

## SECTION 5

### RURAL 1 ZONE (RU1)

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#### 5.1 Permitted Uses

Abattoirs.

Accessory uses and buildings

Agriculture, including one single detached dwelling accessory thereto.

Animal hospitals.

Conservation uses.

Existing single detached non-farm dwellings.

Existing cemeteries and crematoria.

Existing churches, schools and community centres.

Farm produce processing establishment.

Fish and game farms.

Group Homes.

**(41/2010)**

Kennels.

Lawfully existing commercial uses.

Nursery and garden centres.

Outdoor solid fuel combustion appliance.

**(17/2007)**

Public open space.

Riding schools.

Single detached dwellings on vacant lots of record existing on January 1, 2002.

## 5.2 Zone Regulations

### 5.2.1 Agriculture Including Accessory Dwelling

- (1) Lot Area: (minimum) **35 ha**
- (2) Lot Frontage: (minimum) **45m**
- (3) Building Setbacks:
  - (a) Accessory Dwelling
    - i) Front Yard Depth: (minimum) **10.5m**
    - ii) Rear Yard Depth: (minimum) **10.5m**
    - iii) Side Yard Widths: (minimum) **3m** (each side)  
**10.5m** exterior side yard
  - (b) Agricultural Buildings (Livestock and Manure Storage subject to Minimum Distance Separation (MDS) *formulae* II)  
(*For Information on the MDS formulae refer to Appendices "A"*).
    - (i) Front Yard Depth: (minimum) **13.5m** except livestock buildings which shall be setback **60m**
    - (ii) Rear Yard Depth: (minimum) **13.5m**
    - (iii) Side Yard Widths: (minimum) **13.5m** (each side)
- (4) Height:
  - (a) Accessory Dwelling: (maximum) **10.5m**
  - (b) All Other Buildings: (maximum) **13.5m**
- (5) Supplementary Regulations:
  - (a) Notwithstanding the provisions of Subsection 5.2.1, the minimum lot size for an agricultural lot following the severance of a residential parcel, as permitted by the consent policies of the Official Plan, shall be **19.5 ha**.
  - (b) The minimum lot area for all existing agricultural lots of **19.5 ha** or larger shall be as it existed on the effective date of this By-law, subject to the provisions of subsection 5.2.1(5)(a).

### **5.2.2 Kennels and Animal Hospitals**

- |     |                   |           |                         |
|-----|-------------------|-----------|-------------------------|
| (1) | Lot Area:         | (minimum) | <b>0.8 ha</b>           |
| (2) | Lot Frontage:     | (minimum) | <b>30m</b>              |
| (3) | Front Yard Depth: | (minimum) | <b>10.5m</b>            |
| (4) | Rear Yard Depth:  | (minimum) | <b>10.5m</b>            |
| (5) | Side Yard Widths: | (minimum) | <b>7.5m</b> (each side) |
| (6) | Lot Coverage:     | (maximum) | <b>25%</b>              |
| (7) | Height:           | (maximum) | <b>10.5m</b>            |

### **5.2.3 Riding Schools and Fish and Game Farms**

- |     |                   |           |                          |
|-----|-------------------|-----------|--------------------------|
| (1) | Lot Area:         | (minimum) | <b>4 ha</b>              |
| (2) | Lot Frontage:     | (minimum) | <b>30m</b>               |
| (3) | Front Yard Depth: | (minimum) | <b>13.5m</b>             |
| (4) | Rear Yard Depth:  | (minimum) | <b>13.5m</b>             |
| (5) | Side Yard Widths: | (minimum) | <b>13.5m</b> (each side) |
| (6) | Height:           | (maximum) | <b>13.5m</b>             |

### **5.2.4 Single Detached Dwellings on Vacant Lots of Record**

- |     |                   |             |  |
|-----|-------------------|-------------|--|
| (1) | Lot Area:         | (minimum)   | <b>0.8 ha</b>  |
| (2) | Lot Frontage:     | (minimum)   | <b>30m</b>   |
| (3) | Front Yard Depth: | (minimum)   | <b>10.5m</b>   |
| (4) | Rear Yard Depth:  | (minimum)   | <b>10.5m</b>   |
| (5) | Side Yard Widths: | (minimum) - | <b>3m</b> (each side)<br>- <b>10.5m</b> exterior side yard |
| (6) | Lot Coverage:     | (maximum)   | <b>10%</b>   |
| (7) | Height:           | (maximum)   | <b>10.5m</b>   |

### 5.2.5 Outdoor Solid Fuel Combustion Appliance

*(17/2007)*

- (1) Minimum setback from:
  - (a) A residential dwelling not located on the same property as the outdoor solid fuel combustion appliance (minimum) **60m**
  - (b) Any property lot line (minimum) **30m**
- (2) Chimney Height:
  - (a) Chimney must be a minimum **5m** above the base of any unit.
- (3) The installation of each unit requires a building permit.

