

**SECTION V RURAL ZONES**

5.1 **RURAL ZONES (Ru)**  
(Ru1, Ru2, Ru3, Ru4, RuR, RuRH, RuER, RuSp, RuSA)

*Amended By  
2002-102*

5.1.1 **Permitted Uses**

No person shall with any Rural Zone **USE** any **LOT** or **ERECT**, locate, **ALTER** or **USE** any **BUILDING** or **STRUCTURE** for any purpose except in accordance with the following applicable zones:

PERMITTED USES	Rural (Ru1)	Rural (Ru2)	Rural Agriculture (Ru3)	Rural Land Extensive (Ru4)	Rural Residential (RuR)	Rural Residential Hamlet (RuRH)	Rural Estate Residential (RuER)	Rural Special (RuSp)	Rural Scenic Area (RuSA)
AGRICULTURAL USES	X	X	X	X	---	---	---	---	---
BED & BREAKFAST	X	X	X	X	X	X	X	X	---
CONSERVATION	X	X	X	X	X	X	X	X	X
RESIDENTIAL - DWELLING UNIT *	X	X	X	X	X	X	X	X	---
FARM	X	X	X	X	---	---	---	---	---
FORESTRY OPERATION	X	X	X	X	---	---	---	---	---
HOME OCCUPATION	X	X	X	X	X	X	X	X	---
HOME INDUSTRY	X	X	X	X	X	X	---	X	---
KENNEL	X	X	X	X	---	---	---	---	---
OPEN SPACE RECREATION	X	X	X	X	X	X	X	X	X
PRIVATE RUNWAY	---	---	---	X	---	---	---	---	---
SPECIALIZED FARM USE	--	--	--	X	--	--	--	--	--
TENT & TRAILER PARK	--	--	--	--	--	--	--	X	--
TOURIST RESORT	--	--	--	--	--	--	--	X	--
WAYSIDE PIT OR WAYSIDE QUARRY	X	X	--	X	--	--	--	--	--

\* *Amended By 2001-201*

*X indicates uses permitted in applicable zone*

*Amended By  
89-110, 2002-  
102*

5.1.2 **Zone Requirements**

No person shall within any Rural Zone **USE** any **LOT** or **ERECT**, locate, **ALTER**, or **USE** any **BUILDING** or **STRUCTURE** except in accordance with the following requirements and the applicable Special Provisions:

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*Amended By  
By-law 2002-  
102*

a. **LOT AND SITE REQUIREMENTS:**

Zone		Lot Requirements			Minimum Yard Requirements				Maximum Height		Minimum Dwelling Ground Floor Area
Title	Symbol	Minimum Frontage	Minimum Area	Maximum Coverage	Front	Interior Side	Exterior Side	Rear	Main Building	Accessory Building	
Rural (Area 3)	Ru1	600 ft (1)	10 ac (1)	2%	50 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Rural (Area 2)	Ru2	325 ft (1)	2.5 ac (1)	5%	50 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Rural Agriculture	Ru3	325 ft (2)	2.5 ac (2)	5%	50 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Rural Land Extensive	Ru4	660 ft	75 ac	1%	50 ft	100 ft	50 ft	100 ft	35 ft	20 ft	750 sq. ft
Rural Residential	RuR	325 ft	2.5 ac	5%	50 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Rural Residential Hamlet	RuRH	200 ft	1.25 ac	10%	50 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Rural Estate Residential	RuER	250 ft (3)	2 ac (3)	10%	35 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Rural Special	RuSp	325 ft (4)	2.5 ac (4)	10%	50 ft	20 ft	50 ft	20 ft	35 ft	20 ft	750 sq. ft
Scenic Area	RuSA	600 ft	10 ac	2%	100 ft	100 ft	100 ft	100 ft	30 ft	20 ft	750 sq. ft
Scenic Corridor	-S	---	---	---	100 ft	---	---	---	---	---	---

