

Zoning Map

4708 Wolfe Swamp Rd, Harrowsmith



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
CONSOLIDATED January 28, 2026**

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.

7.5 SPECIAL RU RURAL ZONES

RU-1 (Part Lot 6, Concession XIV, Portland District - Pepper)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-1) shall be used only in accordance with the following:

- One single detached dwelling shall be permitted in addition to those uses permitted in the RU zone.

All other provisions of this by-law shall apply.

RU-2 (Part Lot 18, Concession VII, Storrington District - Rural Lands/Leachate Treatment)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-2) shall be used only in accordance with the following:

- The treatment of leachate produced by and originating from the landfill site located to the immediate north of Washburn Road on Part of Lot 18, Concession 7;
- Leachate treatment systems located on the above described lands may include both passive and active systems such as, but not necessarily limited to, a marsh treatment system and a rotating biological disk type of leachate treatment plant. In more specific terms, whatever systems are most effective in the treatment of leachate generated by the adjacent landfill site may be utilized.
- Under no circumstances shall the above described lands be utilized for the landfilling of any waste.
- Adequate separation distances shall be provided between any residential building and any building devoted to the treatment of water polluted by the adjacent landfill site.

All other provisions of this by-law shall apply.

RU-3 (Part Lot 38, Concession VII, Storrington District - McGarvey Stone House)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-3) shall be used only in accordance with the following:

- The existing stone building may be converted into a maximum of four multiple unit dwelling units in accordance with the provisions of Sections 16.3 and 16.4 of this by-law.

All other provisions of this by-law shall apply.

RU-4 (Part Lot 10, Concession I, Storrington District - Heska Subdivision)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-4) shall be used only in accordance with the following:

- A single detached dwelling shall not be permitted.

All other provisions of this by-law shall apply.

RU-5 (Lot 5, Concession VII, Loughborough District - Sands)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-5) shall be used only in accordance with the following:

- Zone Provisions
 - a. lot frontage (minimum) 42.1 m (138.2 ft.)
 - b. interior side yard (minimum) 0.9 m (3 ft.)

All other provisions of this by-law shall apply.

RU-6 (Part Lot 22, Concession IV, Storrington District - Stewart)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-6) shall be used only in accordance with the following:

- Additional Permitted Use duplex dwelling
- Permitted Dwelling Units per Lot (maximum) 2

All other provisions of this by-law shall apply.

RU-7 (Part Lot 20, Concession XII, Bedford District - Wallond)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-7) shall be used only in accordance with the following:

- Permitted Uses
 - a. a multiple unit dwelling;
 - b. a home occupation;
 - c. an accessory building or use to the above uses.
- The maximum number of dwelling units per lot is 6.

All other provisions of this by-law shall apply.

RU-8 (Part Lot 6, Concession IV, Portland District - Beckwith)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-8) shall be used only in accordance with the following:

- Two dwelling units are permitted within an original single dwelling unit.

All other provisions of this by-law shall apply.

RU-9 (Part Lots 32 and 33, Concession XIII, Storrington District - Sullivan Pet Cemetery)

- Removed.

RU-10 (Lot 5, Concession I, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-10) shall be used only in accordance with the following:

- The minimum lot frontage shall be 106 metres (350 ft.).

All other provisions of this by-law shall apply.

RU-11 (Part Lot 1, Concession V, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-11) shall be used only in accordance with the following:

- A maximum of two (2) separate dwelling units shall be permitted in the existing building.

All other provisions of this by-law shall apply.

RU-12 (Part Lot 13, Concession V, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-12) shall be used only in accordance with the following:

- A maximum of two (2) separate dwelling units shall be permitted in the existing building.

All other provisions of this by-law shall apply.

RU-13 (Lots 1 and 2, Concession IX, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-13) shall be used only in accordance with the following:

- The physical joining of the new house with the original house building shall be permitted. A maximum of two (2) separate dwelling units shall be permitted in the combined building, one on each side of the joint between the new and original buildings.
- This exception applies only to the existing buildings (the new and the original houses), and not to any alteration or replacement of the existing buildings (the new and the original houses), except for the alteration required to physically join the two buildings.

