

# SECTION 5 – RURAL (RU) ZONE

No person shall within any Rural (RU) Zone use any land or erect, alter or use any building or structure except in accordance with the following provisions:

## 5.1 PERMITTED USES

- 5.1.1 a single detached dwelling
- 5.1.2 an abattoir
- 5.1.3 an agriculture or farm use
- 5.1.4 an agriculture-related use
- 5.1.5 an on-farm diversified use
- 5.1.6 a bed and breakfast establishment
- 5.1.7 a commercial kennel
- 5.1.8 a commercial greenhouse
- 5.1.9 a conservation area including recreation activities, nature study and wildlife areas, or other similar use as provides for the preservation of the natural environment
- 5.1.10 a day nursery
- 5.1.11 a farm produce outlet
- 5.1.12 a feed mill
- 5.1.13 forestry
- 5.1.14 a garden nursery sales and supply establishment
- 5.1.15 a grain cleaning plant
- 5.1.16 a grain drying and storage facility
- 5.1.17 a group home
- 5.1.18 a home industry
- 5.1.19 a home occupation
- 5.1.20 a livestock sales barn
- 5.1.21 a riding or boarding stable
- 5.1.22 a veterinary clinic
- 5.1.23 a wayside pit or quarry
- 5.1.24 Cannabis Production and Processing subject to Section 4.7 of the General Provisions

## 5.2 REGULATIONS FOR USES PERMITTED IN SECTION 5.1

- 5.2.1 Minimum Lot Area:
  - (a) Abattoir, Feed Mill, Garden Nursery Sales and Supply Establishment, Grain Cleaning Plant, Grain Drying and Storage Facility, Veterinary Clinic 2.0 ha (4.94 ac.)
  - (b) Livestock Sales Barn 4.0 ha (9.88 ac.)
  - (c) Conservation Area Not Applicable

	(d) Other Permitted Uses	10.0 ha (24.7 ac.)
5.2.2	Minimum Lot Frontage:	
	(a) Abattoir, Feed Mill, Garden Nursery Sales and Supply Establishment, Grain Cleaning, Plant Grain Drying and Storage Facility, Veterinary Clinic	60.0 m (196.85 ft.)
	(b) Livestock Sales Barn	60.0 m (196.85 ft.)
	(c) Other Permitted Uses	90.0 m (295.27 ft.)
5.2.3	Minimum Front Yard Depth	18.0 m (59.05 ft.)
5.2.4	Minimum Exterior Side Yard Width	18.0 m (59.05 ft.)
5.2.5	Minimum Interior Side Yard Width	15.0 m (49.21 ft.)
5.2.6	Minimum Rear Yard Depth	12.0 m (39.37 ft.)
5.2.7	Minimum Dwelling Unit Floor Area	93.0 m <sup>2</sup> (1,001.08 ft. <sup>2</sup> )
5.2.8	Maximum Building Height	11.0 m (36.09 ft.)
5.2.9	Maximum Lot coverage of All Buildings	15%
5.2.10	Minimum Landscaped Open Space	10%
5.2.11	Maximum Number of Single Detached Dwellings Per Lot	1
5.2.12	Maximum Number of Dwelling Units Per Lot	2
5.2.13	Regulations for On-Farm Diversified Uses	
	a) Maximum area of all buildings, structures, parking areas outdoor storage, septic systems, landscaped areas, laneways and berms etc.	2% of farm parcel up to 1 hectare
	b) Maximum gross floor area of buildings used for the On-farm Diversified Use	30% of total area set aside for OFDU

### **5.3 GENERAL ZONE PROVISIONS**

All provisions of Section 4, General Zone Provisions, of this By-law where applicable to the use of any land, building or structure permitted

within the Rural (RU) Zone shall apply.