### 5.2.6 Outdoor Solid Fuel Combustion Appliance

*(41/2010)*

The regulation set out in [Section 3.16](#) shall apply.

### 5.2.7 Other Permitted Uses

- (1) Lot Area: (minimum) **2 ha**
- (2) Lot Frontage: (minimum) **30m**
- (3) Front Yard Depth: (minimum) **10.5m**
- (4) Rear Yard Depth: (minimum) **10.5m**
- (5) Side Yard Widths: (minimum) **7.5m** (each side)
- (6) Lot Coverage: (maximum) **25%**
- (7) Height: (maximum) **12m**

## 5.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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### 5.3.1 RU1-1 (See Zoning Map 78)

#### 5.3.1.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Conservation uses.
- (3) Leachate treatment plant.
- (4) Public parkland.

#### 5.3.1.2 Site Zone Regulations

- (1) Restriction on Uses: no use shall be made of the lands for a period of **25** years from October 24, 1999 in which the lands ceased to be used as a landfill site, unless the approval of the Minister of Environment is given
- (2) Leachate Restriction: no more than **91m<sup>3</sup>** per day of leachate shall be transported to the leachate treatment plant from off site, and then only if such leachate has been generated at a waste disposal site owned by the Corporation of the County of Lambton
- (3) Legislative Requirements: the use of the lands shall be governed by the Environmental Protection Act and the Ontario Water Resources Act and the regulations under those Acts, including conditions of Certificates of Approval issued under either Act.

### 5.3.2 RU1-2 (See Zoning Map Part 79)

#### 5.3.2.1 Permitted Uses

- (1) A souvenir shop and tearoom ancillary to a botanical garden.
- (2) Accessory uses and buildings.
- (3) Those uses permitted in [Section 5.1](#).

#### 5.3.2.2 Site Zone Regulations

- |     |                    |           |  |
|-----|--------------------|-----------|--|
| (1) | Lot Area:          | (minimum) | <b>4 ha</b>  |
| (2) | Lot Frontage:      | (minimum) | <b>100m</b>  |
| (3) | Front Yard Depths: | (minimum) | - <b>29m</b> for existing dwelling<br>- <b>21m</b> for tearoom and souvenir shop   |
| (4) | Side Yard Widths:  | (minimum) | - <b>5m</b> for existing dwelling<br>- <b>39m</b> for tearoom and souvenir shop  |
| (5) | Height:            | (maximum) | <b>1 storey</b>  |
| (6) | Floor Area:        | (maximum) | - <b>86m<sup>2</sup></b> for tearoom and souvenir shop<br>- <b>76m<sup>2</sup></b> for outside patio associated with tearoom |

### 5.3.3 RU1-3 (See Zoning Map Part 79)

#### 5.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) The following lawfully existing uses: retail store, machinery repair and welding shop, and the mixing, distribution and storage of fertilizer, feed, seed and grain.
- (3) Those uses permitted in [Section 5.1](#).

#### 5.3.3.2 Site Zone Regulations

##### (1) Lawfully Existing Uses

- |     |                           |           |  |
|-----|---------------------------|-----------|--|
| (a) | Lot Area:                 | (minimum) | as existed on the date of passage of this By-law |
| (b) | Lot Frontage:             | (minimum) | as existed on the date of passage of this By-law |
| (c) | Front & Rear Yard Depths: | (minimum) | as existed on the date of passage of this By-law |

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (d) | Side Yard Widths: | (minimum) | as existed on the date of passage of this By-law |
| (e) | Lot Coverage:     | (maximum) | as existed on the date of passage of this By-law |
| (f) | Height:           | (maximum) | as existed on the date of passage of this By-law |
- (2) All Other Uses
- (a) As set out in [Section 5.2](#).
- 

### 5.3.4 **RU1-4** (See Zoning Map Part 36)

#### 5.3.4.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Manufacturing of precast concrete products and operations deemed accessory thereto, including a single detached dwelling.

#### 5.3.4.2 **Site Zone Regulations**

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (1) | Lot Area:         | (minimum) | <b>1.4 ha</b>  |
| (2) | Lot Frontage:     | (minimum) | <b>60m</b>   |
| (3) | Front Yard Depth: | (minimum) | <b>52m</b> from London Line  |
| (4) | Side Yard Widths: | (minimum) | - <b>11m</b> from Brigden Road<br>- <b>25m</b> from east property line |
| (5) | Rear Yard Depth:  | (minimum) | <b>50m</b>   |
| (6) | Gross Floor Area: | (maximum) | <b>930m<sup>2</sup></b> for all buildings                              |
- 

### 5.3.5 **RU1-5** (See Zoning Map Part 36)

#### 5.3.5.1 **Permitted Uses**

- (1) In addition to the uses permitted in Section 5.1, a non-farm single detached dwelling and a single detached accessory farm dwelling are permitted on lands identified municipally as 2590 London Line and described as Part of the East Quarter of Lot 5, Concession 7, including Part 1, Plan 25R-6247.

