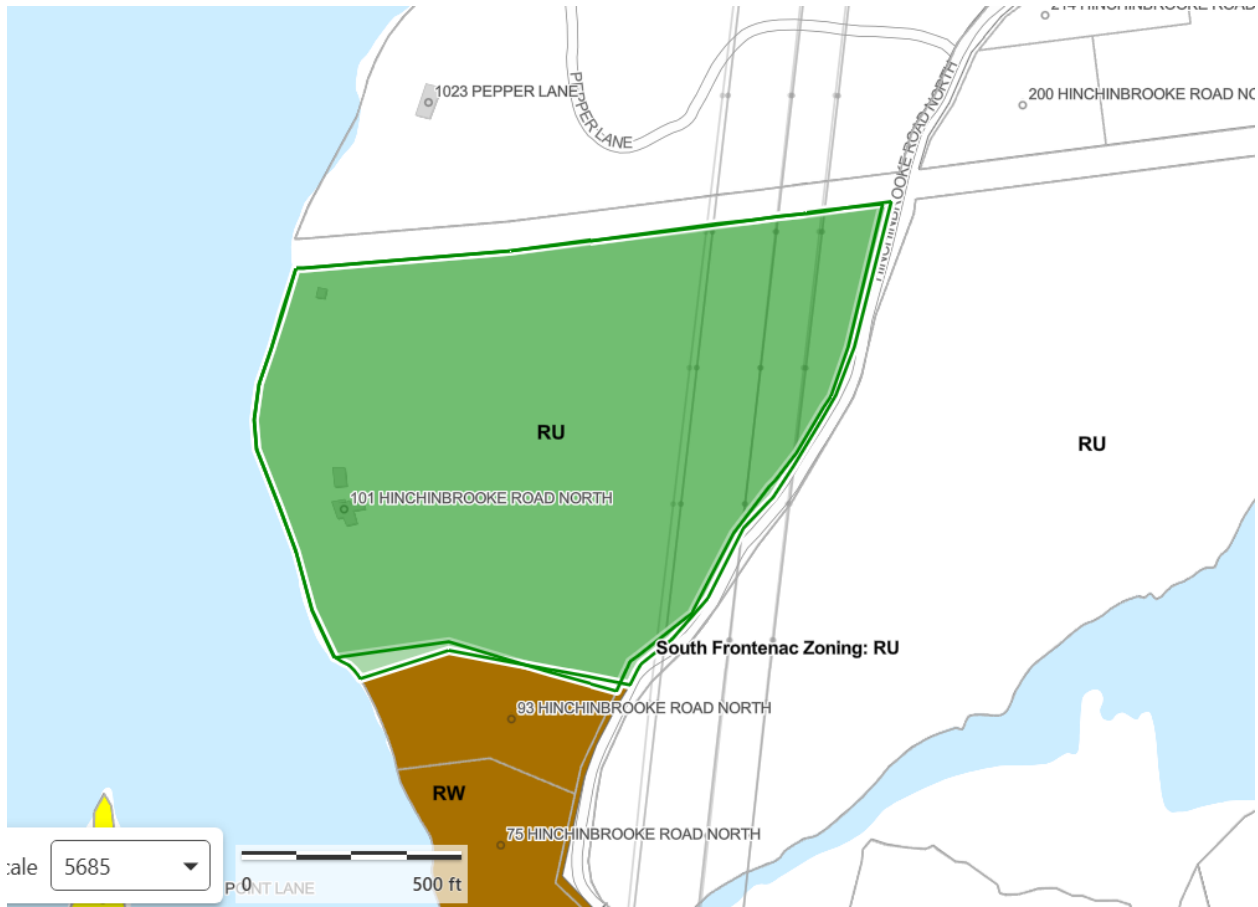


# Zoning Map

101 Hinchinbrooke Road N Verona



RU – Rural Zone

**TOWNSHIP OF SOUTH FRONTENAC  
COMPREHENSIVE ZONING BY-LAW  
BY-LAW NO. 2003-75**

**PASSED SEPTEMBER 16, 2003  
REVISED MAY 15, 2007  
REVISED DECEMBER 18, 2012  
REVISED JUNE 7, 2016  
REVISED AUGUST 5, 2021  
CONSOLIDATED January 19, 2023  
CONSOLIDATED May 31, 2023  
CONSOLIDATED January 23, 2024  
CONSOLIDATED January 29, 2025**

## **SECTION 7 - RU - RURAL ZONE**

**7.1** Within an RU- Rural 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 this section and also such use, building or structure shall be in accordance with the regulations contained or referred to in this section.