## 5.4 **SPECIAL RURAL (RU) ZONES**

### 5.4.1 **Rural-1 (RU-1) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-1 (RU-1) Zone the following provisions shall apply:

#### (a) Permitted Uses

In addition to those uses permitted by the Rural (RU) Zone, the following uses shall be permitted in the RU-1 Zone:

- a farm product market
- a farm product processing and distribution centre

#### (b) Special Provisions

The following special provisions shall apply:

- |        |   |   |
|--------|---|---|
| (i)    | Minimum Lot Area  | 6,600 square metres                             |
| (ii)   | Minimum Lot Frontage  | 70.0 metres                                     |
| (iii)  | Minimum Front Yard Depth  | 30.0 metres                                     |
| (iv)   | Minimum Rear Yard Depth   | 7.5 metres                                      |
| (v)    | Minimum Side Yard Width   | 10.0 metres                                     |
| (vi)   | An outside display and sale area shall be located in the front and/or west side yard only, and shall not extend more than 15 metres from the main building; |   |
| (vii)  | An outside storage area shall be located in the rear yard only, and shall have a maximum area of 500 square metres;   |   |
| (viii) | An open storage area shall be enclosed by a wall, fence or hedge not less than 2.0 metres in height such that it is screened from the traveling public      |   |
| (ix)   | Parking spaces for a farm product market or a farm product processing and distribution centre (minimum):  | 1 for each 20 square metres of gross floor area |

All other provisions of the Rural (RU) Zone shall apply and be complied with.

#### (c) Special Definitions for the RU-1 Zone

For the purposes of the RU-1 Zone, the following definitions shall apply:

(i) Deli Products

“Deli products” means food prepared for consumption off the premises, and may include roasted chickens, sandwiches and prepared meals.

(ii) Farm Product Market

“Farm product market” means a building or portion thereof as specified, wherein the retail sale of the following products are offered to the general public:

- Canadian grown produce including meat and poultry (a minimum of 70 percent of the retail floor area);
- Imported produce;
- Bakery items including processed fruit farm commodity related specialty products prepared on the premises, deli products, dairy products, and Canadian-made crafts (a maximum of 50 square metres of retail floor area);
- Canadian-grown greenhouse and nursery products;
- Canadian-made floral products; and
- Products complimentary to the above (a maximum of 30 percent of the retail floor area)

(iii) Farm Product Processing and Distribution Centre

“Farm product processing and distribution centre” means a building or portion thereof wherein farm products are processed, packaged, and prepared for wholesale distribution.

(iv) Outside Display and Sale Area

“Outside display and sale area” means the outdoor display and sale of goods or merchandise as an accessory activity to a permitted use that is carried on within an enclosed building on the same lot, and shall not include an open storage area.

#### **5.4.2 Rural-2 (RU-2) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-2 (RU-2) Zone the following provisions shall apply:

- (a) Permitted Uses:  
On lands zoned RU-2 in part of Lot 27, Concession 8, only the following uses shall be permitted:

- (i) Residential Uses
    - one single detached dwelling
  - (ii) Non-Residential Uses
    - a business office
    - a retail outlet for pet foods and related products
    - two warehouses for pet foods and other food products
    - a maintenance garage
    - a commercial garage
    - an equipment storage building
    - a hide processing building
    - a salt shed
    - processing, storage and sale of firewood
- (b) Special Provisions:
- (i) Minimum Lot Area 4.5 hectares
  - (ii) Minimum Lot Frontage 235 metres
  - (iii) Maximum Lot Coverage 20 percent
  - (iv) Buildings and structures for permitted uses shall be limited to those existing on September 26, 2005.
  - (v) A commercial garage shall have a maximum of two vehicle repair bays.

