

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 places of worship, 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 non-farm 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) | 0.8 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) | 10.5m |

5.2.3 Riding Schools and Fish and Game Farms

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

5.2.4 Single Detached Non-Farm Dwellings on Vacant Lots of Record and Existing Single Detached Non-Farm Dwellings

- | | | | |
|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 0.8 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) | 3m (each side)
10.5m exterior side yard |
| (6) | Lot Coverage: | (maximum) | 10% |
| (7) | Height: | (maximum) | 10.5m |

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 Group Homes

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

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 **91m³** 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) Those uses permitted in [Section 5.1](#).
- (2) A souvenir shop and tearoom ancillary to a botanical garden.

5.3.2.2 **Site Zone Regulations**

- | | | | |
|-----|--------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 4 ha |
| (2) | Lot Frontage: | (minimum) | 100m |
| (3) | Front Yard Depths: | (minimum) | 29m for existing dwelling
21m for tearoom and souvenir shop |
| (4) | Side Yard Widths: | (minimum) | 5m for existing dwelling
39m for tearoom and souvenir shop |
| (5) | Height: | (maximum) | 1 storey |
| (6) | Floor Area: | (maximum) | 86m² for tearoom and souvenir shop
76m² for outside patio associated with tearoom |

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

5.3.3.1 **Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#).
- (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.

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

5.3.4.1 **Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#).
- (2) Manufacturing of precast concrete products and operations deemed accessory thereto, including a single detached non-farm dwelling.

5.3.4.2 **Site Zone Regulations**

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|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 1.4 ha |
| (2) | Lot Frontage: | (minimum) | 60m |
| (3) | Front Yard Depth: | (minimum) | 52m from London Line |
| (4) | Side Yard Widths: | (minimum) | 11m from Brigden Road
25m from east property line |
| (5) | Rear Yard Depth: | (minimum) | 50m |
| (6) | Gross Floor Area: | (maximum) | 930m² for all buildings |
-

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

5.3.6.1 **Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#).
- (2) Greenhouse, Commercial.
- (3) Nursery.
- (4) Two single detached non-farm 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 350m²

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

5.3.7.1 **Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#).
- (2) Schools, places of worship, assembly halls and community centres.

5.3.7.2 **Site Zone Regulations**

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

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

5.3.8.1 **Permitted Uses**

- (1) A recreational vehicle, trailer and marine sales and service 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)	10m
(4)	Side Yard Widths:	(minimum)	3m (each side)
(5)	Rear Yard Depth:	(minimum)	10m
(6)	Lot Coverage:	(maximum)	25% for all permitted buildings
(7)	Height:	(maximum)	10.5m
(8)	Open Storage:	(maximum)	the storage and display of recreational vehicles may occupy 75% of the lot and shall be located no closer than 6m from the front lot line

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

5.3.9.1 **Permitted Uses**

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

5.3.9.2 **Site Zone Regulations**

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

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

5.3.10.1 **Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#).
- (2) Animal hospitals including an office for a veterinarian.
- (3) Cemeteries, schools and place of worship.

5.3.10.2 **Site Zone Regulations**

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

5.3.11 RU1-11 (See Map 16)

(122/2002)

5.3.11.1 Permitted Uses

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

5.3.11.2 Site Zone Regulations - Single Detached Dwellings

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

5.3.12 RU1-12 (See Map 51)

(50/2003)

5.3.12.1 Permitted Uses

- (1) Those uses permitted in [Section 5.1](#).
- (2) Place of Worship.

5.3.12.2 Site Zone Regulations - Place of Worship

- | | | | |
|-----|-------------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 2ha |
| (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 |

5.3.13 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 that dwellings are prohibited.

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 that dwellings are prohibited.
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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 that dwellings are prohibited.
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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 that dwellings are prohibited.

5.3.16.2 Site Zone Regulations

- | | | | |
|-----|---------------|-----------|------------------------------|
| (1) | Lot Area: | (minimum) | 34.36ha (84.89 acres) |
| (2) | Lot Frontage: | (minimum) | 65.62m |
-

5.3.17 RU1-17 (See Zoning Map Part 79)

(90/2009)

5.3.17.1 Permitted Uses

- (1) Those uses permitted in [Section 5.1](#)
- (2) A salt brine processing, storage and distribution facility.
- (3) Accessory uses which may include one or more brine salt wells.

5.3.17.2 Site Zone Regulations – A salt brine processing, storage and distribution facility

Site regulations for the area occupied by the facility

(1)	Facility Site Area:	(maximum)	1.76ha
(2)	Facility Site Frontage:	(maximum)	55m
(3)	Facility Site Depth:	(maximum)	218m
(4)	Landscaped Strip:	(minimum)	3m along the front, side and rear limits of the facility

Building Setbacks from the limits of the facility

(5)	Front Yard Depth:	(minimum)	15m
(6)	Side Yard Depth:	(maximum)	4.5m
(7)	Rear Yard Depth:	(maximum)	15m

Storage Tank Setbacks from the limits of the facility

(8)	Front Yard Depth:	(minimum)	50m
(9)	Side Yard Depth:	(maximum)	4.5m
(10)	Rear Yard Depth:	(maximum)	10m

5.3.18 RU1-18 (See Zoning Map Part 65)**(174/2007)****5.3.18.1 Permitted Uses**

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

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		

5.3.19 RU1-19 (See Zoning Map Part 79)**(32/2014)****5.3.19.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#)
- (2) The following agriculture-related uses: machinery repair and welding shop, the mixing, distribution and storage of fertilizer, feed, seed, grain, soybeans and wheat, and an accessory retail store.

5.3.19.2 Site Zone Regulations - Agriculture-Related Uses

(1)	Lot Frontage:	(minimum)	157m
(2)	Lot Area:	(minimum)	1.9ha
(3)	Front Yard Depths:	(minimum)	12m
(4)	North Side Yard Width:	(minimum)	12m
(5)	South Side Yard Width:	(minimum)	12m
(6)	Rear Yard Depths:	(minimum)	12m
(7)	Height:	(maximum)	13.5m
(8)	Lot Coverage:	(maximum)	20%

5.3.20 RU1-20 (See Zoning Map Part 36)**(58/2014)****5.3.20.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception that dwellings are prohibited.

5.3.21 RU1-21 (See Zoning Map Part 18)**(58/2015)****5.3.21.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception that dwellings are prohibited.

5.3.22 RU1-22 (See Zoning Map Part 36)**(130/2017)****5.3.22.1 Permitted Uses**

- (1) Those uses permitted in [Section 5.1](#) with the exception that dwellings are prohibited.

5.3.22 RU1-23 (See Zoning Map Part 35)

(9/2021)

5.3.23.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Agriculture Use, including one single detached dwelling accessory thereto.
- (3) Existing golf course use.
- (4) Gardening and nursery.
- (5) Conservation use.
- (6) Stormwater management facilities.

5.3.23.2 Zone Regulations

5.3.23.2.1 Agriculture Use, Including an Accessory Building

- (1) Redevelopment of the property for agriculture use including an accessory dwelling shall comply with the applicable regulations set out in Section 5.2.1 for Rural 1 (RU1) Zone.

5.3.23.2.2 All Other Permitted Uses

- (1) The provision of subsection 32.2 shall apply.