All other provisions of this by-law shall apply.

RU-14 (Part Lot 2, Concession IV, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-14) shall be used only in accordance with the following:

- All uses as outlined in Section 7.2 of this by-law except a single detached dwelling and a home occupation shall be permitted in the Special Rural (RU-14) Zone.

All other provisions of this by-law shall apply.

RU-15 (Part Lot 1, Concession III, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-15) shall be used only in accordance with the following:

- Not more than 65 percent of the total floor area of the dwelling unit and/or up to 20.0 sq. metres (215.3 sq. ft.) in an accessory building may be used for trades purposes.

All other provisions of this by-law shall apply.

RU-16 (Part Lot 4, Concession XIII, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-16) shall be used only in accordance with the following:

- The minimum setback from the centre of county roads shall be 22.8 metres (74.8 ft.).

All other provisions of this by-law shall apply.

RU-17 (Part Lot 15, Concession V, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-17) shall be used only in accordance with the following:

- Two dwelling units shall be permitted in the existing building.

All other provisions of this by-law shall apply.

RU-18 (Part Lots 21 and 22, Concession XII, Loughborough District - Edwardson Development Corp.)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-18) shall be used only in accordance with the following:

- The minimum lot area shall be 23.4 hectares (58 acres).

- That any further division of lands zoned RU-18 shall proceed only by a plan of subdivision in accordance with Section 50 of the Planning Act RSO 1990.

All other provisions of this by-law shall apply.

RU-19 (Part Lot 3, Concession III, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-19) shall be used only in accordance with the following:

- Permitted Uses
 - a. a semi-detached dwelling consisting of one 1-bedroom dwelling unit containing a maximum of 65.8 sq. metres (216 sq. ft.) of bedroom floor area and one 3-bedroom unit containing a maximum of 39.2 sq. metres (422 sq. ft.) of bedroom floor area;
 - b. all uses other than additional residential uses permitted in Section 7.2 of this by-law.

All other provisions of this by-law shall apply.

RU-20 (Part Lot 1, Concession IV, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-20) shall be used only in accordance with the following:

- A semi-detached dwelling may be permitted.
- The minimum lot size for use for a semi-detached dwelling shall be 0.93 hectares (2.3 acres).

All other provisions of this by-law shall apply.

RU-21 (Lot 9, Concession II, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-21) shall be used only in accordance with the following:

- The minimum lot frontage shall be 39.3 metres (128 ft.).
- The minimum lot size shall be equal to the size of the retained portion (approximately 1.93 ha or 4.8 acres).

All other provisions of this by-law shall apply.

RU-22 (Lot 20, Concessions X and IX, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-22) shall be used only in accordance with the following:

- A multiple residential dwelling is a permitted use.

All other provisions of this by-law shall apply.

RU-23 (Lot 21, Concession X, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-23) shall be used only in accordance with the following:

- The minimum lot frontage shall be 21.9 metres (71.9 ft.).

All other provisions of this by-law shall apply.

RU-24 (Lot 23, Concession XIV, Loughborough District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-24) shall be used only in accordance with the following:

- **ZONE PROVISIONS**
 - a. lot size (minimum) shall be equal to the size of the rezoned portion i.e., approximately 7.68 ha (19 acres)

All other provisions of this by-law shall apply.

RU-25 (Lot 20, Concession I, Storrington District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-25) shall be used only in accordance with the following:

- Permitted uses shall include a dwelling and one accessory dwelling unit in addition to those uses listed in Section 7.2 of this By-law.

All other provisions of this by-law shall apply.

RU-26 (Lot 37, Concession VII, Storrington District)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-26) shall be used only in accordance with the following:

- an accessory storage building or structure shall be permitted prior to the construction of the primary use on the property;
- the storage building shall not be used for the purposes of human habitation.

All other provisions of this by-law shall apply.

RU-27 (Lot 23, Concession V, Storrington District - Martin)

Notwithstanding any provision of this by-law to the contrary, the following uses only shall be permitted on the lands zoned Special Rural (RU-27):

- Permitted Uses
 - a. a welding and fabrication shop;
 - b. a single detached dwelling;
 - c. a home occupation;
 - d. a home industry;
 - e. accessory uses to the above.