#### **5.4.3 Rural-3 (RU-3) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-3 (RU-3) Zone the following provisions shall apply:

- (a) Permitted Uses:
- (i) Residential Uses
    - prohibited
  - (ii) Non-Residential Uses
    - an accessory storage building, which shall be accessory to an adjacent mobile home park
    - an outside storage area for boats and recreational vehicles, which shall be accessory to an adjacent mobile home park

- a parking area for an adjacent mobile home park
- a private park accessory to an adjacent mobile home park

(b) Special Provisions:

- (i) For the purposes of the RU-3 Zone, the Front Lot Line shall be the southern boundary of the lands zoned RU-3.
- (ii) Minimum Lot Area 1.5 hectares
- (iii) Minimum Lot Frontage 110.0 metres
- (iv) Minimum Front and Rear Yard Depths 7.5 metres
- (v) Minimum Interior and Exterior Side Yard Widths 7.5 metres

**5.4.4 Rural-4 (RU-4) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-4 (RU-4) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) The minimum lot area shall be as existing at the date of passing of this By-law.
- (ii) The minimum lot frontage of the Rural Residential (RR) Zone on the same lot shall apply, and shall be based on the front lot line abutting County Road No. 21 (Wallace Point Road).

**5.4.5 Rural-5 (RU-5) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-5 (RU-5) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) The minimum lot area shall be as existing at the date of passing of this By-law.
- (ii) The minimum lot frontage of the Rural Residential (RR) Zone on the same lot shall apply, and shall be based on the front lot line abutting County Road No. 21 (Wallace Point

Road).

#### **5.4.6 Rural-6 (RU-6) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-6 (RU-6) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum Lot Area 3.0 hectares
  - (ii) Minimum Interior Side Yard Width (east side only) 9.0 metres

#### **5.4.7 Rural-7 (RU-7) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-7 (RU-7) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum Lot Area 7.0 hectares

#### **5.4.8 Rural-8 (RU-8) Zone**

**[RESERVED]**

#### **5.4.9 Rural-9 (RU-9) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-9 (RU-9) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum Lot Area 4.5 hectares

#### **5.4.10 Rural-10 (RU-10) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-10 (RU-10) Zone the following provisions shall apply:

(a) Permitted Uses:

In addition to those uses permitted by the Rural (RU) Zone, the following use shall be permitted in the RU-10 Zone:

(i) A veterinary clinic

(b) Special Provisions:

- |       |   |                     |
|-------|---|---------------------|
| (i)   | Minimum Lot Area  | 2.0 hectares        |
| (ii)  | Minimum Lot Frontage  | 167.0 metres        |
| (iii) | Minimum Interior Side Yard Width<br>(north side)  | 30.0 metres         |
| (iv)  | Maximum Net Floor Area for a<br>Veterinary Clinic   | 279.0 square metres |
| (v)   | Parking Spaces (minimum) for a veterinary clinic shall be 1 parking space per 37.0 square metres of gross floor area, or 3 parking spaces per practitioner, whichever is greater. |                     |

**5.4.11 Rural-11 (RU-11) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-11 (RU-11) Zone the following provisions shall apply:

(a) Special Provisions:

(i) Minimum Lot Area 9.0 hectares

**5.4.12 Rural-12 (RU-12) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-12 (RU-12) Zone the following provisions shall apply:

(a) Special Provisions:

- |       |  |              |
|-------|--|--------------|
| (i)   | For the purposes of the RU-12 Zone, the Front Lot Line shall be the lot line abutting Highway No. 7. |              |
| (ii)  | Minimum Lot Area   | 9.0 hectares |
| (iii) | Minimum Lot Frontage   | 325.0 metres |
| (iv)  | Minimum Interior Side Yard Width   |              |



(west side)

105.0 metres

#### **5.4.13 Rural-13 (RU-13) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-13 (RU-13) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Minimum Lot Area 6.8 hectares

#### **5.4.14 Rural-14 (RU-14) Zone**

By-law 2012-06

Elm Grove Cottages Part of Lot 3, Block "A", Plan 3

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-14 (RU-14) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Minimum Lot Area As existing at the date of passing of By-law No. 2012-66

- (ii) Minimum Lot Frontage 53.0 metres

- (iii) For the purposes of the Rural-14 (RU-14) Zone, "Lot Frontage" shall be measured as the straight-line distance along the street line (Paudash Street), between the points where the side lot lines intersect with the street line

- (iv) All other provisions of the Rural (RU) Zone shall apply

#### **5.4.15 Rural-15 (RU-15) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-15 (RU-15) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Minimum Lot Area 17.0 hectares

