
3.5 RURAL (RU)

3.5.1 PERMITTED USES

PRIMARY USES

- Conservation use;
- Equestrian facility;
- Farm help accommodation building;
- Forestry and maple syrup production;
- Passive recreation uses;
- Plant nursery;
- Produce farm or a livestock farm;
- Single-detached dwelling

ACCESSORY USES

- Accessory agricultural open storage;
- Accessory agricultural processing plant, including a winery, which involves processing only produce from the farm operation;
- Accessory bed and breakfast;
- Accessory dwelling unit;
- Accessory farm office;
- Accessory farm produce sales outlet;
- Accessory farm produce road-side retail stand;
- Accessory farm winery or cidery;
- Home industry;
- Home occupation;
- Temporary accessory season outdoor attraction such as a farm tour operation, a maze, an agriculturally related play or activity area;
- Temporary agricultural fair or exhibition

3.5.2 ZONE PROVISIONS

- a) Minimum Lot Area: 0.4 ha
- b) Minimum Lot Frontage: 45 m
- c) Minimum Front Yard: 15 m
- d) Minimum Rear Yard: 7.5 m
- e) Minimum Interior Side Yard: 4.5 m
- f) Minimum Exterior Side Yard: 15 m
- g) Maximum Lot Coverage: 20%

- h) Maximum Height of Agricultural Buildings and Structure: 18 m
- i) Maximum Height of Principal Buildings and Structures: 13 m
- j) Maximum Height of Non Agricultural Accessory Buildings: 8 m

- k) Notwithstanding the minimum lot area and frontage provisions of this By-law, all of the permitted uses of this Zone may be permitted on a lot existing at the time of adoption of this By-law having less frontage and lot area provided that:
 - i. Where a main residential or accessory residential or accommodation use is to occur, the lot must have a minimum frontage of 30 metres and a minimum area of 0.3 ha;
 - ii. For any non-residential building, the lot must have a minimum frontage of 10 metres;
 - iii. For a livestock farm, the minimum lot area should be 2 ha; and,
 - iv. All other provisions of this By-law are complied with.

- l) For a livestock farm on a lot created subsequent to the adoption of this By-law, the minimum lot area shall be ten (10) ha and a minimum frontage of 150 metres.

- m) Notwithstanding these provisions, where an agricultural processing plant use occurs, the minimum lot area shall be ten (10) ha and the minimum lot frontage shall be 150 metres. No agricultural processing facility shall be located closer than 100 metres to a residential use on a separate lot.

- n) Notwithstanding any other contrary provision of this By-law, in a Rural Zone, an accessory dwelling unit may be located in an accessory building where there is no separate farm help accommodation building on the same lot. Where located in an accessory building, the accessory dwelling unit shall have a minimum gross floor area in accordance with Section 2.1 and shall have a total gross floor area of no greater than 50 percent of that of the primary, or principle, residence on the lot and shall be no greater than 111 square metres in total gross floor area. An accessory dwelling unit in an accessory building shall be located no further than 50 metres from the principle dwelling. The accessory dwelling unit may occupy the entire accessory building. An accessory dwelling unit shall not be considered to be a surplus residence for the purposes of obtaining a consent and may not be separated from the lot by a severance.

- o) The aggregate area of an accessory agricultural processing use including all associated uses such as, but not limited to, parking, loading areas, outside storage areas, and processing waste storage areas located on a lot shall not exceed two (2) ha.

- p) An accessory farm produce road-side retail stand shall be permitted for the purposes of retail sales of produce, including processed produce predominantly

from the farm. Such produce may include food products or products manufactured from organic products such as, but not limited to, wood or hemp products.

- q) Farm Produce Sales Outlet and Farm Winery or Cidery Provisions:
- r) Any buildings dedicated to a Farm Produce Sales Outlet and Farm Winery or Cidery shall not exceed 250 square meters in gross floor area and shall be setback a minimum of 30 meters from any residential use other than a residential use on the same lot, including any outdoor patio or seating area. Further, any outdoor patio or seating area shall not exceed 93 square meters in area.
- s) A farm help accommodation building is permitted where there is no accessory dwelling unit in an accessory building on the same lot. Farm help accommodation buildings shall be located within 50 metres of the primary detached dwelling. Such additional accommodation may be permitted in a separate building for the accommodation of farm workers where the lot is a minimum of 30 ha in area. Such additional accommodation shall have a minimum floor area of 78 square metres, and shall have the same yard requirements and use the same driveway or entrance as the principal dwelling on the lot. Such accommodation shall not be permitted to be renovated or otherwise altered to a permanent dwelling unit for a use other than as housing for farm help and shall not be severed from the farm.
- t) A temporary agricultural fair or exhibition shall:
 - i. Not exceed a duration of more than one (1) month;
 - ii. Occur over a contiguous period of time;
 - iii. Not occur more than once every three (3) years on the same lot;
 - iv. Not involve the construction of any permanent buildings or structures; and,
 - v. Meet all other provisions of this By-law.
- u) A temporary accessory seasonal attraction shall:
 - i. Not involve the construction of any permanent buildings or structures;
 - ii. Not exceed a duration of six (6) weeks over a contiguous period of time;
 - iii. Shall not occur on more than two (2) contiguous periods of time per year;
 - iv. Not occupy more than four (4) ha; and,
 - v. Meet all other provisions of this By-law.