All other provisions of this by-law shall apply.

RU-28 (Lot 1, Concession III, Portland District - Selle)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-28) shall be used only in accordance with the following:

- In addition to the uses specified in section 7.2 of this By-law, the following uses are permitted;
 - a. a sawmill and planing mill.

All other provisions of this by-law shall apply.

RU-29 (Part Lots 13 and 14, Concession IV, Loughborough District - Orser)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-29) shall be used in accordance with the following:

- access may be by way of a private right-of-way.

In the RU-29 zone there is no commitment or requirement by the Municipality to assume responsibility for ownership or maintenance of any private lane. Due to conditions of privately-maintained roads, there is no commitment or requirement by the Municipality to ensure that emergency vehicles are able to access privately-owned roads.

All other provisions of this by-law shall apply.

RU-30 (Part Lot 18, Concession III, Storrington District - Cumpson)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-30) Zone the following special provision shall apply:

- Lot frontage (Minimum) 70 Metres (230 ft.)

All other provisions of this by-law shall apply.

RU-31 (Part Lot 5, Concession V, Storrington District - Gordon)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-31) shall be used in accordance with the following:

- In addition to the uses permitted in section 7.2 of this By-law, the following uses are permitted
 - a. a secondary temporary dwelling unit.
- In addition to the zone regulations in section 7.3 of this By-law, the following regulations apply
 - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
 - b. the maximum permitted floor area of the temporary second dwelling is 55.7 sq. metres (600 sq. ft.);
 - c. the maximum height of the temporary second dwelling is one storey or 4.5 metres whichever is the lower number;
 - d. the temporary second dwelling shall be permitted for a maximum period of ten (10) years from the date of approval of this Zoning By-law Amendment on July 5, 2005.

All other provisions of this by-law shall apply.

RU-32 (Part Lot 7, Concession IV, Portland District - Kerr)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural (RU-32) shall be used only in accordance with the following:

- In addition to the uses permitted in section 7.2 of this By-law, the following uses are permitted
 - a. storage warehousing including open storage.

All other provisions of this by-law shall apply.

RU-33 (Lot 22, Concession XI, Bedford District – Ellel Ministries)

Notwithstanding any provision of this by-law to the contrary, the following provisions shall apply in the Special Rural (RU-33) zone:

- Permitted Uses
 - a. a healing wellness retreat accommodating up to 60 patrons;
 - b. one dwelling unit;
 - c. a home occupation;
 - d. accessory uses and buildings to the above.
- The above permitted uses are subject to a site plan agreement registered on the title of the property and subject to approval of KFL&A Public Health or Ministry of the Environment depending on volume of septage.

All other provisions of this by-law shall apply.

RU-34 (Lot 17, Concession XIV, Portland District-Hartwick)

Notwithstanding any provision of this By-law to the contrary, the lands zoned Special Rural Exception (RU-34) Zone shall be used in accordance with the following:

- In addition to the uses permitted in section 7.2 of this By-law, the following uses are permitted:
 - a. A golf driving range.
 - b. A mini golf course

All other provisions of this by-law shall apply.

RU-35 (Lot 2, Concession I, Bedford District-Ogilvie)

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural Exception (RU-35) Zone, the following uses only shall be permitted:

- Permitted Uses
 - a. Vehicle and boat trailer parking.
 - b. Accessory storage.

All other provisions of this by-law shall apply.

RU-36 (Lot 17, Concession V, Portland District-Poelwyk)

Notwithstanding the provisions of section 7.3.2 of this By-law, on the lands zoned Special Rural (RU-36) Zone, the following provisions shall apply:

- For Single Detached Residential Uses
 - a. Lot Frontage (Minimum) 75 Metres (246 ft.)
 - b. Front Yard (Minimum) 100 Metres (328 ft.)

All other provisions of this by-law shall apply.

RU-37 (Part Lot 3, Concession IV, Loughborough District, RKR Landholdings)

Notwithstanding any other provision of this By-law to the contrary, the following shall apply in the RU-37 zone:

- Lot Frontage (Minimum) 20 Metres (66 ft.)
- Front Yard (Minimum) 100 Metres (328 ft.)

