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PART 8: RURAL ZONES

ZONE DESIGNATIONS:	RA	(Rural Agricultural)
	RG	(Rural Greenlands)
	ME	(Mineral Extraction)

1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 8 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

PART 1: GENERAL CONDITIONS AND PROVISIONS
PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

Holding Zone

Where a zone designation is preceded by the Holding Symbol 'H' the uses permitted shall be in accordance with Part 11, Subsection 1.1. Development or redevelopment of lands having an 'H' zoning shall be deemed premature until the 'H' prefix is removed in accordance with Part 11, Subsection 1.2.

1.1 MINIMUM DISTANCE SEPARATION (MDS) REQUIREMENTS OF THE PROVINCE OF ONTARIO

The purpose of the MDS requirement is to reduce and minimize nuisance complaints due to odour from livestock operations and to reduce land use incompatibility. MDS is made up of two separate, but related formula (M.D.S. I & II).

New land uses and new or expanding livestock facilities shall comply with the MDS formulae as follows:

- (a) No new building shall be constructed on a lot which is adjacent to a property containing any buildings or structures used for the raising of livestock, except in accordance with the requirements of the Minimum Distance Separation Formula One (M.D.S. I). This provision shall not apply to a dwelling on the same property as the livestock use.
- (b) No building or structure used or intended to be used for the raising of livestock shall be constructed or enlarged, except in accordance with the requirements of the Minimum Distance Separation Formula II (M.D.S II).

2. PERMITTED USES

With the exception of an ME zone, the uses permitted in a Rural Zone shall be in accordance with Table 8.2.1.

Table 8.2.1

USES	ZONES	
	RA	RG
Agricultural uses	✓	✓
Detached Dwelling	✓	✓
Forest, Wildlife, Fisheries Management Projects	✓	✓
Archaeological, Conservation Projects	✓	✓
Transportation and Utility Facilities	✓ (a)	✓ (b)
Veterinary Services	✓ (c)	
Riding Academy	✓ (c)	
Recycling Depot	✓	
Wayside Pit or Quarry	✓	
Portable Asphalt Plant	✓ (d)	
Recreation Establishment		✓ (e)
Accessory Farm Commercial	✓ (f)	
Accessory Farm Dwelling Unit	✓ (g)	

Footnotes to Table 8.2.1

- (a) Only linear Transportation and Utility Facilities are permitted in prime agricultural areas.
- (b) Only essential Transportation and Utility Facilities are permitted.
- (c) Permitted on existing lots having a minimum lot area of 1.2 ha, all buildings, structures or enclosures used for the keeping of animals shall be set back 30m from a lot line or street line.
- (d) For temporary use by a public authority in the construction of a public works project.
- (e) Only recreational establishments providing non-intensive outdoor recreational activities such as walking trails, nature viewing, bird watching, etc. as the principal use shall be permitted.
- (f) Permitted only in conjunction with a commercial farm as an accessory use to the farming operation, with the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm, and with a maximum floor area of 500 m². Tourism uses accessory to the agricultural use on the property shall have a maximum floor area of 250 m².
- (g) Permitted only in conjunction with a commercial farm provided the dwelling unit is for farm help or for a retiring farmer.

3. RA AND RG ZONE REGULATIONS

3.1 LOT WIDTH, LOT AREA, YARDS, BUILDING HEIGHT

Table 8.3.1

Regulation	RA and RG Zone
Lot Width	90 m
Lot Area	10 ha
Yard abutting a street	10 m
Side Yard	5 m
Rear Yard	10 m
Yard abutting a pipeline easement	10 m
Maximum Dwelling Height	2 1/2 storeys to 11 m

3.2 LOT COVERAGE

Agricultural Use:	no maximum
Recreational Establishment:	5%
Other:	25%

3.3 ACCESSORY FARM COMMERCIAL

(a) Goods and merchandise offered for sale shall be produced or manufactured primarily on the farm property as measured by monetary value.

(b) Accessory Commercial Area: 250 m²

3.4 ACCESSORY FARM DWELLING UNIT

(a) A maximum of two accessory dwelling units are permitted.

(b) Accessory dwelling units shall be located within 100 m of the principal farm dwelling.

3.5 BUILDINGS AND STRUCTURES ACCESSORY TO AGRICULTURE

Buildings and structures required for agricultural purposes are permitted in a side or rear yard only subject to the following and in accordance with the Minimum Distance Separation Formula:

- Height: no maximum
- Floor Area: no maximum
- Setback from a street line: 10 m
- Setback from a property line: 3 m

4. ME ZONE PERMITTED USES

The uses permitted in an ME zone are the following:

- Agricultural uses
- On-site extraction and storage of aggregate material
- Accessory uses to the extraction and storage of aggregate material, including the storage and maintenance of equipment and vehicles associated with extraction of aggregate material
- Transportation and Utility Facilities
- Forest, Wildlife, Fisheries Management Projects
- Archaeological, Conservation Projects

5. ME ZONE REGULATIONS

5.1 YARDS & SETBACKS

Yard abutting a street: 10 m

No excavation or storage of aggregate material shall occur:

- Within 30 m of any lot line;
- Within 30 m from a public road or highway;
- Within 15 m from any body of water that is not the result of excavation below the water table.

Yard and setback requirements do not apply with respect to earth berms and buffer strips constructed to screen adjacent lands from extraction operations and accessory uses.