- 2002-102* (1) The number of lots created by consent is limited to one additional lot per existing lot as of October 13<sup>th</sup>, 1992. In the case of a **LOT** zoned Rural (Ru2), a total of three (3) lots may be created per original 100 acre lot.
- 2002-102, Amended By 2006-126* (2) One lot for residential purposes may be created for a minimum of each 50 acres zoned Rural-Agricultural (Ru3). The minimum lot frontage and area in such cases shall be 325 feet and 2.5 acres.
- 2002-102* (3) For land zoned Rural Estate Residential (RuER), the gross density shall not exceed 25 lots per 100 acres. The maximum Lot Area shall be 10 acres.
- (4) For a **TOURIST RESORT** or **TENT** and **TRAILER PARK** the minimum lot sizes shall be as follow:
- |              |          |
|--------------|----------|
| Lot Frontage | 300 feet |
| Lot Area     | 10 acres |
- 2002-102* (5) The inclusion of a "-S" suffix to a zone symbol indicates that the area is a Scenic Corridor. The zoning provisions of the prefix apply to this area except the front yard setback.
- 2002-102* (6) With the exception of Lot 4, Concession 5 and 6, and Lot 12, Concession A, in the former Township of Watt, for **LOTS** fronting onto a District Road the minimum **LOT FRONTAGES** shall be as follows:
- a) Class 'A' Roads: 500 feet  
(District Roads 3, 4, 7, 13, 24, 25, 29, 35, 38, 118, and 169)
  - b) Class 'B' Roads: 440 feet  
(District Roads 26, 27, 28, 30, and 47)

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2006-126 (7) The **FRONT YARD SETBACK** for each **BUILDING** and **STRUCTURE** which existed prior to December 18, 2006, which is considered legal and **NON-COMPLYING** due to an encroachment into the required 100-foot **FRONT YARD SETBACK**, shall be the existing **SETBACK** or a minimum of 50 feet from the **FRONT LOT LINE**, whichever is greater for each **BUILDING** or **STRUCTURE**. Any new **BUILDING** or **STRUCTURE** shall comply with the requirements of the table to which this is a footnote.

### 5.1.3 SPECIFIC ZONE REQUIREMENTS - RURAL

*Amended By  
2006-126*

#### Special Provisions: Rural (Ru1, Ru2, Ru3, RuR)

The following Specific requirements are applicable in these zones:

*Amended By  
89-110, 2002-  
102, 2003-77*

a. **LOTS** zoned Rural (Ru1, Ru2, Ru3, RuR) which qualify as a **LOT OF RECORD** under Section 7.3 of Comprehensive Zoning By-law 87-87 are subject to the following:

*Amended By  
89-110, 2002-  
102, 2003-77*

i) **KENNELS** are not a permitted **USE** on **LOTS** with a **LOT AREA** less than ten (10) acres;

*Amended By  
89-110, 2002-  
102*

ii) the maximum **LOT COVERAGE** for a **LOT** with an area of one (1) acre or less shall be 10%; and,

*2002-102*

iii) where **KENNELS** are a permitted use, any enclosed area, **STRUCTURE** or **BUILDING** used as a **KENNEL** must be a minimum of 100 feet from any **LOT LINE**.

#### b. Special Provisions: Specialized Farm Uses

*Amended By  
89-110, 2002-  
102*

**SPECIALIZED FARM USES** are permitted in a Rural Land Extensive Zone (Ru4) subject to the following:

*Amended By  
89-110*

i) Minimum separation distance to a **DWELLING UNIT** located on a **LOT** under separate ownership – 1000 feet.

*Amended By  
89-110*

ii) Minimum **SETBACK** from a **STREET** – 300 feet.

*Amended By  
89-110*

iii) Minimum **SETBACK** from **WATERCOURSE** – 100 feet.

*Amended By  
89-110*

iv) Minimum separation from a Residential Zone – 1000 feet.

*Amended By  
89-110*

v) Minimum Separation fro any remaining **LOT LINE** – 200 feet.

#### c. Special Provisions: Private Runway

*Amended By  
89-110, 2002-  
102*

A **PRIVATE RUNWAY** is permitted in a Rural Land Extensive Zone (Ru4) subject to the following:

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*Amended By  
89-110*

i) This section does not regulate any matters under exclusive jurisdiction of the Government of Canada.

*Amended By  
89-110*

ii) A **PRIVATE RUNWAY** may be used on a **LOT** zoned Rural (Ru4) provided the following requirements are met:

*Amended By  
89-110*

a) Minimum separation of 300 feet between the **PRIVATE RUNWAY** and any **LOT LINE**; and,

*Amended By  
89-110*

b) Minimum separation of 750 feet between the **PRIVATE RUNWAY** and any Residential Zone.

d. Special Provisions: Kennels

*95-95,  
Amended By  
98-98*

Where **KENNELS** are a permitted **USE**, any enclosed area, **STRUCTURE** or **BUILDING** used as a **KENNEL** must be a minimum of 100 feet from any **LOT LINE**.