
SECTION 11

RURAL ZONE (RU)

No person shall hereafter use any lands nor erect, alter, enlarge or use any building or structure in a Rural (RU) Zone except in accordance with the provisions of this Section and any other relevant Sections of this By-law.

11.1 Rural (RU) Zone

(1) Permitted Uses:

- agricultural use
- cemetery
- church
- conservation use
- farm produce outlet
- forestry use
- golf course
- hobby farm
- intensive livestock operation
- kennel
- mobile home only as a secondary dwelling on a farm
- outdoor recreation facility
- single detached dwelling
- veterinary establishment
- wayside pit or wayside quarry
- dwelling accessory to an agricultural use, kennel, or veterinary establishment
- hobby farm accessory to a single dwelling

(2) Zone Requirements:

- (a) Agricultural use, Conservation use, Forestry use, Hobby Farm use and Kennel use, in accordance with the provisions of the Agricultural Zone.
- (b) Other Non-Residential Uses:

Lot Area (minimum)	10,000 m ²
Lot Frontage (minimum)	60 m
Front Yard Depth (minimum)	15 m
Rear Yard Depth (minimum)	15 m
Exterior Side Yard Width (minimum)	15 m
Interior Side Yard Width (minimum)	15 m
Building Height (maximum)	9 m
Lot Coverage (maximum)	10%
- (c) Single detached dwelling:

Lot Area (minimum)	4000 m ²
Lot Frontage (minimum)	45 m
Front Yard Depth (minimum)	10 m
Rear Yard Depth (minimum)	10 m

Exterior Side Width (minimum)	10 m
Interior Side Width (minimum)	3 m
Building Height (maximum)	9 m
Lot Coverage (maximum)	10%
Dwellings Per Lot (maximum)	1

(3) Special Exception Zones:

RU-1

Notwithstanding the provisions of Section 11.1(2) to the contrary, for the lands zoned RU-1, the following provisions shall apply:

A minimum of 20 parking spaces (in accordance with the Parking Requirements of Section 3.27)

A buffer strip of at least 15 m in width and composed of bush and trees shall be maintained along the northerly and southerly boundaries of the parcel. The buffer shall be clearly defined and shall not be used as the Recreational Game Area.

RU-2 (Pt. Lot 37, Concession 1) Matilda

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-2, the following use shall also apply:

single detached dwelling

RU-3 (Pt. Lot 37, Concession 1) Matilda

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-3, the following use shall also apply:

duplex dwelling

RU-4 (Pt. Lot 7, Concession 1) Matilda

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-4, the following uses shall also apply to the single detached dwelling:

a snowmobile sales and service outlet
a boat and automobile repair shop

RU-5 (Pt. Lot 24, Concession 7) Matilda

Notwithstanding the provisions of Section 11.1(2) to the contrary, for the lands zoned RU-5, the following provisions shall apply:

Yard Requirements (minimum):
Interior Side 2.8 m

RU-6 (Pt. Lot 27, Concession 1) Matilda

Notwithstanding the provisions of Sections 11.1(1) and (2) to the contrary, for the lands zoned RU-6, the following use and zone requirements shall apply:

an accessory apartment

Maximum dwellings per lot: 1 dwelling and 1 accessory apartment

RU-7 (Pt. Lots 17 and 18, Concession 1) Matilda

Notwithstanding the provisions of Section 11.1 to the contrary, on lands zoned RU-7, the following zone provisions shall apply:

Lot Area (minimum): 3800 m²

Lot Frontage (minimum) 42 m

Rear Yard Setback: 15 m

Exterior Side Yard: 12 m

RU-8 (Pt. Lot 31, Concession 6) 3944 Carman Road, Matilda

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-8, the following uses shall also apply:

an abattoir and accessory retail

a custom meat cutting, wrapping, sales and smokehouse business

RU-9 (Pt. Lot 12, Concession 1) Williamsburg

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-9, the following use shall also apply:

a single family dwelling with two accessory apartments

RU-10 (Pt. Lot 28, Concession 8) Williamsburg

(Pt. Lot 25, Concession 1) Iroquois

(Pt. Lot 24, Concession 1) Iroquois

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-10, the following use shall also apply:

bus depot, sales and service business

RU-11 (Pt. Lot 15, Concession 7) Williamsburg

Notwithstanding the provisions of Sections 11.1(1) and (2) to the contrary, for the lands zoned RU-11, the following permitted uses and zone requirements shall apply:

market and nursery gardens

retail gardening business
Lot Area (minimum): 10,500 m²
Lot Frontage (minimum): 21 m

RU-12 (Pt. Lot 15, Concession 5) Williamsburg

Notwithstanding the provisions of Section 11.1 (1) and (2) to the contrary, for the lands zoned RU-12, the following uses and zone provisions shall apply:

Kennel
Retail accessory to a kennel

Lot Area (minimum) 4 ha
Lot Frontage (minimum) 200 m
Front Yard Depth (minimum) 15 m

Permitted Location of Dog Runs:
Restricted to locations in a side yard, rear yard or interior yard abutting a side or rear yard

Minimum Separation Areas:

No building or structure or portion thereof used for kennel purposes may be located closer to any residential use building on another lot than:

- (i) 190 m for a kennel with more than four dog runs, or
- (ii) 150 m for a kennel with four or fewer dog runs.

Despite the above, the minimum separation area between kennel building and structures and residential use buildings on another lot may be reduced to 75 m in the case of a kennel with more than four dog runs, provided that noise attenuation measures are introduced to mitigate the noise level of all indoor and outdoor kennel facilities so that they do not become a nuisance to surrounding dwellings.