#### **5.4.16 Rural-16 (RU-16) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-16 (RU-16) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
  - a single detached dwelling
- (ii) Non-Residential Uses
  - a retail outlet for leather goods
  - a detached garage
  - an abattoir
  - a cold storage building
  - a business, professional or administrative office

(b) Special Provisions:

- (i) Minimum Lot Area 0.55 hectares
- (ii) Minimum Lot Frontage 68.0 metres
- (iii) Minimum Front Yard Depth 4.5 metres
- (iv) Maximum Lot Coverage 20%

#### **5.4.17 Rural-17 (RU-17) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-17 (RU-17) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
  - prohibited
- (ii) Non-Residential Uses
  - a septic system

(b) Special Provisions:

- (i) Minimum Lot Area 2.0 hectares
- (ii) Minimum Lot Frontage 0.0 metres

**5.4.18 Rural-18 (RU-18) Zone**

By-law 2014-38

1506 010 006 07405      950 Hiawatha Line      Part of Lot 10, Conc.11

Not Applied

**5.4.19 Rural-19 (RU-19) Zone**

By-law 2014-38

1506 010 006 0730      920 Hiawatha Line      Part of Lot 10, Conc.11

Not Applied

**5.4.20 Rural-20 (RU-20) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-20 (RU-20) Zone the following provisions shall apply:

(a) Special Provisions:

- |     |                  |              |
|-----|------------------|--------------|
| (i) | Minimum Lot Area | 2.5 hectares |
|-----|------------------|--------------|

**5.4.21 Rural-21 (RU-21) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-21 (RU-21) Zone the following provisions shall apply:

(a) Permitted Uses:

- |      |   |  |
|------|---|--|
| (i)  | Residential Uses                                  |  |
|      | • One single detached dwelling and accessory uses |  |
| (ii) | Non-Residential Uses                              |  |
|      | • One barn  |  |

(b) Special Provisions:

- |      |                      |              |
|------|----------------------|--------------|
| (i)  | Minimum Lot Area     | 1.2 hectares |
| (ii) | Minimum Lot Frontage | 0.0 metres   |

#### **5.4.22 Rural-22 (RU-22) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-22 (RU-22) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Notwithstanding the provisions of Section 4.12 of this By-law to the contrary, on lands zoned Rural -22 (RU-22), Section 4.12.1 shall not apply to prevent the erection of buildings or structures on a lot that does not front on an improved public street. Access to lands within the Rural-22 (RU-22) Zone area shall be gained by water (Otonabee River) and secondarily by a registered private right-of-way to the Hiawatha Line (County Road No. 31). For the purposes of the RU-22 Zone, the front lot line shall be the lot line abutting the Otonabee River. All other provisions of the Rural (RU) Zone shall apply.

#### **5.4.23 Rural-23 (RU-23) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-23 (RU-23) Zone the following provisions shall apply:

(a) Special Provisions:

- |      |                      |               |
|------|----------------------|---------------|
| (i)  | Minimum Lot Area     | 0.51 hectares |
| (ii) | Minimum Lot Frontage | 40.0 metres   |

#### **5.4.24 Rural-24 (RU-24) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-24 (RU-24) Zone the following provisions shall apply:

(a) Special Provisions:

- |     |                  |              |
|-----|------------------|--------------|
| (i) | Minimum Lot Area | 1.8 hectares |
|-----|------------------|--------------|

#### **5.4.25 Rural-25 (RU-25) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-25 (RU-25) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) Residential Uses
  - prohibited
- (ii) Non-Residential Uses
  - an abattoir

(b) Special Provisions:

- (i) Minimum Lot Area 1.56 hectares
- (ii) Minimum Lot Frontage 259.0 metres
- (iii) Minimum Front Yard Depth 15.2 metres
- (iv) Minimum Rear Yard Depth 22.9 metres
- (v) Minimum Interior Side Yard Width (South) 22.9 metres
- (vi) Minimum Interior Side Yard Width (North) 193.0 metres
- (vii) Minimum Building Separations:
  - Between main building and detached accessory building 0.7 metres
  - Between detached accessory buildings 1.0 metre
- (viii) Maximum Building Height 12.0 metres
- (ix) Minimum Landscaped Open Space 10%
- (x) Parking Spaces (minimum):
  - 1 for each 40.0 square metres of net floor area or portion thereof
- (xi) Building and Storage Location:  
No building or structure incidental to a permitted RU-25 use and no manure storage area shall be located within:
  - 300.0 metres of any Residential building on another lot;
  - 19.0 metres of any street line; or
  - 27.0 metres of any lot line.

#### **5.4.26 Rural-26 (RU-26) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-26 (RU-26) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Minimum Lot Area 5.0 hectares

#### **5.4.27 Rural-27 (RU-27) Zone**

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-27 (RU-27) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Minimum Lot Area 1.76 hectares

#### **5.4.28 Rural-28 (RU-28) Zone**

By-law 2011-03

1506 010 001 037 1300 Blezard Line Part of Lot 15, Concession 2

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-28 (RU-28) Zone the following provisions shall apply:

(a) Permitted Uses:

- (i) All uses of Section 5.1, except that a livestock facility existing as of January 10, 2011 shall not be used as a livestock facility after that date.

#### **5.4.29 Rural-29 (RU-29) Zone**

By-law 2011-04

1506 010 007 15801 1140 Matchett Line Part of Lot 13, Concession 16

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-29 (RU-29) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) Minimum Lot Area: 5.5 hectares

#### **5.4.30 Rural-30 (RU-30) Zone**

By-law 2011-46

1509 020 020 2232 Rahmel Road Part of Lot 19, Conc.4

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-30 (RU-30) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum Lot Area: 9.5 hectares
  - (ii) Minimum Front Yard Depth 12.0 metres

**5.4.31 Rural-31 (RU-31) Zone**

By-law 2012-33

1506 010 004 02250 1930 River Road Part of Lot 23, Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-31 (RU-31) Zone the following provisions shall apply:

- (a) Special Regulations:
  - (i) Minimum Lot Area: 3.4 hectares

**5.4.32 Rural-32 (RU-32) Zone**

By-law 2012-17 & 2019-66

1506 010 006 1520 356 Kents Bay Road Part of Lots 7 & 8, Conc. 12

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-32 (RU-32) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum Lot Area: 7.9 hectares

**5.4.33 Rural-33 (RU-33) Zone**

By-law 2012-24

1506 010 002 18201 3084 Old Norwood Rd  
Part of Lot 29, Conc.7

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-33 (RU-33) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum Lot Area: 8.5 hectares

**5.4.34 Rural-34 (RU-34) Zone**

By-law 2015-13

1506 010 005 4402 Part of Lot 26, Concession 10

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-34 (RU-34) Zone the following provisions shall apply:

- (a) Special Regulations:
  - (i) The minimum lot area of a lot containing a RU-34 Zone shall be 30.0 hectares.
  - (ii) The minimum lot frontage of a lot containing a RU-34 Zone shall be 20.0 metres.
  - (iii) On a lot containing a RU-34 Zone, the portion of the lot zoned Environmental Protection (EP) and Rural Residential (RR) may contribute to the calculation of minimum lot area and minimum lot frontage for the portion of the lot zoned RU-34.

#### **5.4.35 Rural-35 (RU-35) Zone**

By-law 2015-13

1506 010 005 4402 Part of Lot 26, Concession 10

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-35 (RU-35) Zone the following provisions shall apply:

- (a) Special Regulations:
  - (i) The minimum lot area of a lot containing a RU-35 Zone shall be 4.4 hectares.
  - (ii) The minimum lot frontage of a lot containing a RU-35 Zone shall be 150.0 metres.
  - (iii) On a lot containing a RU-35 Zone, the portion of the lot zoned Environmental Protection (EP), Environmental Protection-4 (EP-4), and General Commercial-7 (GC-7) may contribute to the calculation of minimum lot area and minimum lot frontage for the portion of the lot zoned RU-35.