### 5.3.5.2 Site Zone Regulations

- (1) Uses Permitted in Section 5.1
  - (a) As set out in Section 5.2.
- (2) Existing Uses
  - (a) Lot Area: (minimum) **17.8 ha**
  - (b) Lot Frontage: (minimum) **100m**
  - (c) Front Yard Depth: (minimum) - **10.5m** for dwellings  
- **13.5m** for agricultural buildings, except that buildings housing livestock shall be setback **60m**
  - (d) Side Yard Widths: (minimum) **3m** for dwellings

## 5.3.6 RU1-6 (See Zoning Map Part 36)

### 5.3.6.1 Permitted Uses

- (1) Greenhouses.
- (2) Nurseries.
- (3) Two single detached dwellings accessory to permitted uses.

### 5.3.6.2 Site Zone Regulations

- (1) Lot Area: (minimum) **2 ha**
- (2) Lot Frontage: (minimum) **100m**
- (3) Front Yard Depths: (minimum) - **10.5m** for accessory dwellings  
- **13.5m** for agricultural buildings
- (4) Rear Yard Depths: (minimum) - **7.5m** for accessory dwellings  
- **3m** for agricultural buildings
- (5) Side Yard Widths: (minimum) - **3m** for accessory dwellings and agricultural buildings
- (6) Lot Coverage: (maximum) **50%**
- (7) Building Regulations: (maximum) agricultural building floor area shall not exceed **350m<sup>2</sup>**

### 5.3.7 RU1-7 (See Zoning Map Part 36)

#### 5.3.7.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Schools, churches, day nurseries, private clubs, assembly halls and community centres.

#### 5.3.7.2 Site Zone Regulations

- |     |                           |           |               |
|-----|---------------------------|-----------|---------------|
| (1) | Lot Area:                 | (minimum) | <b>1.2 ha</b> |
| (2) | Lot Frontage:             | (minimum) | <b>30m</b>    |
| (3) | Front & Rear Yard Depths: | (minimum) | <b>7.5m</b>   |
| (4) | Lot Coverage:             | (maximum) | <b>50%</b>    |
| (5) | Height:                   | (maximum) | <b>13.5m</b>  |
| (6) | Landscaped Open Space:    | (minimum) | <b>35%</b>    |

### 5.3.8 RU1-8 (See Zoning Map Part 51)

#### 5.3.8.1 Permitted Uses

- (1) A recreation vehicle sales and storage establishment.
- (2) Accessory uses and buildings.

#### 5.3.8.2 Site Zone Regulations

- |     |                   |           |   |
|-----|-------------------|-----------|---|
| (1) | Lot Area:         | (minimum) | as existed on the date of passage of this By-law  |
| (2) | Lot Frontage:     | (minimum) | as existed on the date of passage of this By-law  |
| (3) | Front Yard Depth: | (minimum) | <b>10m</b>  |
| (4) | Side Yard Widths: | (minimum) | <b>3m</b> (each side)   |
| (5) | Rear Yard Depth:  | (minimum) | <b>10m</b>  |
| (6) | Lot Coverage:     | (maximum) | <b>25%</b> for all permitted buildings  |
| (7) | Height:           | (maximum) | <b>10.5m</b>  |
| (8) | Open Storage:     | (maximum) | the storage and display of recreational vehicles may occupy <b>75%</b> of the lot and shall be located no closer than <b>6m</b> from the front lot line |

### 5.3.9 **RU1-9** (See Zoning Map Part 25)

#### 5.3.9.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Agriculture including a single detached accessory dwelling.

#### 5.3.9.2 **Site Zone Regulations**

- |     |                           |           |   |
|-----|---------------------------|-----------|---|
| (1) | Lot Area:                 | (minimum) | <b>6 ha</b>   |
| (2) | Lot Frontage:             | (minimum) | <b>45m</b>  |
| (3) | Front & Rear Yard Depths: | (minimum) | <b>10.5m</b>  |
| (4) | Side Yard Widths:         | (minimum) | <b>7.5m</b> (each side)   |
| (5) | Lot Coverage:             | (maximum) | <b>10%</b>  |
| (6) | Height:                   | (maximum) | - <b>10.5m</b> for accessory dwellings<br>- <b>13.5m</b> for agricultural buildings |

### 5.3.10 **RU1-10** (See Map 19)

#### 5.3.10.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Agriculture, including single detached accessory dwellings.
- (3) Animal hospitals including an office for a veterinarian.
- (4) Cemeteries, schools and churches.
- (5) Kennels.
- (6) Riding schools.