RU-13 (Pt. Lot 4, Concession 2) 5016 Archer Road, Williamsburg

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-13, the following permitted uses shall apply:

a bus depot
a service, sales and automotive body shop
service garage

RU-14 (Pt. Lot 17, Concession 2) 5085 County Road 18, Williamsburg

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-14, the following permitted uses shall apply:

a contractor's yard with heavy equipment
topsoil and gravel sales

RU-15 (Pt. Lot 4, Concession 7) 4000 Salmon Road, Williamsburg

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-15, the following permitted uses shall apply:

a contractor's yard with heavy equipment
truck and trailer service

RU-16 (Pt. Lot 9, Concession 1) 13460 Nudell Bush Road, Williamsburg

Notwithstanding any provisions of Sections 11.1(1) and 11.1(2) to the contrary, on the lands identified as RU-16, the following permitted uses and provisions shall apply:

storage
open Storage

Shipping Container Storage, in accordance with the following provisions:

- (a) That the definition of "*shipping container*" shall mean: "means an article of transportation equipment, including one that is carried on a chassis, that is strong enough to be suitable for repeated use and is designed to facilitate the transportation of goods by one or more means of transportation and includes, but is not limited to, intermodal shipping containers, body of transport trailer or straight truck box" but does not include a motor vehicle.
- (b) The use of a *shipping container* shall only be permitted in the RU-16 Zone; as an accessory use to a permitted use.
- (c) Unless stated elsewhere in this by-law the number of *shipping containers* permitted accessory to a permitted use in an RU-16 Zone for storage shall not exceed ten (10) shipping containers.
- (d) A *shipping container* shall not exceed a height of 3 m and a total length of 18 m, and when used for storage purposes on this site, the containers shall not be vertically stacked.
- (e) In the RU-16 Zone, a *shipping container* shall be located in the rear yard and a minimum distance of 30 m from any street line.
- (f) A *shipping container* shall be screened from view from the street and abutting properties zoned Residential, Institutional or Rural.
- (g) A *shipping container* shall not be located in a required parking area and in no case shall encroach into a required landscape buffer.

RU-17 (Pt. Lot 3, Concession 4)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-17, the use of these lands for a stone quarry shall be permitted providing:

the quarry does not interfere with a provincially significant wetland designation;

an Environmental Impact Statement is conducted for a quarry proposal; and

an appropriate Aggregate Resources Act License has been granted, for the proposed quarry operation, by the Ministry of Natural Resources.

RU-18 (Pt. Lot 13, Concession 5) Williamsburg

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-18, the following use shall also apply:

sawmill and sales

RU-19 (Pt. Lot 29, Concession 8) Pleasant Valley

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-19, the following use shall also apply:

cabinet making business with maximum of 5 employees
total 434 m² (including extension)
residence also on property

RU-20 (Mineral Aggregate Reserve Adjacent Lands)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-20, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to a submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

RU-21 (Pt. Lot 30, Concession 8) Matilda
(Pt. Lot 36, Concession 8) Matilda

In addition to the permitted uses of Section 11.1(1) for the lands zoned RU-21, the following use shall also apply:

contractor's yard

RU-22 (Wetland Adjacent Lands)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-22, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to an Environmental Impact Study to the satisfaction of the Township prior to the issuance of a building permit

RU-23 (ANSI Lands)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-23, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to submission of an Environmental Impact Assessment that demonstrates that the proposed development would have no negative impacts on the natural features or on ecological functions for which the area is defined.

RU-24 (Pt. Common Lot, Concession 1) Matilda

Notwithstanding the provisions of Sections 3.32 and 11.2 (c) exterior side yard, to the contrary, the exterior side yard for lands zoned RU-24 shall be a minimum of 3 m (exterior deemed to be County Road 2).

RU-25 (Quarry (MAQ) Adjacent Lands)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-25, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansions or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

RU-26 (Pit (MAP) Adjacent Lands)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-26, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to submission of studies that demonstrate that the proposed development would not preclude or hinder access to the resource, the expansion or continued use of the resource, or which is incompatible for reasons of public health or safety or environmental impact.

RU-27 (Waste Management (WM) Adjacent Lands)

Notwithstanding the provisions of Section 11.1(1) to the contrary, for the lands zoned RU-27, any use existing on the date of passing of the By-law is permitted, including any new addition and/or accessory structures that conform to the provisions of this By-law.

The conditional approval of any new developments will be subject to hydrogeological and other studies to the satisfaction of the Township, demonstrating that the proposed development would not preclude or hinder Waste Management operations and evaluate the presence and impact of any adverse effect or risks to health and safety.

(4) Holding Zones**(5) Temporary Zones****11.2 Additional Provisions for Rural Zones****(1) Accessory Dwellings**

Accessory dwellings shall conform to the requirements of the RR Zone.

(2) Hobby Farms

Hobby farms shall only be permitted in accordance with the following requirements:

Lot Area (minimum)	30,000 m ²
Lot Frontage (minimum)	75 m

Any building that houses livestock or poultry shall be set back a minimum of 30 m from all lot lines and shall have a maximum height of 5.5 m. The maximum floor area for a building accommodating livestock or poultry shall be 150 m² per 10,000 m² of land. The maximum number of livestock per 10,000 m² of land shall be 5 and the maximum number of poultry for 10,000 m² of land shall be 20.

(3) Wayside Pit or Wayside Quarry

The requirements of the Aggregate Resources Act shall apply to any Wayside Pit or Wayside Quarry.

(4) Other General Provisions

Other general provisions shall be in accordance with Section 3 of this By-law.