All other provisions of this By-law shall apply.

RU-38 (Part Lot 24, Concession I, Storrington District – Green)

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-38) Zone, the following provisions shall apply:

- In addition to those permitted in section 7.2 of this By-law, the following use is permitted:
 - a. A secondary temporary dwelling unit.
- In addition to the regulations section 7.3 of this By-law the following regulations apply:
 - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
 - b. the maximum permitted footprint area of the temporary secondary dwelling is 59 metres² (638ft.²);
 - c. the temporary second dwelling use shall be permitted for a maximum period of three (3) years
 - d. from the date of the approval of this Zoning By-law Amendment of December 20, 2011.

All other provisions of this by-law shall apply.

RU-39 (Lot 22, Concession VIII, Loughborough District - Desgagne)

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-39) Zone, the following provisions shall apply:

- In addition to the uses permitted in section 7.2 of this By-law the following use is permitted
 - a. A garden suite.
- In addition to the zone regulations section 7.3 of this By-law the following regulations apply
 - a. street access to both dwellings (principal and garden suite) is limited to one driveway only;
 - b. the maximum permitted footprint area of the garden suite 59 metres² (667.4 ft.²);
 - c. the temporary second dwelling use shall be permitted for a maximum period of three (3) years
 - d. from the date of the approval of this Zoning By-law Amendment being December 2, 2008.

All other provisions of this by-law shall apply.

RU-40 (Part Lot 26, Concession X, Storrington District – 1073650 Ontario Inc. & Part Lot 6, Concession XIV, Loughborough District, Pierce)

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-40) Zone, the following uses only shall be permitted:

- Permitted Uses
 - a. vehicle parking and boat moorage;
 - b. accessory storage.

All other provisions of this by-law shall apply.

RU-41 (Part Lot 5, Concession IV, Portland District – Lambert)

Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-41) Zone, the following provision shall apply:

- Lot Frontage (Minimum) 20 Metres (66 ft.)

All other provisions of this by-law shall apply.

**RU-42 (Lot 13, Concession V, Loughborough District, McGibbon)
DELETED BY BY-LAW 2020-14**

RU-43 (Lot 34, Concession XI, Storrington District, Aldridge)

Notwithstanding any provision of this By-law to the contrary, on the lands zoned Special Rural (RU-43), the following provisions shall apply:

- In addition to the uses permitted in section 7.2 of this By-law the following uses are permitted:
 - a. A secondary temporary dwelling unit.
- In addition to the zone regulations section 7.3 of this By-law the following regulations apply:
 - a. street access to both dwellings (principal and secondary) is limited to one driveway only;
 - b. the temporary second dwelling shall be permitted for a maximum period of three (3) years from
 - c. the date of the approval of this Zoning By-law Amendment which is May 18, 2010.

All other provisions of this by-law shall apply.

RU-44 (Lot 23, Concession I, Storrington District, Sloan-Latimer)

Notwithstanding the zone regulations of section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-44), the following provisions shall apply:

- Lot Frontage (Minimum) 50 Metres (163 ft.)
- Rear Yard for Principal Building (Minimum) 150 Metres (492 ft.)

All other provisions of this by-law shall apply.

RU-45 (Part Lots 23 & 24, Con. III, Storrington District – 1073650 Ontario Inc.)

Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-45) Zone, the following provision shall apply:

- Setback from Highwater Mark (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

RU-46 (Part Lot 7, Concession VII, Portland District – Asselstine)

Notwithstanding the zone regulations in section 7.3.1 and 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural Zone (RU-46), the following provisions shall apply:

- For Single Detached Residential Buildings
West Side Yard (Minimum) 30 Metres (98.4 ft.)
- For All Other Buildings
West Side Yard (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

RU-47 (Part Lot 2, Concession II, Loughborough District – Fellows)

Notwithstanding the zone regulations in section 7.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-47), the following provision shall apply:

- No development shall be located within 30 metres (98.4 ft.) of the rear lot line of any lot fronting on Forest Road.

All other provisions of this by-law shall apply.

