500-2021-0007) **(Map 1)**

a) Notwithstanding Sections 28.1 and 28.2 within the area zoned 'RU-XX', residential uses are prohibited and the following shall be the only permitted 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

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

received or solicited or for which a fee is charged for participation in the activity;

- clinic, veterinary (animal hospital);
- farm produce storage area;
- kennel;
- tourist information centre; and,
- accessory buildings, structures and uses to any permitted use.

b) Notwithstanding Sections 28.1 and 28.2 within the area zoned 'RU-YY', the following shall be the only permitted uses:

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

c) Notwithstanding Section 28.3 within the area zoned 'RU-YY', respecting ZONE REQUIREMENTS - RESIDENTIAL USES, and notwithstanding the provisions of Section 6 hereof for a Rural Zone, the following provisions shall apply:

- Lot Frontage (minimum) 30 metres
- Lot Area (minimum) 4,000 sq metres
- Front Yard (minimum) 10 metres
- Exterior Side Yard (minimum) 9 metres
- Rear Yard (minimum) 12 metres
- Interior Side Yard (minimum) 1.2 metres plus 0.5 metres for each additional or partial storey above the first. Where there is not an attached garage or carport on a lot, the minimum interior side yard on one side shall be 2.5 metres.
- Floor Area (minimum) 112 sq metres

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

- Lot Coverage (maximum) 30 %
- Height of building (maximum) 11 metres
- Number of dwelling units 1