#### **5.4.36 Rural-36 (RU-36) Zone**

By-law 2015-23

1506 010 005 02100 2480 Providence Line Part of Lot 30, Conc.9

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-36 (RU-36) Zone the following provisions shall apply:

- (a) Permitted Uses:



- (i) All uses of Section 5.1 of By-law No. 2010-65 shall be permitted.
  - (ii) An existing accessory building shall be permitted in the absence of a principal or main building on the same lot. For the purposes of this provision, “existing” shall mean existing as of April 13, 2015.
- (b) Special Regulations:
- (i) The minimum lot area shall be 7.5 hectares.

The Holding symbol (H) that applies to the lands zoned Rural-36-Holding (RU-36-H) in part of Lot 30, Concession 9, Otonabee Ward, as shown on Schedule “A” of By-law 2015-23, shall only be removed at such time as it has been confirmed to the satisfaction of the Council of the Township of Otonabee-South Monaghan that:

- (a) Development of the subject lands will comply with the Minimum Distance Separation (MDS) Formulae.
- (ii) The location of a new driveway on Providence Line is approved by the Township.

**5.4.37 Rural-37 (RU-37) Zone**

By-law 2015-38  
 1506 010 004 01601      1887 River Rd.      Pt. Lot 22. Conc. 5

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-37 (RU-37) Zone the following provisions shall apply:

- (a) Special Provisions:
  - (i) Minimum lot area: 5.0 hectares

**5.4.38 Rural-38 (RU-38) Zone**

By-Law No. 2016-04  
 15-06-010-005-16510-0000      47 Division Road      Pt. Lot 32, Conc. 11

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-38 (RU-38) Zone the following provisions shall apply:

- (a) Special Provisions:

(i) Minimum lot area: ..... 6.0 hectares.”

All other provisions of By-law No. 2010-65, as amended, shall apply.

**5.4.39 Rural-39 (RU-39) Zone**

By-Law No. 2016-09  
15-06-010-005-09901-0000 2393 Burnham Line Pt. Lot 29, Conc.10,

Notwithstanding Section 4.33 to the contrary, within the Rural-39 (RU-39) Zone the following provisions shall apply:

(a) Special Provisions:

- (i) The minimum setback for any dwelling or dwelling unit from the Canadian Pacific Railway right-of-way shall be 15 metres.

All other provisions of the Rural (RU) Zone shall apply.”

All other provisions of By-law No. 2010-65, as amended, shall apply.

**5.4.40 Rural-40 (RU-40) Zone**

By-law 2016-24  
1506 010 006 04800 941 Hiawatha Line Pt. Lot 10, Conc. 10

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-40 (RU-40) Zone the following provisions shall apply:

a) Permitted Uses:

- (i) All uses of Section 5.1 shall be permitted, with the exception that a single detached dwelling, a converted dwelling, or any other Residential Use, shall be prohibited.

**5.4.41 Rural-41 (RU-41) Zone**

By-law 2016-40  
15-06-010-002-18101-0000 No Civic Address –Old Norwood Road  
Pt Lot 29, Concession 7

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-41 (RU-41) Zone the following provisions shall apply:

a) Special Provisions

(i) Notwithstanding Section 4.33, minimum setback for any dwelling or dwelling unit from the Canadian Pacific Railway right-of-way shall be 15

(ii) Minimum lot area shall be 2 hectares

All other provisions of the Rural (RU) Zone shall apply.

#### **5.4.42 Rural- 42 (RU-42) Zone**

By-law No. 2016-48  
2297 Drummond Line Part Lot 27, Concession 9  
15-06-010-005-00600-0000

Notwithstanding any other provisions of this By-law to the contrary, within the Rural - 42 (RU-42) Zone the following provisions shall apply:

a) Special Provisions

(i) A Kennel is permitted on an existing lot size of 3.8 hectares; and

(ii) Notwithstanding Section 4.19 of the General Provisions of this By-law, the minimum setback from the adjacent Rural Residential Zone to an existing Kennel shall be 118 metres; and

(iii) The maximum size of a Kennel is limited to 23 square metres as existing; and

(iv) For the purposes of the Rural-42 Exception Zone, existing shall mean as at August 8, 2016.

