

## SECTION 26 - RURAL (RU) ZONE

### 26.1 GENERAL PROHIBITION

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

### 26.2 USES PERMITTED

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

### 26.3 ZONE REGULATIONS

#### 26.3.1 Regulations for Single Detached Dwellings and Home Occupation

- |                            |                  |                    |
|----------------------------|------------------|--------------------|
| (a)                        | Minimum Lot Area | 2000 square metres |
| (b) Minimum Required Yards |                  |                    |
| (i)                        | Front            | 8 metres           |
| (ii)                       | Rear             | 8 metres           |
| (iii)                      | Interior Side    | 6 metres           |
| (iv)                       | Exterior Side    | 8 metres           |

- (c) Minimum Lot Frontage 35 metres
- (d) Maximum Lot Coverage 30%
- (e) Maximum Building Height 11 metres

#### 26.3.2 Regulations for Agricultural Uses

- (a) Minimum Lot Area 20 hectares
- (b) Minimum Required Yards
  - (i) Front 30 metres
  - (ii) Rear 30 metres
  - (iii) Interior Side 15 metres
  - (iv) Exterior Side 30 metres
- (c) Maximum Lot Coverage 10%

#### 26.3.3 Regulations for a Home Industry

- (a) Minimum Lot Area 0.8 hectares
- (b) Minimum Required Yards
  - (i) Front 8 metres
  - (ii) Rear 8 metres
  - (iii) Interior Side 8 metres
  - (iv) Exterior Side 8 metres

#### 26.3.4 Regulations for a Hobby Farm/Veterinary Establishment and/or Kennel

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

## 26.4 ZONE EXCEPTIONS

### 26.4.1 RU-1 Zone

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

- (a) Family Healing Lodge and Learning Centre
- (b) Subject to the following provisions:
  - (i) Maximum Parking Spaces 30 spaces
  - (ii) Maximum Gross Floor Area for 125 m<sup>2</sup>
  - (iii) Office/Administration Use
  - (iv) Maximum Gross Floor Area for Living, Dining, Meeting Areas 420 m<sup>2</sup>
  - (v) Maximum Number of Bedrooms 6

### 26.4.2 RU-2 Zone

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

### 26.4.3 RU-3 Zone

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

### 26.4.4 RU-4 Zone

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

### 26.4.5 RU-5 Zone

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

#### 26.4.6 RU-6 Zone

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

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

#### 26.4.7 RU-7 Zone

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

- (a) Minimum Lot Frontage 190 metres

#### 26.4.8 RU-8 Zone

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

#### 26.4.9 RU-9 Zone

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

- (a) That fill shall be placed on the property for the building site to a minimum elevation of 178 metres GSC. The fill shall be at or above the 178 metre elevation and placed at least 15 metres out from the exterior walls of the dwelling.
- (b) No openings in any habitable structure shall be below 178.5 metres GSC.

- (c) All development not requiring direct access to the water shall be setback a minimum of 15.0 metres from the 177 metre GSC elevation.

#### 26.4.10 RU-10 Zone

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

#### 26.4.11 RU-11 Zone

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

a) Permitted Uses:

- i) Wellness Centre

b) Regulations for a Wellness Centre:

- |  |             |
|--|-------------|
| i) Minimum Lot Area  | 30 hectares |
| ii) Maximum Lot Coverage   | 10%         |
| iii) Minimum Required Yards  |             |
| a. Front   | 8 metres    |
| b. Rear  | 8 metres    |
| c. Interior Side   | 8 metres    |
| d. Exterior Side   | 8 metres    |
| iv) Maximum Total Gross Floor Area of Wellness Centre Buildings excluding guest rooms/cabins | 350 sq. m.  |
| v) Maximum Number of Guest rooms/cabins  | 10          |
| vi) Maximum Gross Floor Area per Guest rooms/cabins  | 24 sq. m.   |

#### 26.4.12 RU-12 Zone

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