RU-48 (Part Lot 6, Concession V, Portland District – Davis)

Notwithstanding the zone regulations in section 7.3.1 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-48), the following provision shall apply:

- No development shall be located behind the rear lot line of any existing lot that fronts on Wallace Road.

All other provisions of this by-law shall apply.

RU-49 (Part Lot 12, Concession XIV, Portland District – McInnes)

Notwithstanding the zone regulations in section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-49), the following provision shall apply:

- Lot Frontage (Minimum) 72 Metres (236 ft.)

All other provisions of this by-law shall apply.

RU-50 (Part Lot 1, Concession IV, Loughborough District - Bannon)

Notwithstanding the provisions of section 7.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-50), the following use is also permitted:

- A group home is permitted within the existing principal building.

All other provisions of this by-law shall apply.

RU-51 (Part Lot 6, Concession VII, Storrington District - Jespersen)

Notwithstanding any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-51), the following special provision applies:

- i) Lot Frontage (Minimum) 65 Metres (213 ft.)

All other provisions of this By-law shall also apply.

RU-52 (Part Lot 36, Concession VII, Storrington District – Holland)

Notwithstanding any provision of this by-law to the contrary, on the lands zoned Special Rural (RU-52), the following provision shall apply:

- A secondary dwelling is permitted as part of the principal building.

All other provisions of this by-law shall apply.

RU-53 (Part Lot 26, Concession XIV, Loughborough District – Kolodziejczak)

Notwithstanding the provisions of Section 7, or any other provision of this By-law to the contrary, on lands zoned Rural Exception Zone 53, the following provision applies:

- Minimum Lot Area 0.28 ha (0.7 acres)

Both the property and any legally established existing buildings are deemed to comply with the RU Zone provisions.

All other provisions of this by-law shall apply.

RU-54 (Part Lot 17, Concession V, Portland District—Sindall/ Cross)

Notwithstanding, any provision of this by-law to the contrary, the lands zoned Special Rural (RU-54) shall be permitted a second residential unit in an accessory structure.

- A second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided and which is located on the same lot as a single attached dwelling.
- The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.
- The second residential unit shall share a septic system with the principal dwelling

All other provisions of this by-law shall apply.

RU-55 (Part Lot 17, Concession III, Storrington District—Wills/Boone)

Notwithstanding, any provision of this by-law to the contrary, the lands zoned Special Rural

(RU-55) shall be permitted a second residential unit in an accessory structure.

- A second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided and which is located on the same lot as a single attached dwelling.
- The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.
- The second residential unit shall share a septic system with the principal dwelling

All other provisions of this by-law shall apply.

**RU-56 (Part Lot 4, Concession 6, Loughborough District – Babcook)
(By-Law 2019-57, Passed September 17, 2019 – File No. Z-19-09)**

Notwithstanding the provisions of Section 7, or any other provision of this By-law to the contrary, on lands zoned the Special Rural Zone (RU-56) Zone, the following provision applies:

Zone Regulations

- a. The minimum lot frontage shall be 20.1 metres (66 feet)

All other provisions of this by-law shall apply.

**RU-57 (Part Lot 4, Concession 6, District of Loughborough – Hume)
(By-Law 2019-57, Passed September 17, 2019 – File No. Z-19-09)**

Notwithstanding the provisions of Section 7, or any other provision of this By-law to the contrary, on lands zoned the Special Rural Zone (RU-57 Zone, the following provision applies:

Zone Regulations

- i) Lot Area (Minimum) 2.79 ha (6.89 acres)

- ii) Lot Frontage (Minimum) 105.7 metres (346.85 feet)

All other provisions of this by-law shall apply.

RU-58 (Lot 5, Concession 13 being part 1 on Plan 13R17400, District of Loughborough – McGibbon)

(By-Law 2020-14, passed March 17, 2020 – File No. Z-20-01)

Notwithstanding any provision of this by-law to the contrary, the lands zoned Special Rural Zone (RU-58) shall be permitted a second residential unit with a maximum gross floor area of 59 square metres (640 sq. feet) in a detached accessory structure.