### **7.2 PERMITTED USES**

- agricultural uses, including a livestock facility and intensive agricultural uses,
- conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife,
- wood lots,
- wayside pits and wayside quarries,
- open space use,
- a kennel,
- an apiary,
- a riding club,
- a greenhouse,
- a cold storage warehouse,
- a grain drying facility,
- a hobby farm,
- a livestock assembly area or a livestock exchange,
- an agricultural sales barn,
- a veterinary clinic,
- a research facility,
- a single detached dwelling,
- a seasonal dwelling,
- a group home,
- a dock, subject to approval from the appropriate authority,
- accessory buildings or uses to the above uses, including a single detached dwelling as an accessory use to agriculture,
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law,
- a home industry, in accordance with the provisions of Section 5.29 of this By-law,
- a garden suite in accordance with the provisions of Section 5.33 of this By-law,
- an agricultural produce sales outlet.

### **7.3 ZONE REGULATIONS**

**7.3.1 For Agricultural, Conservation, and Wood Lot Uses; A Kennel, A Riding Club, A Greenhouse, A Cold Storage Warehouse, A Grain Drying Facility, A Livestock Assembly Area, A Research Facility, A Livestock Exchange, An Agricultural Sales Barn, A Veterinary Clinic and A Hobby Farm:**

- Lot Area (Minimum) 8000 sq. Metres (86,114.0 sq. ft.)
- Building Height (Maximum)
  - a. Agricultural Uses 45 Metres (147.6 ft.)
  - b. All other uses 25 Metres (82.0 ft.)
- Front Yard and Exterior Side Yard (Minimum) 20 Metres (65.6 ft.)
- No principal building or structure shall be located less than 10 metres (32.8 ft.) from an interior side lot line or a rear lot line.
- No building or structure used for the housing, training or care of animals in conjunction with a kennel as defined in this By-law, shall be located less than 150 metres (492.1 ft.) from a residential zone or existing residential use.
- No accessory building or structure shall be located less than 3 metres (9.8 ft.) from any interior side lot line or rear lot line.
- No accessory building or structure shall be greater than 6 metres (19.7 ft.) in height.
- Setback from Highwater Mark (Minimum) 30 metres (98.4 ft.)
- The minimum lot area and the number of livestock permitted on a hobby farm shall be in accordance with Section 5.41.
- Off-street parking shall be provided in accordance with Section 5.30.
- Livestock facilities shall be located in accordance with Section 5.35.

**7.3.2 For Single Detached Residential Uses:**

- Lot Area (Minimum) 8000 sq. Metres (86,114.1 sq. ft.)
- Lot Frontage (Minimum) 76 Metres (250 ft.)
- Front Yard (Minimum) 20 Metres (65.6 ft.)
- Rear Yard (Minimum) 10 Metres (32.8 ft.)
- Interior Side Yard (Minimum) 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) 10 Metres (32.8 ft.)
- Gross Floor Area (Minimum) 59 sq. Metres (635.1 sq. ft.)
- Lot Coverage (Maximum) 20 percent
- Building Height (Maximum) 11 Metres (36.1 ft.)
- Off-street parking shall be provided in accordance with Section 5.30.
- Front Yard (Minimum) for Accessory Buildings 20 Metres (65.6 ft.)
- Rear Yard (Minimum) for Accessory Buildings 3 Metres (9.8 ft.)
- Interior Side Yard (Minimum) for Accessory Buildings 3 Metres (9.8 ft.)
- Exterior Side Yard (Minimum) for Accessory Buildings 20 Metres (65.6 ft.)
- Building Height for Accessory Buildings 8 Metres (26.2 ft.)
- Setback from Highwater Mark (Minimum) 30 Metres (98.4 ft.)

**7.4 GENERAL PROVISIONS**

All special provisions of Section 5 "General Provisions" shall apply, where applicable, to any land, lot, building, structure or use within the RU Rural Zone.