3.5.3 RURAL ZONE EXCEPTIONS

RU-1

Part of Lot 20, Concession 2, Formerly Nottawasaga

(1547 County Road 42, 010-002-08500)

Altered or Additional Provisions:

- Minimum number of spaces required for the existing structures: 34 spaces

RU-2

Part of Lot 39, Concession 9, Formerly Nottawasaga
(7623 Poplar Side Road, 010-007-12700)

Additional Permitted Uses:

- Antique store, pottery studio, arts and crafts gallery or studio;
- Boutique;
- Café;
- Dwelling unit in a portion of a non-residential building;
- Garden or nursery centre;
- Veterinary clinic;
- Specialty food store

Altered or Additional Provisions:

- Maximum gross floor area for a garden or nursery centre: 100 m²

RU-3

Part of Lot 7, Concession 2, Formerly Sunnidale
(3571 Hogback Road, 040-001-18110)

Altered or Additional Provisions:

- All habitable buildings or structures on the lands shall be flood proofed to a minimum opening elevation of 0.15 metres above the centre line of the municipal road adjacent to the lot.

RU-4

Part of Lot 7, Concession 2, Formerly Sunnidale
(3522 Hogback Road, 040-001-17910)

Altered or Additional Provisions:

- All habitable buildings or structures to be constructed on the lands shall be flood proofed to a minimum opening elevation of 0.35 metres above the centre line of Hogback road.

RU-5

Part of Lot 24, W.S.R., Concession 3, Formerly Sunnidale
(9976 County Road 10, 040-001-29200)

Additional Permitted Use:

- Taxidermy studio.

RU-6

Part of Lot 7, Concession 4, Formerly Sunnidale
(5649 County Road 9, 040-002-03620)

Additional Permitted Uses:

- Cabinet making, woodworking shop, and as accessory to this use an office and showroom.

Altered or Additional Provisions:

- No outside storage of goods or materials is permitted.

RU-7

Part of East Half of Lot 4, Concession 2, Formerly Sunnidale
(6155 & 6125 Concession 2, 040-001-16800 & 040-001-16801)

Altered or Additional Provisions:

- Maximum Development Area: 3610 square metres (38 metres by 95 metres)
- Frontage of Development Area: 38 metres

RU-8

Part of Lot 37, Concession 7, Formerly Nottawasaga
(7266 36/37 Sideroad, 010-005-70201)

Altered or Additional Provisions:

- Minimum Lot Frontage: 10 metres

RU-9

East ½ Lot 31, Concession 2, Formerly Nottawasaga
(5820 County Road 64, 010-003-25700)

Permitted Uses Limited To:

- Produce farm;
- Conservation use;
- Wholesale topsoil operation;
- Outdoor storage for stockpiling of soil and other material

RU-10

Part of Lots 38 and 39, Concession 12, Formerly Nottawasaga
(010-012-09600)

Altered or Additional Permitted Uses:

- Snowmaking reservoir pond;
- Accessory structures;
- Associated piping.

RU-11

East Part of Lot 11, Concession 5, Formerly Sunnidale
(16 Whitetail Drive, 040-002-23200)

Permitted Uses Limited To:

- Single detached dwelling;
- Conservation use;
- Forestry and maple syrup production; or,
- Passive recreation uses.

Permitted Accessory Uses Limited To:

- Home occupation;
- Accessory dwelling unit.
- Section 1.21 shall not apply to lands zoned RU-11. The following zone provisions shall apply as additional or altered zone provisions to the RU zone provisions:
 - Minimum Development Area 5120 m²
 - Maximum Development Area Coverage 20%
 - Minimum Lot Frontage (Whitetail Drive) 20 m
 - Minimum Front Yard Setback (measured from the south lot line, notwithstanding that the RU-11 zone does not abut the south lot line) 15 m
 - Minimum Rear Yard Setback (measured from the north RU-11 Zone boundary) 0 m
 - Minimum Interior Yard Setback (measured from the 4.5 m west lot line) 4.5 m
 - Minimum Interior Yard Setback (measured from the 0m east RU-11 Zone boundary) 0 m

All other provisions of the RU Zone and the remainder of the Zoning By-law, not contrary to the special zone provisions above continue to apply.

RU-14

East Part of Lot 31, Concession 2, Formerly Nottawasaga
(5836 County Road 64, 010-003-25702)

Additional Uses:

- Truck Terminal
- Wholesale Topsoil Storage and Screening Operation
- Outdoor Storage

Altered Provisions or Additional Provisions:

- Notwithstanding the provisions of the Rural (RU) Zone to the contrary where the lands are zoned RU-14 the following apply:
 - Minimum Front Yard 15 m
 - Side Yard Setback from the west property line 14 m
 - Principal Structure Height 19 m
 - Maximum Number of Accessory Buildings No Limit other than that maximum lot coverage applies
 - Maximum Gross Floor Area of All Accessory Buildings Not Applicable
- Notwithstanding the general provisions in Section 2 to the contrary where the lands are zoned RU-14 the following apply
 - Minimum 30 m setback from the Environmental Protection (EP) Zone
 - Minimum setbacks from the West Draw of the Lamont Creek will be as follows: fuel tank 55 m, shop/storage building 35 m
 - No landscaping will be required along the eastern, or northern property line
 - No landscaping is required for parking, loading or truck spaces
 - Landscaping in the front yard will be a continuous row of evergreens
 - Number of parking spaces required 28
 - Number of loading spaces required 1
 - Number of barrier free spaces required 2

RU-15

Part Lot 2 & Part Lot 3 Concession 4
(6372 County Road 9, 040-002-01000)

Altered Provisions:

- The minimum southern interior side yard in the RU zone shall be 15 m

RU-18

Part Lot 42 Concession 11; Parts 5 to 27 51R545
(854 Sixth Street, 010-012-05516 to 010-012-05526)

Additional or Altered Provisions:

- Minimum Lot Frontage: 20 m