All other provisions of the Rural (RU) Zone shall apply.

#### **5.4.43 Rural-43 (RU-43) Zone**

By-law No. 2016-47 15-06-010-005-13600  
2421 Old Norwood Road  
Part of Lot 30, Concession 11, Otonabee Ward

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-43 (RU-43) Zone the following provisions shall apply:

(a) Special Regulations:

- (ii) Where the front lot line of a lot having a Rural-43 (RU-43) zone is not a continuous horizontal distance between side lot lines, the minimum lot frontage shall be the total length of the front lot lines abutting Old Norwood Road, and shall be a minimum of 200 metres.
- (iii) An entrance shall not be permitted on Burnham Line. For an entrance on Old Norwood Road, the entrance setback, measured from the exterior (east) side lot line of the lot in the RU-43 zone, shall be 236 metres.

All other provisions of the Rural (RU) Zone shall apply.

**5.4.44 Rural-44 (RU-44) Zone**

By-law No. 2018-05    15-06-010-005-03600  
 2610 Providence Line    Part of Lot 31 Concession 9

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-44 (RU-44) zone, the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Frontage 90.0 metres

For the purposes of the subject property, the frontage shall be split along Providence Line.

All other provisions of the Rural (RU) zone shall apply.

**5.4.45 Rural-45 (RU-45) Zone**

By-law No. 2018-07    15-06-010-00410700  
 Part Lot 17, Concession 7 (Otonabee)  
 3108 Base Line

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Exception-45 (RU-45) zone, the following provisions shall apply:

(a) Special Regulations:

- (i) Minimum Lot Area 8 hectares

All other provisions of the Rural (RU) zone shall apply.

**5.4.46 Rural-46 (RU-46) Zone**

By-law No. 2018-38 15-06-010-004-00600  
Part Lot 19, Concession 5 (Otonabee)  
1592 David Fife Line

Notwithstanding any other provisions of this By-law to the contrary, within the Rural Exception-46 (RU-46) zone, the following provisions shall apply:

a) Permitted Uses:

- (i) All uses of Section 5.1 shall be permitted;
- (ii) A storage building for aggregate-related equipment.

b) Special Regulations:

- (i) Access to the Rural-46 (RU)-46 zone shall be from David Fife Line only;
- (ii) Outside storage shall only be permitted accessory to the storage building within the RU-46 zone and shall be located on the north side of the building only within the area zoned RU-46.

All other provisions of the Rural (RU) zone shall apply.

**5.4.47 Rural-47 (RU-47) Zone**

By-law 2019-05 & 2019-57  
Part Lot 13, Concession 14, Otonabee  
15-06-010-007-01000

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-47 (RU-47) zone, the following provisions shall apply:

a) Special Regulations:

- (i) Minimum Lot Area 5.4 hectares
- (ii) For the purposes of the subject property, the lot frontage shall be deemed to be along Storell Road

b) Permitted Uses:

- (i) A pet crematorium and funeral home
- (ii) All other uses permitted in the RU Zone

- (iii) For the purpose of the RU-47 Zone, a pet crematorium and funeral home shall mean a facility used for the cremation of household pets such as dogs and cats, but does not include the cremation of livestock animals. Small-scale funeral services for pets may also take place on site

All other provisions of the Rural (RU) zone shall apply.