For the purpose of this subsection a second residential unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen and bathroom facilities are provided and which is located on the same lot as a single detached dwelling.

The second dwelling unit or second dwelling shall share the driveway entrance to the lot with the principal dwelling.

The second residential unit shall share a well and septic system with the principal dwelling.

The accessory structure containing the second residential unit shall be setback a minimum of 54m from the front lot line and a minimum of 16m from the side lot line.

All other provisions of this by-law shall apply.

RU-59 (Part Lots 1 & 2, Concession 8, District of Portland, New Morin Road – Sortberg)

(By-Law 2020-63, passed November 17, 2020 – File No. Z-20-07)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-59), the following provisions shall apply:

- For any sewage system

- a) Front Yard (Minimum) 40 Metres (131 ft.)

All other provisions of this by-law shall apply.

RU-60 (Part of Lot 4, Concession 2, District of Loughborough – Southall)

(By-Law 2020-73, Passed December 15, 2020 – File No. Z-20-10)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-60), the following provisions shall apply:

- Any dwelling shall be set back a minimum of 112 metres (367 feet) from the closest barn at 3654 Stage Coach Road.

All other provisions of this by-law shall apply.

RU-61 (1024 Hidden Valley Lane, Part of Lot 22, Concession 11, District of Loughborough – Ruttan)

(By-Law 2021-02, Passed January 26, 2021- File No. Z-20-14)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-61), the following provisions apply:

- Two single detached dwellings are permitted.
- The dwellings shall be located in close proximity to each other and shall share one or more of the following services: a driveway, a septic system, or a well.

All other provisions of this by-law shall apply.

RU-62 (984 Leland Road, Part of Lot 22, Concession 9, District of Loughborough – Green)

(By-Law No. 2021-20, Passed April 20, 2021, File No. Z-21-04)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-62), the following provisions apply:

- The existing single detached dwelling may be enlarged to include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway, and be serviced by a shared sewage system and well.
- An additional dwelling unit in an ancillary building that is serviced by its own separate driveway, sewage system and well is permitted.
- The minimum setback from the front lot line for an additional dwelling unit in an ancillary building shall be 20 Metres (65.6 ft.).

All other provisions of this by-law shall apply.

RU-63 (Deyos Road, Part 3 on Reference Plan 13R-1068, Part of Lot 3, Concession 3, District of Bedford – Craig)

(By-Law 2022-02, Passed January 11, 2022, File No. Z-20-17)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-63), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.

- The single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

RU-64 (3607 Stage Coach Road, Part of Lot 3, Concession 2, District of Loughborough - Adams)

(By-Law 2022-16, Passed February 15, 2022, File No. Z-21-25)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-64), the following provisions apply:

- The existing single detached dwelling may be enlarged to include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

RU-65 (3579 Quinn Road East, Part of Lot 5, Concession 3, District of Portland - Cumming)

(By-Law 2022-17, Passed February 15, 2022, File No. Z-21-27)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-65), the following provisions apply:

- The existing single detached dwelling may be enlarged to include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway, and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

RU-66 (2623 Green Bay Road, Part 3 on Reference Plan 13R12293, Part of Lot 20, Concession 2, District of Bedford – Powis)

(By-Law 2022-22, Passed February 15, 2022, File No. Z-21-08)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-66), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- An single detached dwelling and a second dwelling unit shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.
- A second dwelling unit shall be setback a minimum of 60 Metres (197 ft.) from the property line abutting the Fish Creek Waste Disposal Site.

All other provisions of this by-law shall apply.

RU-67 (Part 2 on Reference Plan 13R9022, Part Lot 39, Concession 7, District of Storrington)

(By-Law 2022-84, Passed September 6, 2022, File No. PI-ZBA-2022-0096)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-67), the following provisions apply to any dwelling:

- Front Yard (Minimum) 37 Metres (121 ft.)

All other provisions of this by-law shall apply.

RU-68 (1646 Shales Road, Part of Lot 17, Concession 11, District of Loughborough – Shepherd)

(By-law 2023-14, Passed February 7, 2023, File No. PL-ZBA-2022-0157)

Notwithstanding the provisions of section 7.3.2 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-68), the following provisions apply:

- Lot Frontage (Minimum) 55 Metres (180.4 ft.)