#### 5.3.10.2 **Site Zone Regulations**

- |     |  |           |   |
|-----|--|-----------|---|
| (1) | Lot Area:                                    | (minimum) | <b>11 ha</b>  |
| (2) | Lot Frontage:                                | (minimum) | <b>300m</b>   |
| (3) | Front Yard Depth:                            | (minimum) | <b>12m</b>  |
| (4) | Side Yard Widths:                            | (minimum) | <b>7.5m</b> (each side)   |
| (5) | Rear Yard Depth:                             | (minimum) | <b>12m</b>  |
| (6) | Height:                                      | (maximum) | - <b>10.5m</b> accessory dwelling<br>- <b>13.5m</b> all other buildings |
| (7) | Special Setbacks for Agricultural Buildings: |           |   |
| (a) | Front Yard Depth:                            | (minimum) | <b>30m</b>  |
| (b) | Rear Yard Depth:                             | (minimum) | <b>15m</b>  |
| (c) | Side Yard Widths:                            | (minimum) | <b>15m</b>  |

**5.3.11 RU1-11** (See Map 16)*(122/2002)***5.3.11.1 Permitted Uses**

- (1) Two single detached dwellings.
- (2) Those uses permitted in [Section 5.1](#).

**5.3.11.2 Site Zone Regulations - Single Detached Dwellings**

- |     |                                 |           |   |
|-----|---------------------------------|-----------|---|
| (1) | Lot area:                       | (minimum) | <b>2.8ha</b>  |
| (2) | Lot frontage:                   | (minimum) | <b>20m</b>  |
| (3) | Setbacks from lot lines:        | (minimum) | <b>20m</b> from north and west lot lines                            |
| (4) | Separation distance:            | (minimum) | <b>6m</b> between the dwellings                                     |
| (5) | Height:                         | (maximum) | <b>10.5m</b>  |
| (6) | Building location restrictions: | (minimum) | - <b>73m</b> from south lot line<br>- <b>41m</b> from east lot line |
| (7) | Special Building Opening:       | (minimum) | <b>179.01 G.S.C.</b>  |

**5.3.12 RU1-12** (See Map 51)*(50/2003)***5.3.12.1 Permitted Uses**

- (1) Churches.
- (2) Those uses permitted in [Section 5.1](#).
- (3) Accessory uses.

**5.3.12.2 Site Zone Regulations****5.3.12.2.1 A Church**

- |     |                   |           |                         |
|-----|-------------------|-----------|-------------------------|
| (1) | Lot Area:         | (minimum) | <b>2ha</b>              |
| (2) | Lot Frontage:     | (minimum) | <b>30m</b>              |
| (3) | Front Yard Depth: | (minimum) | <b>10.5m</b>            |
| (4) | Rear Yard Depth:  | (minimum) | <b>10.5m</b>            |
| (5) | Side Yard Widths: | (minimum) | <b>7.5m</b> (each side) |
| (6) | Lot Coverage:     | (maximum) | <b>25%</b>              |
| (7) | Height:           | (maximum) | <b>12m</b>              |

**5.3.12.2.2 All Other Uses**

The regulations set out in [Section 5.2](#) shall apply as appropriate.

**5.3.13 RU1-13** (See Zoning Map Part 25)

*(2/2006)*

**5.3.13.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception of a single detached dwelling accessory to an agricultural use.

**5.3.14 RU1-14** (See Zoning Map Part 78)

*(85/2006)*

**5.3.14.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception of a single detached dwelling accessory to an agricultural use.

**5.3.15 RU1-15** (See Zoning Map Part 65)

*(116/2006)*

**5.3.15.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception of a single detached dwelling accessory to an agricultural use.

**5.3.16 RU1-16** (See Zoning Map Part 65)

*(164/2007)*

**5.3.16.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception of a single detached dwelling accessory to an agricultural use.

**5.3.16.2 Site Zone Regulations**

- (1) Lot Area: (minimum) **34.36ha** (84.89 acres)
- (2) Lot Frontage: (minimum) **65.62m**
- (3) All Other Regulations the regulations as set out in [Section 5.2](#) shall apply

**5.3.17 RU1-17**

**5.3.18 RU1-18** (See Zoning Map Part 65)

**(174/2007)**

**5.3.18.1 Permitted Uses**

- (1) A solar electrical power generation facility including all buildings and structures associated with it
- (2) Those uses permitted in [Section 5.1](#)

**5.3.18.2 Site Zone Regulations**

The following regulations apply to the solar electrical power generation facility and all buildings and structures associated with it.

- (1) Front Yard Depth (minimum) **7.5 m**
  - (2) Side Yard Width (minimum) **7.5m**
  - (3) Rear Yard Depth (minimum) **7.5m**
  - (4) No setback is required from common property lines between properties which are owned by the solar power generating company
-