

## SECTION 10.0 RURAL ZONES

### 10.1 RURAL (RU)

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

#### (a) Permitted Uses

Agricultural Use  
Bed and Breakfast Establishment  
Cemetery  
Dwelling, Apartment Unit  
Dwelling, Converted  
Dwelling, Single Detached  
Farm Produce Outlet  
Forestry Use  
Garden Centre  
Garden Suite  
Golf Course  
Hobby Farm  
Home Industry  
Home Based Business  
Kennel or Cattery  
Maple Syrup Processing Establishment  
Nursery  
Open Space  
Place of Worship  
Public Park  
Public Stable and Private Stable  
Rural Home Occupation  
Veterinary Establishment  
Wayside Pit or Quarry  
Use Accessory to any of the Foregoing

#### (b) Zone Requirements

##### [i] Agricultural Use

Minimum Lot Area                      40 ha (98.8 ac.)

Minimum Lot Frontage                70 m (229 ft.)

##### Minimum Yard Requirements:

Front Yard                                20 m (65.6 ft.)

All Other Yards                          10 m (32.8 ft.)

## Maximum Building Height:

Main Building	12 m (39.4 ft.)
Accessory Building	7 m (22.9 ft.)

Maximum Number of Dwellings per Lot: 1

## [ii] Hobby Farm, Kennel, Nursery, Public and Private Stable, Veterinary Establishment

Minimum Lot Area 5 ha (12.3 ac.)

Minimum Lot Frontage 70 m (229 ft.)

## Minimum Yard Requirements:

Front Yard	20 m (65.6 ft.)
All Other Yards	10 m (32.8 ft.)

Maximum Lot Coverage 25%

## Maximum Building Height:

Main Building	12 m (39.4 ft.)
Accessory Building	7 m (22.9 ft.)

## [iii] All Other Permitted Uses

Minimum Lot Area 1.0 ha (2.47 ac)

Minimum Lot Frontage 70 m (229 ft.)

## Minimum Yard Requirements:

Front Yard	20 m (65.6 ft.)
Rear Yard	10 m (32.8 ft.)
Interior Side Yard	5 m (16.4 ft.)
Exterior Side Yard	20 m (65.6 ft.)

Maximum Lot Coverage 20%

## Maximum Building Height:

Main Building	11 m (36.1 ft.)
Accessory Building	6 m (19.6 ft.)

## (c) Additional Provisions

## [i] Minimum Distance Separation Formulae

All development in the Rural (RU) Zone must be in accordance with the Minimum Distance Separation Formulae I and II as issued under the Provincial Policy Statement.

In the case of an intensive agricultural operation such as broiler chickens, egg production or beef feed lots, the minimum lot area may be reduced in accordance with Minimum Distance Separation Formulae guidelines on area requirements and manure disposal. The absolute minimum lot area for such operations shall be 5 ha (12.3 ac.).

**[ii] Accessory Dwellings**

An accessory dwelling unit may consist of a second single detached dwelling or the addition of an apartment unit to an existing single detached dwelling and is permitted only on operating farms which have a minimum area of 40 ha (98.8 ac.).

**[iii] Garden Suites**

A garden suite may be permitted only where a Temporary Use by-law has been enacted, provided all Health Unit requirements for on-site private services have been fulfilled.

**[iv] Stables**

No part of any public or private stable shall be located closer than 50 m (164 ft.) to any part of a residential unit or another lot.

**[v] Apartment Dwelling**

An apartment dwelling within an existing house is permitted subject to the following: The minimum area of an apartment shall be 40 sq.m (431 sq.ft). All applicable provisions of the Building Code shall be strictly complied with and such compliance shall be verified by the Chief Building Official. All requirements for on-site private services must have been fulfilled. Provisions for off-street parking shall be in accordance to the parking provisions of this Bylaw

**[vi] Hunting Camps**

Hunting Camps as defined herein may only be permitted with an amendment to this By-law.

**(d) Exception Zones****[i] RU-1, Part of Lot 18, Concession 10, Township of Edwardsburgh/Cardinal, 1812 Totem Ranch Road East. [By-law 2004-39]**

Despite provisions to the contrary, on lands zoned RU-1, the following provisions shall apply:

**Permitted Uses**

All uses in the RU Zone Accessory Uses

Wood Shed

Oversized Garage with Hobby Shop Zone Requirements

Minimum Lot Area (existing).....0.4 ha (1 ac)

Minimum Yard Requirements Accessory Building

Front Yard.....11.6 m (38 ft.)

Maximum Building Size – Accessory Building

Oversized Garage with Hobby Shop.....104 m<sup>2</sup> (1120 ft<sup>2</sup>)

**[ii] RU-2, Pt Lot 19, Concession 9, Hyndman Road [By-law 2004-62]**

Despite provisions to the contrary, on lands zoned RU-2, the minimum front yard setback is 50 m (164 ft).

**[iii] RU-3, 1026 Hyndman Road [By-law 2005-26]**

Despite provisions to the contrary, on lands zoned RU-3, the following provisions apply:

Minimum distance from barn at 1019 Hyndman Road 89 m (292 ft)

Minimum distance from manure storage 103 m (338 ft)

No accessory use within minimum separation distance.