All other provisions of this by-law shall apply.

RU-69 (1829 Morrison Road, Part 4, Reference Plan 13R10719, Part Lot 12, Concession 5, District of Loughborough – Jones)

(By-law 2023-13, Passed February 7, 2023, File No. PL-ZBA-2022-0127)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-69), the following provisions apply:

- A second dwelling unit in an accessory building shall be permitted.
- A second dwelling unit shall mean an accessory building which contains one or more habitable rooms designed and occupied as an independent dwelling in which living, kitchen, and bathroom facilities are provided, and which is located on the same lot as a single detached dwelling.
- The single detached dwelling and the second dwelling unit in an accessory building shall be established in close proximity to each other and shall be accessed by a shared driveway and be serviced by a shared sewage system and/or well.

All other provisions of this by-law shall apply.

RU-70 (Part Lots 36 and 37, Concession 7, District of Storrington – Bisailon and Martin)

(By-law 2023-32, Passed April 18, 2023, File No. PL-ZBA-2023-0026)

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Exception (RU-70), the following provisions apply:

- Residential land uses shall be permitted to be located a minimum of 300 Metres from the existing quarry located in Lot 38, Concession 7, District of Storrington.

All other provisions of this By-law shall apply.

RU-71 (Part Lots 36 and 37, Concession 7, District of Storrington – Bisailon and Martin)

(By-law 2023-32, Passed April 18, 2023, File No. PL-ZBA-2023-0026)

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Exception (RU-71), the following provisions apply:

- Residential land uses shall be permitted to be located a minimum of 236 Metres from the existing quarry located in Lot 38, Concession 7, District of Storrington.

All other provisions of this By-law shall apply.

RU-72 (Part Lots 16 and 17, Concession 3 and 4, District of Bedford – Dillabough)

(By-law 2023-38, Passed May 2, 2023, File PL-ZBA-2023-0035)

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Exception (RU-72), the following provisions apply:

- For any sewage system
 - a. Setback from highwater mark of
Green Bay Wetland Complex (Minimum) 300 Metres (984.3 ft)

All other provisions of this By-law shall apply.

RU-73 (Part Lot 1, Concession 8, District of Portland: Deodato)

(By-law 2023-52, Passed June 20, 2023, File PL-ZBA-2023-0049)

Notwithstanding the provisions of Section 7 or any other position of this By-law to the contrary, on lands zoned Rural Special Provision (RU-73), the following provisions apply:

- For any sewage system
 - a. Setback from highwater mark of
Knowlton Lake (Minimum) 300 Metres (984.3 ft)

All other provisions of this By-law shall apply.

(By-law 2023-75, Passed September 19, 2023, File PL-ZBA-2023-0100)

- A single detached dwelling may include a secondary dwelling unit.
- The primary and secondary dwelling units within the single detached dwelling shall be accessed by the same driveway, and be serviced by a shared sewage system and/or well.

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-75), the following provisions apply:

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**RU-77 (Part of Lots 19 and 20, Concession 11, District of Bedford)
(By-law 2024-17, Passed February 20, 2024, File No. PL-ZBA-2023-0131)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-77) shall be used in accordance with the following:

- In addition to the Permitted Uses in Section 7.2, the following uses are permitted:
 - A community service
 - A retail store
 - A craft shop
 - A studio
 - A nursery or garden centre
- Definition
 - “Community service” shall mean the use of land, buildings or structures by a not-for-profit, non-commercial body or society such as a service club or charitable organization for promoting athletic, cultural, educational, environmental, health, recreational, social, philanthropic or other similar objectives. Without limiting the generality of this type of use, such services as learning centre, summer camp, and cooking and eating facilities and sleeping accommodations for patrons, may be located therein.

All other provisions of this by-law shall apply.

**RU-78 (Con 3 Pt Lots 8 & 9 RP; 13R7331 Part 1 Wilton Rd, Portland)
(By-law 2024-31, Passed April 9, 2024, File No. PL-ZBA-2024-0024)**

Notwithstanding the provisions of Section 5 regarding the prohibition of residential uses in proximity to pits and quarries, on lands zoned RU-78 a single detached dwelling and accessory uses shall be permitted.