#### **5.4.48 Rural-48 (RU-48) Zone**

By-law 2019-26

Part Lot 22 & 23, Concession 9, Otonabee

15-06-010-008-01600

In addition to uses permitted within the Rural (RU) Zone, within the Rural-48 (RU-48) zone, the following uses are permitted:

- a) A wedding and small-scale event venue is a permitted on-farm diversified use accessory to a primary agricultural use on the property and is comprised of the following, as noted on Schedule 'B', forming part of this By-law:
  - (i) a 4,137 m<sup>2</sup> area for staging weddings, receptions, ceremonies, art or yoga classes, or other similar events and classes, and shall include only temporary buildings and structures for the use thereof;
  - (ii) a 2,561 m<sup>2</sup> parking lot with 66 spaces;
  - (iii) a 1,807 m<sup>2</sup> gravel driveway extension; and
  - (iv) a 55.8 m<sup>2</sup> portion of an existing single detached dwelling.
- b) Special Regulations related to an on-farm diversified use:
  - (i) Maximum lot area for an on-farm diversified use 8,540 sq. m
  - (ii) Notwithstanding 5.4.48 b) (i) to the contrary, the lot coverage of buildings or structures that existed as of the date of the passing of this By-law that are used for the on-farm diversified use shall be calculated at 50% for the purposes of determining the maximum lot area for an on-farm diversified use.
  - (iii) Notwithstanding 5.4.48 a) i) to the contrary, new, permanent buildings and structures associated with an on-farm

diversified use may be constructed in the RU-48 Zone in accordance with the applicable on-farm-diversified use provisions of this By-law, provided the farm owner can demonstrate that appropriate potable water and waste water treatment servicing is available to the satisfaction of the local health unit or similar permit-issuing agency.

All other provisions of the Rural (RU) zone shall apply.

**5.4.49 Rural-49 (RU-49) Zone**

By-law No 2020-47 2551 Dillon Rd  
15-06-010-008-04700 Pt Lot 22, Conc 10 Otonabee

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-49 (RU-49) zone, the following provisions shall apply:

- (i) A Livestock Facility (barn) existing as of October 19<sup>th</sup>, 2020 and shown on the IBW survey dated September 3, 2020, shall not be used as a Livestock Facility after that date, and shall be used only as an agricultural storage building.

All other provisions of By-law No. 2010-65, as amended, shall apply.

**5.4.50 Rural-50 (RU-50) Zone**

By-law No 2022-16 3804 Lakeside Rd  
15-06-010-001-13200 Pt Lot 12, Conc 4 Otonabee

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-50 (RU-50) zone, the following provisions shall apply:

- (a) Permitted Uses:
  - (i) All uses of Section 5.1, except that a livestock facility existing as of March 21, 2022 shall not be used as a livestock facility after that date.

**5.4.51 Rural-51 (RU-51) Zone**

By-law No 2022-25 1495 Drummond Line  
15-06-010-006-03800 Pt Lot 17, Conc 9 Otonabee

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-51 (RU-51) Zone the following provisions shall apply:

- (a) Special Regulations:
  - (i) Minimum Lot Area 2.23 hectares

All other provisions of the RU Zone shall continue to apply.

**5.4.52 Rural-52 (RU-52) Zone**

**[HOLD]**

**5.4.53 Rural-53 (RU-53) Zone**

By-law No 2024-04 2074 David Fife Line  
15-06-010-002-08300 Pt Lot 25, Conc 4 Otonabee

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-53 (RU-53) Zone the following provisions shall apply:

(a) Special Regulations:

- |                      |                                   |
|----------------------|-----------------------------------|
| (i) Minimum Lot Area | 27,713 sq. metres<br>(6.85 acres) |
|----------------------|-----------------------------------|

All other provisions of the RU Zone shall continue to apply.

**5.4.54 Rural-54 (RU-54) Zone**

By-law 2024-44 2144 Keene Road  
Part Lot 25, Concession 11, Otonabee  
1506-010-008-13700

Notwithstanding any other provisions of this By-law to the contrary, within the Rural-54 (RU-54) zone, the following provisions shall apply:

a) Permitted Uses:

- (i) Maximum one (1) single detached dwelling

b) Special Provisions:

- |                      |                           |
|----------------------|---------------------------|
| (i) Minimum Lot Area | 4.4 hectares (10.9 acres) |
|----------------------|---------------------------|

All other provisions of the Rural (RU) zone shall apply.

**5.4.55 Rural-54 (RU-54) Zone**