

SECTION 15.— REQUIREMENTS FOR RURAL (RU) ZONES**15.1 PERMITTED USES**

No person shall use land or erect or use a building or structure in any RU Zone except for:

(a) Residential Uses

- single detached dwelling
- semi-detached dwelling
- duplex dwelling
- vacation dwelling
- group home in accordance with the provisions for Group Homes in Section 3 - General Provisions of this By-law.

(b) Non-Residential Uses

- boarding stable
- existing private airfield
- farm
- farm, limited
- farm produce sales outlet
- forestry
- hunting and fishing camp
- logging hauler
- mineral exploration
- private club
- private park
- public park
- transmitter tower
- see also Section 3.13 Home or Farm Industry and Section 3.14 Home Occupations

15.2 ZONE PROVISIONS

No person shall use any lot or erect, alter or use any building or structure in any RU Zone except in accordance with the following provisions:

(a) Lot Area (minimum):

- | | | |
|------|---|---------------------|
| i) | single detached dwelling | 2025 m ² |
| ii) | duplex dwelling | 3065 m ² |
| iii) | semi-detached dwelling | 3065 m ² |
| iv) | semi-detached dwelling unit (each unit on a separate lot) | 1532 m ² |

	v) other permitted uses	2 hectares
(b)	Lot Frontage (minimum)	
	i) single detached dwelling	30 m
	ii) duplex dwelling	35 m
	iii) semi-detached dwelling	40 m
	iv) semi-detached dwelling unit (each unit on a separate lot)	20 m
	v) other permitted uses	50 m
(c)	Lot Frontage, Shoreline (minimum)	30 metres
(d)	Front Yard Depth (minimum)	15 metres
(e)	Interior Side Yard Width (minimum):	
	i) farm buildings and structures, logging hauler	9 metres
	ii) other permitted uses	3 metres
(f)	Exterior Side Yard Width (minimum)	15 metres
(g)	Rear Yard Depth (minimum):	
	i) farm buildings and structures	15 metres
	ii) other permitted uses	7.5 metres
(h)	Dwelling Unit Area (minimum)	55 m ²
(i)	Gross Floor Area (maximum) for Mineral Exploration	9.3 m ²
(j)	Lot Coverage (maximum):	
	i) farm buildings and structures	20%
	ii) other permitted uses	33%

(k) Buffer Strip:

No land on the lot of a logging hauler use shall be used for any other purpose than for a buffer strip within,

- nine (9.0) metres of a lot in any zone other than an Industrial Zones
- fifteen (15.0) metres of any street line.

(l) Open Storage: In accordance with the provisions for Open Storage in Section 3 - General Provisions of this By-law.

- (m) Parking and Loading: In accordance with the provisions for Parking and Loading in Section 3 - General Provisions of this By-law.
- (n) Separation Distance: In accordance with the provisions for Separation Distance in Section 3 - General Provisions of this By-law.
- (o) Setbacks: In accordance with the provisions for Setbacks in Section 3 - General Provisions of this By-law.
- (p) Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provision of this zone to the contrary, uses, buildings and structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law.

15.3 **EXCEPTIONS**

(a) **Rural - Exception One (RU-E1) Zone:**

Notwithstanding any provisions of this By-law to the contrary, for the lands located within the RU-E1 Zone adjacent to the Lake Doré wetland, and adjacent to the Wilber Lake (Mud Lake) Wetland the only permitted uses shall be,

- i) existing farms, provided that no new building is constructed;
- ii) other existing uses in their existing locations, provided that no new building is constructed but existing buildings or structures may be repaired, renovated or altered if there is no increase in lot coverage;
- iii) passive recreation.

(b) **Rural - Exception Two (RU-E2) Zone:**

Notwithstanding any other provisions of this by-law to the contrary, for the lands located in the RU-E2 Zone within Part of Lot 9, Concession XVIII, a seasonal dwelling and two existing cabins shall be a permitted use. Cabin shall be defined as follows:

- i) **Cabin:** means a building to accommodate one or more guests that does not contain sanitary sewage system facilities.

(c) Rural - Exception Three (RU-E3) Zone:

Notwithstanding any other provisions of this By-law to the contrary, for the lands located in the Rural - Exception Three (RU-E3) Zone in parts of Lots 5, 7, 8, 9 and 10, Lake Doré Range and parts of Lots 16 & 17, Concession XIII, and the shore allowance fronting said lots, the parcels of land created by the closure and disposition of shore road allowance, and the uses thereof, shall be deemed not in contravention of the By-law for the purposes of the disposition only. Further, the following provisions shall apply once the disposition is complete:

- i) Permitted Uses: Seasonal Dwelling and uses accessory thereto.
- ii) Undersized Lots: Where the parcel of land created by the closure and disposition of shore road allowance, and the buildings and structures thereon, have less than the lot area, lot frontage, yard depth or width, or setbacks required by the By-law, a seasonal dwelling existing when the application for the closure of the shore road allowance was made may be used, renovated, repaired, replaced or improved, and uses, buildings or structures accessory thereto established provided that:
 - i. there is not any change in the use;
 - ii. any alteration does not increase the area of land covered by the said building, and does not increase the net floor area;
 - iii. there is not any new or increased encroachment on any required yard or setback, but any new septic tank and tile field, excavation or other accessory structure shall be required to meet the water setback of fifteen (15) metres.

(d) Rural - Exception Four (RU-E4) Zone:

Notwithstanding any provision of this By-law to the contrary, for the lands located in the RU-E4 Zone in Lot 19, Con. X, the minimum required rear yard depth for a dwelling shall be 5.75 metres.

(e) Rural - Exception Five (RU-E5) Zone:

Notwithstanding any provisions of this by-law to the contrary, for the lands located in the Rural-Exception Five (RU-E5) Zone, within Lot 14, Concession VIII, Township of Wilberforce, a lumber yard which will include a business office, dry kiln, and warehouse for the storage of lumber shall be permitted but shall not include a building supply store as defined elsewhere in this by-law.

15.4 INTERIM USES AND STANDARDS (Holding)**(a) Lots 11 to 14, Concession XXV**

Until such time that the holding symbol is removed from any lands in lots zoned RU-h, in accordance with the criteria below, no person shall use land or erect or use a building or structure except in accordance with these provisions:

i) Lot Area (minimum): Existing Lot Area

ii) Permitted Uses:

- existing uses in existing locations
- farm, limited
- forestry
- hunting and fishing camp
- mineral exploration
- park
- parking area for an existing use
- transmitter tower

iii) Criteria For The Removal Of The Holding Symbol:

- i. Council's acceptance, after consulting the Township of Alice and Fraser and the Ministry of the Environment and Energy, of ground water monitoring studies and other appropriate technical studies that show how the development is acceptable in relation to the potential presence of leachate from the landfilling site in Alice Township.
- ii. Council's acceptance of the site plans and drawings required under the Township's Site Plan Control By-law;
- iii. the finalization of a site plan agreement; and
- iv. the fulfilment of any financial requirements by the developer, as required by the site plan agreement.