All other provisions of this by-law shall apply.

**RU-79 (Part of Lot 27, Concession 2, District of Bedford)
(By-law 2024-37, Passed April 16, 2024, File No. PL-ZBA-2024-0034)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-79) shall be used in accordance with the following:

- The minimum required setback from the lot line adjacent to a railway right-of-way to a dwelling or dwelling unit is 30 metres, where a minimum 2.5 metre high landscaped berm is provided along the lot line adjacent to the right-of-way.
- A minimum 1.83 metre high security fence must be provided along the lot line adjacent to the right-of-way for the entire length of the lot line.

- Definition:
 - “Landscaped Berm” shall mean an outdoor area on a lot that has been designed for safety purposes as an earthen berm with side slopes not steeper than 2.5 to 1, adjoining and parallel to a railway right-of-way with returns at the ends.

All other provisions of this by-law shall apply.

**RU-80 (Plan 1597 PT BLKA, Plan 13R12673 Part 3 , District of Storrington)
(By-Law 2024-48, Passed June 18, 2024, File No. PL-ZBA-2024-0036)**

Notwithstanding any provisions of this by-law to the contrary on lands zoned RU-80 only the following uses shall be permitted.

- a single detached dwelling
- a hobby farm consisting of an apiary and a maximum of 10 hens
- accessory buildings or uses to the above uses
- a home occupation, in accordance with the provisions of Section 5.28 of this By-law

For clarity, in the RU-80 zone the sale of produce, crops or livestock produced on a hobby farm shall be permitted on the same lot.

All other provisions of this by-law shall apply.

RU-81 (Part 2, Reference Plan 13R23084, Part of Lot 5, Concession 5, District of Loughborough)

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-81), the following provisions apply:

- Lot Area (Minimum) 0.7 hectares (1.7 acres)

All other provisions of this by-law shall apply.

**RU-82 (Part of Lot 17, Concession 11, District of Storrington)
(By-Law 2025-05, Passed February 11, 2025, File No. PL-ZBA-2024-0116)**

Notwithstanding the provisions of Section 5.34 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-82), the following provisions apply:

- A residential land use shall be permitted a minimum of 245 metres from the quarry located in Lot 18, Concession 11, District of Storrington

All other provisions of this by-law shall apply.

**RU-83 (Part Lot 1, Concession XII, Part of Block 18, Registered Plan 1938, Portland District - McCaldon)
(By-Law 2025-15, Passed March 11, 2025, File No. PL-ZBA-2024-0131)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, on the lands zoned Special Rural (RU-83), the following provisions shall apply:

- Permitted Uses:
 - A conservation use, including reforestation and other activities connected with the conservation of soil or wildlife, excluding any buildings
 - A wood lot, excluding any buildings
- Lot Area (Minimum) 10.5 hectares (26 acres)

All other provisions of this by-law shall apply.

**RU-84 (Part of Lot 6, Concession 6, District of Loughborough)
(By-Law 2025-52, Passed August 12, 2025, File No. PL-ZBA-2024-0045)**

Notwithstanding the provisions of Section 7 or any other provision of this By-law to the contrary, the lands zoned Special Rural (RU-84) shall be used only in accordance with the following:

- Permitted Uses
 - Agricultural uses
 - Conservation uses, including reforestation and other activities connected with the conservation of soil or wildlife
 - A hobby farm
 - A single detached dwelling
 - A nursery school
 - A community service consisting of
 - A learning centre
 - A summer day camp
 - A craft shop
 - A studio
 - Accessory buildings or uses to the above uses

- Definitions

For the purpose of the RU-84 zone,

- “Community service” shall mean the use of land, buildings or structures by a not-for-profit, non-commercial body or society such as a service club or charitable organization for promoting athletic, cultural, educational, environmental, health, recreational, social, philanthropic or other similar objectives.
- “Learning centre” shall mean the use of land, buildings or structures to provide persons with a supportive and structured environment to learn and develop new skills.

All other provisions of this by-law shall apply.